

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

**POST OFFICE BOX 1529
LAKE CITY, FLORIDA 32056 - 1529**

COLUMBIA COUNTY SCHOOL BOARD ADMINISTRATIVE COMPLEX

**372 WEST DUVAL STREET
LAKE CITY, FLORIDA 32055**

AGENDA

December 20, 2018

5:30 P.M.

Opportunity for public comment shall be in accordance with Rule 4.704. Each person who wishes to address the Commission regarding the Consent Agenda or any Discussion and Action Agenda Item shall complete one comment card for each item and submit the card or cards to County staff in the front of the meeting room. Cards shall be submitted before the meeting is called to order.

Rules of decorum and rules for public participation are attached to the agenda handouts.

Invocation (Commissioner Toby Witt)

Pledge to U.S. Flag

Staff or Commissioner Additions or Deletions to Agenda

Approval of Agenda

Presentation of the Board Not Requiring Board Vote or Action

Stephen Browning and Jamie Driggers, Florida Department of Transportation

(1) Fall County Commission Update

Public Hearings

Joel Foreman, County Attorney

(1) Quasi-Judicial Public Hearing - Appeal of Denial of SE 0583
- Bowman's River Landing Campground (p.1)

Approval of Consent Agenda

Adoption of Consent Agenda

Discussion and Action Items

Joel Foreman, County Attorney

(1) Public Private Partnership Agreement - Carl and Joan Allison Private Funding
for Paving of a Portion of Cypress Lake Road (p.215)

David Kraus, Assistant County Manager, Administrative

- (2) BA 19-16 - Federal Financial Assistance Subrecipient Agreement with the Florida Department of Agriculture and Consumer Services for the Energy Efficient Lighting Grant for Library - \$50,030 grant and \$6,420 match (p.221)

Kevin Kirby, Assistant County Manager, Operations

- (3) Sign Shop Foreman Position (p.264)

Ben Scott, County Manager

- (4) Engineer Quarterly Update (p.272)
- (5) BA 19-12 - Annual Contract with Florida Gateway College for Two Additional School Resource Deputies (p.308)
- (6) Bid Award - Summerville Systems - Bid No. 2018-P - Traffic Signal Maintenance - \$150,000 (p.310)
- (7) BA 19-13 - Courthouse Improvements - \$45,249 (p.315)
- (8) BA 19-17 - \$100,000 and Bid Award - Little and Williams, Inc. - Bid No. 2018-N - Welcome Center Renovations - \$542,846 (p.317)
- (9) Jail Construction Discussion (p.345)

Open Public Comments to the Board – 2 Minute Limit

Staff Comments

Commissioner Comments

Adjournment



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 12/13/2018 Meeting Date: 12/20/2018

Name: Joel Foreman Department: County Attorney

Division Manager's Signature:

A handwritten signature in blue ink, appearing to read "J. Foreman", is written over a light blue circular stamp.

1. Nature and purpose of agenda item:

Appeal to the Board of County Commissioners of the Board of Adjustment's denial of a request for Special Exception. Bruce Wilson, appellant. SE 0583

2. Recommended Motion/Action:

This is a Quasi-Judicial proceeding. If a commissioner agrees with the decision of the Board of Adjustment, the motion should be to Affirm. If a commissioner disagrees with the decision of the Board of Adjustment, the motion should be to Overrule the Board of Adjustment and approve SE 0583.

3. Fiscal impact on current budget.

This item has no effect on the current budget.

APPEAL FROM THE DECISION OF THE BOARD OF ADJUSTMENT
TO THE BOARD OF COUNTY COMMISSIONERS

DO NOT WRITE IN THIS SPACE-FOR OFFICE USE ONLY

Date Filed August 23, 2018 Received By L. Nettles Appeal Application No. A - SE-0583

Date of decision of the Board of Adjustment July 26, 2018

(Complete application, including fee, must be filed with the County Building Official within thirty (30) days of the date of the decision of the Board of Adjustment being appealed)

Date Set for Hearing _____ Date Hearing Held _____

Fee Paid-Receipt No. 4955 Amount \$750.00 Date August 23, 2018

Comments: _____

Action by the Board of County Commissioners on Appeal _____
(granted, denied, other)

SECTION TO BE COMPLETED BY APPLICANT

Information concerning Title Holder(s) and Agent

Name of Appellant(s) Bruce R. Wilson - Bowman's River Landing

Address 232 Frog Glen, Fort White

Zip 32038 Phone 352-949-0743

Any other persons jointly appealing the decision of the Board of Adjustment Yes _____ No X

If yes, list such persons _____

(1)

APPEAL FROM THE DECISION OF THE BOARD OF ADJUSTMENT

TO THE BOARD OF COUNTY COMMISSIONERS

NOTE: If the Appellant(s) of the subject appeal is appointing an agent to represent him/her, a letter from the Appellant(s) addressed to the County Building Official, MUST be attached to this application at the time of submittal stating such appointment.

Appellant(s) (Agent), if applicable Bruce R. Wilson
Address 2624 SW Santa Fe Dr., Fort White FL -
Zip 32038 Phone 352-949-0743

Appeal is taken from the decision of the Board of Adjustment, a copy of which is attached, for a reversal or modification of said decision in conformity with the discretionary powers of the Board to permit the designation "Campground" on the property
(insert use of construction proposed)
described below, and in conformity with the plans on permit application dated 6/7/18
Revisions or modification of said decision should be granted because (attached addition pages if desired): See Attached

Location and Use:
Legal Description See Attached Tax Record
Tax Parcel Number 01-75-15-01439-602
Location or Address of Property 232 Frog Glr - Fort White, FL.
Present Use Residential
(commercial, industrial, residential, agricultural, etc.)
Land Use Plan Map Category ESA -

APPEAL FROM THE DECISION OF THE BOARD OF ADJUSTMENT
TO THE BOARD OF COUNTY COMMISSIONERS

Zoning District ESA-2

Actions by Applicant on Property

Permit applied for and denied? yes Permit Application dated 6/7/18
(yes/no)

A previous appeal no was made with respect to these premises, Appeal Application was not
Application No. 2018

I (we) certify that all of the above statements and the statements contained herewith are true to the best of my (our) knowledge and belief.

Bruce R. Wilson

Name of Appellant(s)

BRW

(Signature) Appellant(s)

Date

(3)

August 22, 2018

Columbia County Building & Zoning
Attn: County Building Officials
135 NE Hernando Ave # 21
Lake City, FL 32055

Re: Appeal of the Denial of SE 0583

To whom it may concern:

Please be advised that I have retained Kris B. Robinson to act as my agent with regard to this appeal from the decision of the Board of Adjustment to the Board of County Commissioners. Mr. Robinson is an attorney with Robinson, Kennon & Kendron, P.A.

Respectfully,

A handwritten signature in black ink, appearing to read 'BRW', followed by a long horizontal flourish.

Bruce R. Wilson

Revisions or modification of the decision of the Board of Adjustment to deny SE 0583, a request for a special exception pursuant to Section 4.4.5(1) of the Land Development Regulations to allow for a campground of less than 100 campsites, should be granted because the primary concern of the Board of Adjustment was the inclusion in the campground of wooden cabins. The Appellant has removed those buildings and seeks only to allow campers to utilize the property. As the basis for denying Appellant's request has been removed, Appellant respectfully requests that this appeal be granted.

Appellant has included a copy of the transcript of the proceedings. Much was made of the fact that Appellant failed to meet the necessary requirements to place the wooden cabins on his property as a result of his lack of understanding as to what was required. The Board raised legitimate concerns about the cabins with regard to their potential impact on the environment and issues regarding how they would be moved in the event of flooding. The Board expressed no concerns regarding the use of the property as a primitive campground. Appellant has also attached a letter from the Florida Department of Health regarding a plan for a new septic system using a lift station and a new drain field.

Appellant sincerely hopes that the Board of County Commissioners will consider the fact that the cabins have been removed and grant his request for special exception.

Mission:

To protect, promote & improve the health of all people in Florida through integrated state, county & community efforts.



Rick Scott
Governor

Celeste Philip, MD, MPH
State Surgeon General

Vision: To be the Healthiest State in the Nation

August 14, 2018

Columbia County Interested Parties

Re: Onsite Sewage Treatment Disposal Preliminary Plan Discussion for 232 SW Frog Glen

To Whom It May Concern:

This is to notify you that a preliminary plan for 232 SW Frog Glen has been discussed. This preliminary plan would accommodate a new septic system using lift station(s) and a new drain field. This plan would include a system large enough to be sized for the existing 3 bedroom residence, along with 10 cabins and a bathhouse for use of the cabin guests. Please keep in mind the property owner and contractor(s) are required to assure that all other regulatory agency rules and requirements are met with the construction plans of this system.

The preliminary plan for the drinking water system can be allowed to accommodate up to 14 connections, with no more than 25 people served for over 60 days out of the year. If this number is expected to be exceeded, the water system would be required to be regulated under the Department of Environmental Protection.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in cursive script that reads "Sallie A. Ford".

Sallie A. Ford
Environmental Health Director
Florida Department of Health
Bradford/Columbia/Hamilton/Union

Cc file

**Florida Department of Health
in Columbia County**
217 NE Franklin Street
Lake City, FL 32055
PHONE: 386/758-1058 • FAX: 386/758-2187
FloridaHealth.gov



Accredited Health Department
Public Health Accreditation Board

Columbia County Tax Collector

generated on 6/12/2018 2:04:18 PM EDT

Tax Record

Last Update: 6/12/2018 2:04:18 PM EDT

Register for eBill

Ad Valorem Taxes and Non-Ad Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number		Tax Type		Tax Year	
R01439-602		REAL ESTATE		2017	
Mailing Address WILSON BRUCE 2624 SW SANTA FE DR FORT WHITE FL 32028		Property Address 232 FROG SW FORT WHITE GEO Number 017S15-01439-602			
Exempt Amount		Taxable Value			
See Below		See Below			
Exemption Detail NO EXEMPTIONS		Millage Code 003		Escrow Code	
<u>Legal Description (click for full description)</u> 01-7S-15 0100/0100 11.90 Acres (AKA LOT 2, WILSON ACRES UNR): COMM AT THE NE COR OF SEC, RUN W 2641.99 FT TO NE COR OF THE NW1/4, CONT W ALONG N LINE OF SEC 863.30 FT, RUN S 5 DG W 563.71 FT FOR POB, CONT S 5 DG W 409.92 FT, S 66 DG W 299.81 FT, S 38 DG W 150.64 FT, S 45 See Tax Roll For Extra Legal					
Ad Valorem Taxes					
Taxing Authority	Rate	Assessed Value	Exemption Amount	Taxable Value	Taxes Levied
BOARD OF COUNTY COMMISSIONERS	8.0150	115,726	0	\$115,726	\$927.54
COLUMBIA COUNTY SCHOOL BOARD					
DISCRETIONARY	0.7480	115,726	0	\$115,726	\$86.56
LOCAL	4.3200	115,726	0	\$115,726	\$499.94
CAPITAL OUTLAY	1.5000	115,726	0	\$115,726	\$173.59
SUWANNEE RIVER WATER MGT DIST	0.4027	115,726	0	\$115,726	\$46.60
LAKE SHORE HOSPITAL AUTHORITY	0.9620	115,726	0	\$115,726	\$111.33
Total Millage		15.9477	Total Taxes		\$1,845.56
Non-Ad Valorem Assessments					
Code	Levying Authority	Amount			
FFIR	FIRE ASSESSMENTS	\$280.76			
GGAR	SOLID WASTE - ANNUAL	\$193.00			
Total Assessments					\$473.76
Taxes & Assessments					\$2,319.32
If Paid By					Amount Due
					\$0.00
Date Paid	Transaction	Receipt	Item	Amount Paid	

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Transcript of digitally-recorded proceedings
of the Columbia County Board of Adjustment Meeting
regarding matter SE 0583 held on July 26, 2018, at 372
West Duval Street, Lake City, Florida, as transcribed by
Angela Reichenbach, Court Reporter and Notary Public at
Large.

1 (Beginning of matter SE 0583.)

2 MR. JORDAN: Our next item is SE 0583.

3 This is a request for a special exemption to
4 operate basically a campsite down on the Santa
5 Fe River.

6 Who's going to speak on that matter?

7 Okay. Come on up, sir. Just like before, give
8 us your name and your address and Brandon's
9 going to swear you in.

10 MR. STUBBS: Will you raise your right
11 hand.

12 (Speaker was duly sworn.)

13 MR. STUBBS: Could you state your name and
14 address for the record.

15 MR. WILSON: Bruce Wilson, 2624 Southwest
16 Santa Fe Drive, Fort White.

17 MR. PEELER: Can you hear him?

18 MR. JORDAN: All right.

19 MR. PEELER: Can you turn it up? They
20 said they can't hear.

21 MR. JORDAN: Unfortunately, that's --
22 that's as loud as it goes.

23 MR. PEELER: Speak into the mic a little
24 clearer.

25 MR. JORDAN: Try to talk into the mic.

1 MR. WILSON: All right.

2 MR. JORDAN: It's pretty good if you do
3 right there. All right. Go ahead, sir, and
4 tell us what you'd like to let us know about
5 the project.

6 MR. WILSON: Okay. This is approximately
7 a 12-acre piece down on the Santa Fe River. It
8 has about 1,000 foot of waterfront. It's in a
9 flood zone. And the purpose of this hearing is
10 to try to get it declared a campground, which
11 is one of the allowable exceptions in a flood
12 zone.

13 It's -- personal opinion, it's probably
14 the most perfect use of it. It's a beautiful
15 piece of land with a beautiful piece of river
16 on a stretch that does not get a lot of big
17 boat traffic because there's shoals below and
18 above. So a lot of canoes, a lot of kayaks,
19 some tubers, but not very much, some small boat
20 fishing that goes on there, the opportunity for
21 people that would not otherwise get to have
22 firsthand contact with pristine land and water
23 thing is there. And it's I feel like a -- a
24 great use of that piece of land.

25 MR. JORDAN: I saw in the ap- -- the

1 application at one point says for less than 100
2 spaces. That's just the regulatory structure,
3 but you're actually asking for 18 or 20? Is
4 that the deal?

5 MR. WILSON: Yeah, that's --

6 MR. FOREMAN: Yeah, the way the special
7 exception is worded within the code it says
8 campsites of less than 100 camp -- or
9 campgrounds with a -- less -- less than 100
10 campsites.

11 MR. JORDAN: And do you want them -- do
12 you want 18 or 20? I didn't count all of them
13 off the diagram, but I saw two different
14 numbers.

15 MR. WILSON: It'll ultimately probably end
16 up closer to 15, but we did the 18 or 20 to
17 allow some leeway. There's some tent sites
18 that we'd like to have the opportunity to use
19 if we can.

20 MR. JORDAN: Now, how -- tell us about
21 these buildings. I see something about that --
22 that Water Management wants you to put them on
23 trailers or wheels so you can roll them out of
24 there.

25 MR. WILSON: Right.

1 MR. JORDAN: Explain that concept.

2 MR. WILSON: Okay. They -- Water
3 Management requires that they have -- be
4 mobile, which it's a flood zone, so --

5 MR. JORDAN: Right.

6 MR. WILSON: -- we're strongly in favor of
7 that. So the -- the idea being if -- if and
8 when the floods come, because they will, that
9 we'll have plenty of notice and we roll them
10 out.

11 MR. JORDAN: And, now, are these going to
12 be hooked up like a mobile home and each one
13 have its own electric, water, sewer
14 connections?

15 MR. WILSON: The only ones that are there
16 currently have no water or sewer to them. They
17 just have electric to them and that's rapidly
18 disconnected.

19 MR. JORDAN: I mean, I -- I looked at the
20 topo survey, and one of the things that
21 concerns me a lot is that these units are
22 somewhere between the 10 percent flood year and
23 the 50 percent flood year, which means
24 probably -- and I'm no statistician, but
25 probably once every two or three years, that

1 area is going to get flooded.

2 MR. WILSON: Yeah.

3 MR. JORDAN: I -- I mean --

4 MR. WILSON: I live downriver from that,
5 and so far in four years we've had two of them.
6 I'd like to think that's an aberration, but
7 maybe not. But -- but, yeah, everything will
8 be set to leave.

9 MR. JORDAN: And how long does it take to
10 pick up and move all this stuff?

11 MR. WILSON: Very quickly.

12 MR. JORDAN: I mean, we haven't approved
13 anything like this before. There was a case
14 that came before us maybe two years ago where
15 the State wanted to add some facilities down in
16 a river area similar to this. And as I recall,
17 we turned them down because of pollution issues
18 and things like that.

19 MS. RUFFO: Right.

20 MR. JORDAN: And that's -- I mean, that's
21 the same kind of issue here. When this thing
22 floods, all these septic tanks are going to
23 flood, you know.

24 MR. WILSON: There -- there's only going
25 to be one septic tank there. There's --

1 there's one there already that's grandfathered
2 in. It was there when I bought the property.

3 MR. JORDAN: Well, that's grandfathered in
4 for a small use, not for 20 trailers to --

5 MR. WILSON: Well, no. No. You're
6 correct. So if we do evolve this thing up to
7 where it had 20 sites, if we did that, then
8 we've gotten permission through Water
9 Management District to add another septic tank.
10 It won't have its drain field in the
11 floodplain. The drain field will be above the
12 floodplain. Up in the corner on the survey
13 there you can see my mountain as I call it,
14 like 34, 35 feet or something.

15 MR. PEELER: How many cabins are down
16 there now?

17 MR. WILSON: Five.

18 MR. PEELER: Did you get permits for the
19 cabins before you put them in?

20 MR. WILSON: No. I didn't realize at the
21 time that that was going to be needed, but
22 since then we're -- that's when all this began,
23 was when --

24 MR. PEELER: Anything you do at the river
25 you got to get permits and --

1 MR. JORDAN: A bunch of permits.

2 MR. PEELER: A bunch of permits and all
3 that. So you've done -- you've done -- are the
4 ones that's there on wheels?

5 MR. WILSON: No, they're not, but --

6 MR. PEELER: So you --

7 MR. WILSON: -- they're -- they are --
8 they can be slid up on a truck. They're --
9 they're all on skids.

10 MR. JORDAN: How big are -- how big are
11 these facilities, each one?

12 MR. WILSON: I think the widest one is
13 12 feet and there's one of those. The rest are
14 10.

15 MR. JORDAN: And how long?

16 MR. WILSON: 12 or less.

17 MR. JORDAN: So a 12 by 12, like a mini --

18 MR. WILSON: Is --

19 MR. JORDAN: -- mobile home.

20 MR. WILSON: That's the biggest, yeah, 12
21 by 12. It's -- they're storage buildings, like
22 utility buildings. We just wood-sided them so
23 they look like the ones --

24 MR. PEELER: So you -- you're going to put
25 15 down there to 20 and you're going to have

1 one septic tank if you can get approval?

2 MR. WILSON: Well, we've got a -- for the
3 septic tank we've had the water sewer district
4 out and they've perked it, they've checked it,
5 and we got approval to put a septic tank if we
6 get approval to put a campground.

7 MR. JORDAN: And with the new septic tank
8 you would -- you would pump the discharge way
9 up the hill you're saying?

10 MR. WILSON: Right. And -- and actually
11 have discussed -- I haven't had the s- --
12 septic tank people out, but I think we can --
13 well, I have had them out, but I haven't had
14 them out about this issue. I think we can take
15 the existing septic tank and have it so that
16 there will be no serious amounts of effluent
17 left in the floodplain.

18 MR. JORDAN: Are they making y'all put in
19 one of these new nitrogen-reacting septic tanks
20 that --

21 MR. WILSON: No. Because of where the
22 drain field is, we won't have to.

23 MR. JORDAN: I didn't -- I didn't think it
24 mattered where the drain field was. If you
25 were in that area, you had to have it.

1 MS. RUFFO: (Inaudible) on the water.

2 MR. PEELER: Brandon, have you got
3 anything from the Suwannee River Water
4 Management about approval for a septic tank?

5 MR. STUBBS: Well, let me clarify
6 something first. Suwannee River Water
7 Management District doesn't permit septic
8 tanks. It's --

9 MR. JORDAN: It's the DEP.

10 MR. STUBBS: -- the Florida Department of
11 Environmental Health. They have received a
12 copy of this special exception, and they did
13 not make any comments about it. I did speak
14 with her. "Her" being Sally Ford with
15 Environmental Health, and she indicated that
16 there's a possibility that they would be able
17 to put a septic tank and drain field out of
18 there.

19 MR. PEELER: Possibility.

20 MR. STUBBS: Yeah. They don't know
21 unl- -- until the permit's actually --

22 MR. PEELER: Yeah.

23 MR. STUBBS: -- applied for, but --

24 MR. JORDAN: We -- we approved a couple
25 little cabins up on the -- the upper part of

1 the Suwannee River a few years ago. I think
2 Mr. Townsend put them in. And they were a
3 little bit bigger than yours, maybe like 10 by
4 20. And he put them up on stilts to comply
5 with the, you know, floor being a foot above
6 the 100-year floodplain. Have you considered
7 doing something like that here?

8 MR. WILSON: Well, I have -- there's a
9 conflict with Water Management District about
10 that because they don't want to have anything
11 that would slow down the flow of the river. So
12 not only would the post count, but if the --
13 any of the horizontal structure is below the
14 100-year flood, it would count.

15 So we would have to put the floor of it up
16 above the 100-year --

17 MR. JORDAN: Right.

18 MR. WILSON: -- flood. And then each of
19 the upstream legs would count against your
20 allowable 55 feet, I think, or something that
21 you're allowed, square feet.

22 MR. JORDAN: I -- I know an engineer is
23 generally required to do the calculation --

24 MR. WILSON: Right.

25 MR. JORDAN: -- and show that you're not

1 going to impede the water flow.

2 MR. WILSON: Right.

3 MR. JORDAN: I mean, I've -- I've done a
4 couple of those. I -- I -- personally, I think
5 a campground is a good idea, but I think like
6 that other site that came before us, you know,
7 putting something like this in a floodplain,
8 particularly when you're talking about between
9 the 10 and 50 percent flood event is just not
10 a -- not -- to me not a good idea.

11 I mean, I don't know how you're going to
12 get these things out of there as quickly as you
13 think you can. What if the road floods trying
14 to get them out? It's just -- it's a good
15 place to go and bring your tent so you can pull
16 up a tent quickly, but I don't know about
17 permanent structures. That's what bothers me
18 about it.

19 MR. PEELER: What about the road
20 conditions going in and out and the parking for
21 the -- for 15 --

22 MR. JORDAN: I think he's asking a
23 question.

24 MR. PEELER: Yes.

25 MR. WILSON: I couldn't tell where it was

1 coming from.

2 MR. PEELER: The road going in -- in and
3 out, what kind of condition it is -- is it in?
4 Will it con- -- take care of the 15 to 20
5 campsites? What kind of parking do you have?

6 MR. WILSON: There's lots and lots of
7 extra room because we're trying not to crowd
8 it. That's the purpose for limiting the
9 numbers, but -- so there's plenty of parking
10 area for it. And the road in and out is a
11 county-maintained up to the easement, Lisa Way,
12 I think. Lisa Way is a sand road, two-rut,
13 that comes in that is solid. And then the
14 road, Frog Gln, or the easement down into the
15 property itself, we maintain it and it's --
16 it's solid. We've had fairly heavy vehicles
17 in the -- in and out of there without any
18 problem.

19 MR. JORDAN: So, for example, you need to
20 get a fire truck in there, that road would --

21 MR. WILSON: No trouble.

22 MR. JORDAN: -- support a fire truck?

23 MR. WILSON: Oh, yeah. Yeah. We've had
24 things much heavier.

25 MR. JORDAN: What -- what would be wrong

1 with the concept of having people bring their
2 own like a tent, for example, or a motor home
3 or a pop-up so that if the flood waters come
4 and they just -- they move their own and you
5 don't have to get an electrician out there and
6 do all this disconnecting and stuff?

7 MR. WILSON: The -- currently the code
8 does not provide for motor homes or RVs in that
9 area.

10 MR. JORDAN: Really?

11 MR. WILSON: Well, there's kind of a
12 conflict. There's the -- the County has a set
13 of regulations and Water Management has a set
14 of regulations and they're currently not in
15 total agreement.

16 MR. JORDAN: I -- I haven't seen anything
17 where you turn sheds into mobile homes by
18 putting an axle under them, but I guess it can
19 be done.

20 MR. WILSON: Well, ei- -- either that or
21 you can put a trailer, a regular street-legal
22 trailer, and put the shed on the trailer. Then
23 the trailer, its lights and tagged and
24 everything, and then you just pull whatever is
25 on the trailer out, which that is one of the

1 approaches that we were looking at for these
2 five.

3 MR. JORDAN: Right. All right. Those
4 were -- those were kind of my questions or
5 concerns, but --

6 MR. WILSON: Okay.

7 MR. JORDAN: -- I don't know if anybody on
8 the Board has any questions for you before we
9 hear from anyone else who wants to address the
10 matter.

11 MR. PHELPS: Is the road in and out of
12 there a one-lane road or two lanes?

13 MR. WILSON: One -- one lane, but with
14 some pull-outs.

15 MS. RUFFO: Because there is no road.

16 MR. JORDAN: It's just a dirt road.

17 MR. WILSON: Yeah, it's just a dirt road.

18 MR. JORDAN: Yeah.

19 MR. WILSON: But there's some pull-outs,
20 you know, where -- because sometimes you'll be
21 coming in or out to meet somebody and --

22 MR. BUSCHER: The cabins you already have
23 there now, they're going to the existing septic
24 tank or what's happening with that?

25 MR. WILSON: They don't have any sewer to

1 them, but there's two bathrooms that are used
2 by the -- anybody that would stay in those
3 cabins can use the two bathrooms.

4 MR. PEELER: What's the capacity for the
5 cabins? How many people?

6 MR. WILSON: Most of them sleep two. Some
7 can sleep four. Some of them have bunks where
8 they could sleep a couple children, but we've
9 not had anybody experience that. They're hard
10 to get into.

11 MR. JORDAN: Do they have kitchens in
12 them?

13 MR. WILSON: No, sir.

14 MR. JORDAN: Okay. They have, what, a
15 portable toilet or something or a real
16 bathroom?

17 MR. WILSON: No -- no bathroom.

18 MR. JORDAN: No bathroom at all?

19 MR. WILSON: No bathroom or sink. They
20 got an air-conditioner, a ceiling fan and light
21 and a bed.

22 MR. JORDAN: Okay.

23 MR. BUSCHER: So you right now are
24 operating like it is already a campground,
25 right?

1 MR. WILSON: Yes, sir. There's people
2 staying there now.

3 MR. PEELER: How can they stay now and it
4 hasn't been approved as a campground?

5 MR. WILSON: Well, because we didn't know
6 we had to get approved. And once we were told
7 we had to get approved, we began this process.
8 It just -- we -- we were not told to quit -- to
9 stop, to -- you know, so --

10 MR. JORDAN: Anybody else have any
11 questions?

12 MR. PHELPS: It's a primitive -- primitive
13 campsite, then?

14 MR. WILSON: Right. There's pri- --

15 MR. PHELPS: There's no sewer hook-ups,
16 no --

17 MR. WILSON: No, sir.

18 MR. PHELPS: -- nothing, so it's
19 primitive. Can -- can tents go in?

20 MR. WILSON: Yeah. We get people coming
21 to stay in tents. Of course, they were staying
22 in tents before we got there, but they had no
23 bathrooms.

24 MR. PHELPS: Okay.

25 MR. WILSON: Now they come and --

1 MR. PHELPS: And the new --

2 MR. WILSON: -- stay in tents. They have

3 bathrooms.

4 MR. PHELPS: Yeah. The new cabins won't

5 have any kind of sewer hook-ups or anything?

6 MR. WILSON: No. They --

7 MR. PHELPS: So -- so the other septic

8 system, you're -- probably have to put in

9 another --

10 MR. WILSON: We'd have --

11 MR. PHELPS: -- couple of baths or --

12 MR. WILSON: -- to have the bathhouse.

13 MR. PHELPS: -- show- --

14 MR. WILSON: Right.

15 MR. PHELPS: I see.

16 MR. WILSON: But it will also be a mobile

17 unit.

18 MR. PEELER: So it's --

19 MR. PHELPS: And they're --

20 MR. PEELER: -- going to be a community

21 bathroom?

22 MR. PHELPS: The bathhouse will be a

23 mobile unit?

24 MR. WILSON: Yeah.

25 MR. PHELPS: Really?

1 MR. WILSON: If we -- if we put in another
2 bathhouse, which we would have to, I'd like to
3 have it right now, but we couldn't because
4 we're waiting on this, but if -- if -- the new
5 bathhouse will be a mobile unit so that it can
6 be taken away.

7 MR. PHELPS: Towed out too.

8 MR. JORDAN: So this would be like one of
9 those portable bathrooms you can --

10 MR. WILSON: Yes, sir.

11 MR. JORDAN: -- rent? Or toilets,
12 lavatories, and showers.

13 MR. WILSON: Right. Right.

14 MS. RUFFO: But it will dump into a septic
15 tank?

16 MR. WILSON: It will dump into a holding
17 tank, a -- a lift station. It will dump to a
18 lift station that will go to the drain field,
19 so it won't be officially a septic tank because
20 it -- it isn't a holding unit.

21 MR. JORDAN: So when you go to -- get
22 flooded, you'll have to disconnect the water
23 and the sewer to the --

24 MR. WILSON: Right.

25 MR. JORDAN: -- bathhouses?

1 MR. WILSON: Right.

2 MR. JORDAN: And the electric?

3 MR. WILSON: Right. Those will all be
4 plug-and-unplug systems.

5 MR. JORDAN: Anybody else?

6 UNKNOWN SPEAKER: That's it.

7 MR. JORDAN: All right. Thank you, sir.
8 Let's -- first, is there anybody else who would
9 like to speak in favor of this matter or add
10 anything?

11 All right. Come on up, sir. Give us your
12 name and address, and he's going to swear you
13 in.

14 MR. KEEN: David Keen, K-e-e-n, 217
15 Hibiscus Avenue, Stewart, Florida.

16 MR. STUBBS: You got your hand raised.
17 (Speaker was duly sworn.)

18 MR. STUBBS: Thank you.

19 MR. KEEN: Just a little bit of a
20 background on myself. First of all, I want
21 y'all to know that I'm a potential investor in
22 this campground, and we've been studying it and
23 looking at it for the past, I guess, six or
24 nine months. And I've been very, very
25 impressed with what they have done with minimal

1 amount of impact on the environment.

2 And speaking of the environment, which I'm
3 sure all of us in this room are very concerned
4 about, it's on this -- the river, 1,000 feet of
5 frontage. It's in a floodplain. And as an
6 investor, before I put a penny into anything
7 like this, I want to make sure that we're going
8 to protect and honor the environment.

9 And I've heard mention about the cabins.
10 These are -- this is a very unique system.
11 I've never seen anything like this, how popular
12 these little cabins are. Now, these are --
13 this is not a campground where people come to
14 party. That doesn't exist. These are serious
15 people who love the environment. They come
16 there for the springs. They come there from
17 all over the world to go cave diving, to see
18 the natural, old Florida that is rapidly
19 disappearing.

20 And one story I can relate to you that
21 touched my heart was a family came with their
22 children, and after they were there for a
23 weekend and they left, they told the -- the
24 host of the campground this is the first time
25 I've -- I -- I've ever seen my kids lay down

1 their cell phone for the entire weekend and not
2 even look at it. They were enjoying the
3 natural environment.

4 And I'm very, very particular about the
5 environment. In fact, we have deep, deep roots
6 in Florida. In fact, this county is where my
7 family got started before Florida was a state
8 back in the late 1830s. And I think I have --
9 may have some relatives that are still here.
10 So we're very environmentally conscious and
11 aware.

12 And my wife and I want to invest in this
13 campground to keep it small scale. I'm pretty
14 much an introverted-type person. I'm not the
15 kind of person that would have a large
16 campground with boisterous people partying.
17 No. This is not going to be anything like that
18 at all.

19 As far as the cabins go, to quickly move
20 them out in the event of any potential flood,
21 I've studied that very well. It would be no
22 problem at all to jack them up, put a trailer
23 chassis underneath it, let the cabins back
24 down, secure them to the trailer, have the
25 tongue facing away from the river. Any

1 potential flood warning, can pull a -- any --
2 any automobile or Jeep, truck that can pull a
3 boat trailer can quickly back up to it, hitch
4 it, and pull it away because there are no
5 electrical or plumbing connections and --

6 MR. JORDAN: Well, he did say there was an
7 electrical, I think, because of the
8 air-conditioning.

9 MR. KEEN: I'm sorry. The -- for the AC.

10 MR. JORDAN: Right.

11 MR. KEEN: That would be the only
12 electrical condition. The septic situation was
13 one of my concerns and questions. If we wanted
14 to expand, what would it take if we wanted to
15 put in, you know, some -- a couple of more
16 cabins. And I'd learned about lift stations,
17 which I didn't know anything about before --
18 before that.

19 And so these would be like holding tanks
20 that would not have any drain field. There
21 would be a holding tank. Essentially you have
22 a pump that pumps it up to higher ground, a
23 higher elevation, and up there is where you'll
24 have the drain field, so that's -- I think I
25 got a figure on that. It was around \$11,000 to

1 install a lift station.

2 The campground I think will be an asset to
3 this area because you're getting people,
4 serious people, from all over the world coming
5 here and looking at Columbia County and
6 enjoying what it has to offer. And I don't
7 want anything like a Disney World-type
8 mentality, not in Columbia County. That's not
9 me. That's not my wife. That's not our host.

10 Speaking of our host, this is the manager
11 for the campground. And we also have a
12 property on the Santa Fe River, which we rent
13 out occasionally, and he also manages that.
14 And I got to tell you that this guy is awesome
15 in taking care of his people, taking care of
16 his guests. He doesn't let any rowdiness take
17 place. No -- not late-night parties. That
18 doesn't happen.

19 He takes care of our property to where it
20 is just squeaky clean after a guest leaves,
21 after he finishes cleaning, and another guest
22 arrives. And we rent this on Airbnb and they
23 have ratings on their hosts. He is a five star
24 host. He is now approaching what they call a
25 Superhost. He has never had less than a five

1 star rating on the campground and our property
2 on the -- the Santa Fe. And so that is another
3 reason why the campground, I think, will be a
4 tremendous asset for this area. And the -- I
5 don't think I have anything else. I think I
6 about covered anything. Does anybody have any
7 questions for me?

8 MR. PEELER: Yes, sir.

9 MR. KEEN: Yes, sir.

10 MR. PEELER: You say you're an investor in
11 this campground?

12 MR. KEEN: Yes, sir. Not yet, but I'm --

13 MR. PEELER: And you said you potential
14 done your homework on the lift stations and --
15 about lift stations in there?

16 MR. KEEN: Yes, sir.

17 MR. PEELER: Well, can I ask you why
18 didn't you do your homework with the County and
19 go visit the -- the -- the zoning and the
20 building before y'all put the cabins in
21 violating the code by --

22 MR. KEEN: Oh, absolutely. Absolutely.

23 MR. PEELER: Y'all didn't do it before you
24 went ahead and put them in -- before you -- you
25 didn't do your homework like you said you did.

1 MR. JORDAN: We may not be involved in
2 that.

3 MR. KEEN: No. I didn't put the cabins
4 in. I had -- I have not invested anything into
5 this campground at present.

6 MR. PEELER: Well, my thing --

7 MR. KEEN: But I looked at the -- I've had
8 a concern about the septic system, what can be
9 done about this. We're in a floodplain. We
10 can't put any more septic tanks in. It will be
11 subject to flooding. And then I was told what
12 a -- a lift station was. I didn't know what a
13 lift station was and how does that work.

14 And basically is -- instead of a septic
15 tank, you have a holding tank, or it could be a
16 septic tank, but it doesn't have a drain field.
17 And you just pump from there up to a higher
18 ground and then you put your drain field --

19 MR. PEELER: I -- I understand about the
20 lift stations, but my -- my thing to you --
21 this fellow here is a wonderful host, good
22 asset to the community, but when you go and put
23 cabins in -- and you said you done your
24 homework on lift stations, why didn't y'all do
25 your homework on putting --

1 MR. WILSON: He wasn't involved in
2 (inaudible).

3 MR. PEELER: -- the buildings in?

4 MR. KEEN: No. I was not involved in
5 that. This is not --

6 MR. WILSON: (Inaudible) I didn't realize
7 that it was needed or I would have done it,
8 so (inaudible) --

9 MR. PEELER: Well, any --

10 UNKNOWN SPEAKER: Mr. Chair --

11 MR. PEELER: I understand, but anything --

12 MR. JORDAN: Yeah.

13 MR. PEELER: -- done at the coast --

14 UNKNOWN SPEAKER: Mr. Chair --

15 MR. JORDAN: Hold on a second, guys.
16 They're having trouble getting it on the
17 recording device.

18 MR. PEELER: Okay.

19 MR. JORDAN: You -- why don't you come up
20 after he finishes and then address whatever
21 Mr. Peeler has raised.

22 MR. KEEN: I would like to say in further
23 of answering your question, if we get involved
24 in this, I'm going to be working hand-in-hand
25 with you guys and the authorities to make sure

1 I don't have anything coming back on me in the
2 future. I mean, I'm a business man. It's is a
3 simple, logical thing to do. It's just -- it's
4 common sense. Let's get it -- get it right
5 first before we go forward and --

6 MR. JORDAN: Well, you're just the
7 investor as I understand. You're like the bank
8 putting money into this deal or are you
9 actually going to be involved in the
10 management?

11 MR. KEEN: I'll -- I'll -- I'm not decided
12 how I'm going to be involved in it at this
13 time. It depends a lot on how this designation
14 as a campground goes. That's one of the
15 reasons why I'm here.

16 MR. JORDAN: Well, I think your campground
17 idea is good. It's just in the wrong location.
18 Why couldn't you do this a mile away on upland
19 property, and then the people could go to this
20 same location with their kayaks or whatever and
21 get in the water and have a little area for
22 them to go to but not actually put the living
23 quarters there?

24 MR. KEEN: Well, I haven't found one like
25 that. If you know one, I'm open.

1 MR. JORDAN: Well, I don't -- can't --
2 can't give you a specific site, but I'm sure
3 there's lots of sites around there that's --
4 that are upland and won't flood. I mean,
5 it's -- having -- having a place where people
6 can go and camp I think is a good idea, but I
7 just think putting something like this in a
8 floodplain with all the issues -- you know,
9 you're -- you may not follow the Lake City
10 papers, but there's been a big brouhaha lately
11 about the new septic tank requirements that the
12 DEP has imposed. And my -- what I hear is
13 they're going to add 15- to \$20,000 to the cost
14 of each house just to get these
15 nitrogen-correcting septic tank systems in to
16 try to eliminate the nitrogens, you know, going
17 in the soil.

18 And then you know here y'all are going to
19 put in potentially 20 homes and not even -- not
20 even have to do one of these things. I mean, I
21 don't know how that would work.

22 MR. WILSON: Can I come up and address
23 that?

24 MR. JORDAN: Yeah. Well, just keep your
25 time. You can come up. Sure. Just make --

1 kind of make a list of what you want to talk
2 about and then you get to come up.

3 MR. KEEN: Well, there will be a lot of
4 due diligence in the future. I -- I can assure
5 you of that.

6 MR. JORDAN: Okay, sir. Anybody on the
7 Board have any --

8 MR. PEELER: My biggest problem is if I go
9 out here in the woods and build a house and
10 don't get any permits, you know, it's the
11 same -- same thing as y'all putting the --
12 going and putting cabins up there without
13 getting any permits, not going to the County,
14 finding out what needed to be done first.
15 That's where you start before you go to opening
16 a campground or doing anything. You go to the
17 County and you find out what needs to be done
18 before you start. You don't go and do it and
19 then come up here and say, oh, we're sorry. We
20 want you to forgive us. I mean, that's more or
21 less the way the situation looks to me, but
22 that's -- that's -- that's my opinion.

23 MR. KEEN: Well, I agree with your
24 opinion. I'm on your side. I agree with you.

25 MR. PEELER: I mean, the thing you -- like

1 you say, when you start looking at lift
2 stations, you start looking, well, we want to
3 put a campground. Let's go up and talk to
4 zoning, Mr. Stubbs, let's talk to the building
5 department. Let's see what we need to do
6 before we ever start.

7 But, see, nobody done that. They go and
8 put five or ten or whatever's already there,
9 and then want to come up and say, oh, now we
10 want -- and you don't even have approval for
11 the septic tank yet. I mean, it -- it's a
12 maybe.

13 MR. JORDAN: Well, I mean, to be fair,
14 though, he's not saying you should approve 20
15 because they've already put in 4 or 5. I mean,
16 I guess the, you know, worst case scenario, the
17 County could go -- could say you got to remove
18 this stuff.

19 MS. RUFFO: Well, that was my question.
20 Are they grandfathered in with the ones they
21 have or how do you move something that's not
22 even --

23 MR. STUBBS: No. They -- this is actually
24 coming about because they received a code -- a
25 notice of violation, so --

1 MS. RUFFO: So that's what we're --
2 they're want- -- they're adding some -- they're
3 going ahead --

4 MR. STUBBS: Yeah.

5 MS. RUFFO: -- and doing an add-on.

6 MR. JORDAN: Well, they're not
7 grandfathered because they weren't legally put
8 in.

9 MS. RUFFO: Right.

10 MR. PEELER: They're -- they're violating
11 the code by putting them in.

12 MR. STUBBS: So this came about because
13 they received a complaint and they received a
14 notice of violation. So code enforcement gave
15 them a certain amount of days to apply for
16 their special exception or they were going to
17 get an actual violation, which they would have
18 to go to a special magistrate. So depending on
19 what the Board decides tonight depends on if --
20 if it's denied, then they have a certain amount
21 of time to remove the cabins and cease
22 operation, or they will go to the special
23 magistrate for whatever determination he makes.

24 MR. FOREMAN: And -- and I want to remind
25 the Board on a special exception application,

1 you're really just inquiring as to the
2 propriety of this use under the factors that
3 are articulated. So while the specifics of
4 their plan are -- are somewhat relevant, the
5 real question is, do you want a campground
6 there or not? If it's less than 100 sites,
7 it's less than 100 sites.

8 So I think these issues are salient and
9 relevant and you need to take testimony on
10 them, but just weigh it as you weigh all of the
11 factors, you know, suitability for the
12 neighborhood, environmental impacts, all those
13 sorts of things.

14 And the -- the resolution that Brandon's
15 office has had prepared, again, is a great
16 reference. If you look at that proposed
17 resolution and look at those factors at the
18 bottom of page 1, it can help guide you in your
19 deliberations.

20 MR. JORDAN: Well, these are the same ones
21 we go over every time.

22 MR. FOREMAN: Yeah. They're the --
23 exactly. I -- I don't know them by heart yet.
24 I'm -- I'm guessing you guys don't yet.

25 MR. JORDAN: Usually there's two or three

1 of them that kind of jump out of the page at
2 you.

3 MR. FOREMAN: Yes, sir.

4 MR. JORDAN: And say, you know -- I mean,
5 for example, noise. I think given where this
6 property is, I don't think noise is going to be
7 an issue unless some fraternity from
8 Gainesville wants to, you know, lease it for a
9 week or two.

10 MR. KEEN: It would be an issue with me.
11 It would be --

12 MR. PHELPS: Bran- -- Brandon -- and so --
13 just so I get this straight, the -- the
14 campground there now is vio- -- was in code
15 violation?

16 MR. FOREMAN: Yep.

17 MR. STUBBS: That's correct.

18 MR. PHELPS: They can't --

19 MR. FOREMAN: Well --

20 MR. PHELPS: They --

21 MR. FOREMAN: -- they -- if I -- if I can
22 qualify that just for their benefit --

23 MR. PHELPS: Yeah, go ahead.

24 MR. FOREMAN: -- they're on notice of a
25 violation. I don't think they've been

1 determined by the magistrate to be in
2 violation?

3 MR. PHELPS: Okay. So they're in notice.
4 So the remedy for the notice is to come before
5 us with the special exc- -- exception?

6 MR. FOREMAN: Correct. If they get the
7 special exception in place, then sort of the
8 way Ms. Ruffo referred to it, they'll no longer
9 be in violation --

10 MR. PHELPS: I see. Got you.

11 MR. FOREMAN: -- because they'll have the
12 permissive use. If you deny it, then their
13 condition that existed before tonight's meeting
14 will continue to exist, and they'll have to go
15 back and work with code enforcement.

16 Mr. Phelps, I don't know, have you ever
17 dealt with the County's code enforcement office
18 before?

19 MR. PHELPS: Yeah, the Cou- -- County.

20 MR. FOREMAN: They're really -- they --
21 they -- they've --

22 MR. PHELPS: They work backwards.

23 MR. FOREMAN: They're kind of in the
24 customer service business, so -- so they're
25 going to do what they can to try to help them,

1 and that's probably how they ended up with
2 Brandon. But ultimately, yeah, there's a
3 magistrate that will hear the question to
4 determine if they're in violation.

5 MR. PHELPS: So the septic system there
6 now is not appropriate for what they're doing,
7 and they have not been able to apply for a new
8 septic or a new drain field and a storage tank
9 area because they have to take -- remedy this
10 first in order to go to that step? Is that the
11 way I'm understanding?

12 MR. STUBBS: Yeah. They're kind of bolted
13 in together, but separate and the same. They
14 can propose more campsites than what they can
15 get permitted for through Environmental Health,
16 but it's my understanding their campsite, what
17 they got proposed, is kind of based upon
18 what -- their preliminary talks with
19 Environmental Health is what they can get
20 permitting for.

21 It's kind of like with RV parks. When
22 we -- when people apply for special exceptions
23 for RV parks, they've already have those
24 discussions with Environmental Health because
25 they have a threshold that says you can only do

1 this amount of units on this type of system.

2 Then you got to go -- you're -- you're in a
3 whole different classification.

4 MR. PHELPS: Okay.

5 MR. STUBBS: This is where this is at.
6 They know that they're kind of peaking at the
7 number they -- that they'll be able to put out
8 there with probably about 20 units to be able
9 to get approval through Environmental Health.
10 They may end up coming -- going -- if this is
11 approved and -- going through Environmental
12 Health and determine they can only get 17 or
13 18.

14 MR. PHELPS: I got you. So there's -- so
15 we're really on the septic -- the second septic
16 system, that has really no impact on us because
17 they hadn't got to that point yet?

18 MR. STUBBS: That's correct.

19 MR. PHELPS: Got you. Okay. Thank you.

20 MR. PEELER: Is there a house on the
21 property now?

22 MR. STUBBS: There is an existing
23 structure. I'm assuming it's a dwelling.

24 MR. WILSON: It is.

25 MR. PEELER: Is it just -- the septic

1 system there, is it just capable of handling
2 that one house? Wouldn't it -- set up for --
3 it's not capable for --

4 MR. FOREMAN: I don't -- I don't think
5 anybody here can answer that question. That's
6 an Environmental Health question.

7 MR. WILSON: We -- we can answer that.

8 UNKNOWN SPEAKER: You want to let --

9 MR. JORDAN: Mr. -- Mr. Wilson seems to
10 know the answer to that.

11 MR. KEEN: I'm going to let Bobby take my
12 place. I think I'm --

13 MR. JORDAN: Sure.

14 MR. KEEN: -- I'm done.

15 MR. JORDAN: Okay. Come -- come on up,
16 sir.

17 MR. KEEN: Thank you.

18 MR. STUBBS: Can you raise your right
19 hand.

20 (Speaker was duly sworn.)

21 MR. STUBBS: Can you state your name and
22 address for the record.

23 MR. PARKS: Bobby Parks, 232 Frog Gln,
24 Fort White, Florida 32038.

25 MR. JORDAN: And there were a couple

1 things you wanted to address?

2 MR. PARKS: Yeah, a few things. The
3 septic system, before the cabins went in,
4 Mr. Wilson -- we had someone out and I don't
5 know the particular person's name, whether it
6 was Sally or whoever, but we've gotten a number
7 that the septic system that we had in place
8 could handle 25 females and 27 males. That's
9 why we stopped where we were with the cabins
10 that we have. With the dwelling and the five
11 cabins and a couple campsites, all we had
12 was around --

13 MR. JORDAN: I'm sorry. Can you speak up
14 just a little bit.

15 MR. PARKS: Yes.

16 MR. JORDAN: I didn't catch that last --
17 what did you say on the -- the septic system
18 that exists now can handle?

19 MR. PARKS: We had -- we got approval
20 prior to the cabins going in for 25 people and
21 27 -- that the s- -- the existing septic system
22 can handle 25 females, 27 males.

23 Brandon may can speak to that. Was it
24 your office or --

25 MR. STUBBS: No.

1 MR. PARKS: No.

2 MR. STUBBS: That's -- that's a State
3 agency.

4 MR. PARKS: Oh, okay.

5 MR. STUBBS: They're not connected with
6 the Building and Zoning Department.

7 MR. PARKS: Sure.

8 MR. PEELER: You have none of that in
9 writing or anything?

10 MR. PARKS: No. Do you have that in
11 writing, Bruce? Do you have that in writing?

12 MR. WILSON: On this form -- this might
13 be something on that, but I don't have it with
14 me here, but I can provide it for (inaudible).

15 MR. JORDAN: That's Rocky Ford Septic Tank
16 Company?

17 MR. PARKS: No. This is Sally Ford.

18 MR. WILSON: Sally Ford is with the
19 (inaudible).

20 MR. STUBBS: Sally Ford is the director
21 over in Environmental Health.

22 MR. FOREMAN: Is this her property?

23 MR. STUBBS: Yeah. In fact, she lives
24 about three properties down from this property.

25 MR. FOREMAN: Okay.

1 MR. PARKS: So when we -- that's -- that's
2 why we limit it, you know, with the five.
3 That's also why we only have several campsites
4 and the dwelling so there's never more than
5 that limit on that septic system that's
6 currently in place.

7 Now, also I wanted to talk about the
8 current structures and -- and future structures
9 that we were talking about. I think there's a
10 little misconception on the cabins. If we look
11 at Ellie Ray's -- and I'm sure everyone has
12 been to Ellie Ray's -- they have 11 cabins that
13 are on wheels. Same scenario. Within 30
14 minutes Ellie Ray's, you can call their owners,
15 can have those out in -- during a flood. They
16 get a lot more flood -- back-up floods there.
17 Those are a lot lower. Right now a minor
18 flood -- lower Santa Fe right now, they have a
19 plan in place.

20 We'll have the same thing. Our cabins
21 will be on wheels. Future cabins will be built
22 on the -- the structures. The s- -- exact same
23 cabins that they have at Ellie Ray's we will
24 have there. And our plan is no more than 10 of
25 those. When we talk about 15 to 18, we're also

1 talking about campsites, so that -- you know,
2 plus the house that's there. We've already had
3 Rocky Ford come out and talk about with Sally,
4 talk about the future septic system, and the
5 location and the place and the cost.

6 And to my knowledge, I -- I -- we -- we
7 did have approval from Sally's office to put
8 that septic in. It's just we're just going
9 through this process. We don't want to have
10 that septic put in and be turned down, so we're
11 ready to put that in as soon as we're approved
12 as a campground.

13 MR. PHELPS: Brandon, since the septic
14 wasn't the violation it sounds like, what was
15 the violation in code?

16 UNKNOWN SPEAKER: (Inaudible).

17 MR. STUBBS: The violation was the use
18 itself.

19 MR. PHELPS: What -- the usage?

20 MR. STUBBS: The use as a campground.

21 MR. PHELPS: Okay. All right. Got you.
22 All right. I just wanted to be clear.

23 MR. STUBBS: That was the --

24 MR. PHELPS: So the --

25 MR. STUBBS: -- the notice that they were

1 being used as a campground, but it hasn't been
2 found and -- as Mr. Foreman said, it hasn't
3 been --

4 MR. PHELPS: Right. There's -- I mean,
5 there's -- they just sent a letter and they
6 haven't been fined --

7 MR. STUBBS: Correct.

8 MR. PHELPS: -- or found about -- so it
9 had really nothing to do with the exc- --
10 existing septic system there?

11 MR. STUBBS: That's correct.

12 MR. PHELPS: It was just the land usage
13 and they're trying to remedy that?

14 MR. STUBBS: That's correct.

15 MR. PHELPS: Got you.

16 MR. PARKS: Also, I mean, we -- I don't --
17 and I know this isn't the Board that deals with
18 the taxes, but everything is done with Airbnb.
19 The very first check written, if anybody knows
20 anything about Airbnb, the very first -- she's
21 shaking her head, yes. Teena knows. It's --
22 it -- the check goes to the County. So we have
23 been paying the County the -- a -- a lodging
24 tax, a housing tax, whatever they -- hotel tax.
25 That is always sent. We have those numbers

1 through Airbnb.

2 So this is important. Columbia County has
3 no campgrounds on the Santa Fe. Gilchrist has
4 three. I believe Suwannee has two. And this
5 will be small. The majority of our customers,
6 the majority of our guests are people that want
7 to visit, you know, whether it's Ichetucknee
8 Springs -- I mean, you can look at our reviews.
9 Just read the reviews -- we have over 350
10 reviews for that campground and a couple other
11 houses, and you will see why people come.

12 South Africa, even a couple from
13 Madagascar, Europe. We just had two bookings
14 from -- from Belarus to -- to -- in November to
15 come cave diving. These folks want to go to
16 Ginnie Springs. We all know what Ginnie has
17 become. They can't stay there. They can't --
18 they can't camp there. They need an
19 alternative. They need a family place to camp.
20 That's what we are. We're a family place. All
21 you got to do is read about the kids and the
22 children and the families.

23 The little Pope store, pure store is open.
24 A lot of it -- I mean, they -- the business
25 that we send them -- Tim, who owns Nanny's in

1 Fort White, quoted to me -- you can ask Tim. I
2 wish he was here to s- -- to back. He said, I
3 was able to move into a larger building because
4 of the business that we are sending him.

5 These people are spending money in
6 Columbia county. A lot -- we have become a
7 destination for a lot of folks. They say
8 they're going to go to Ginnie, go to Blue,
9 Gilchrist, and go to these other areas. When
10 they get there, they just enjoy spending time
11 on the little porches and kayaking and canoeing
12 up and down our river and spending money
13 actually in Columbia County.

14 MR. PHELPS: Did -- did the County -- when
15 y'all started doing this as a business, did the
16 County issue you any kind of license?

17 MR. PARKS: That would have to be directed
18 to Mr. Wilson.

19 MR. PHELPS: Okay. I'd like to know that
20 if -- if they've been doing business in the
21 County, was there a county license issued?

22 MR. STUBBS: The County doesn't actually
23 issue license.

24 MR. PHELPS: So --

25 MR. STUBBS: The County issues what we

1 refer to as local business tax receipts. And,
2 no, our zoning office has not signed off on
3 any local --

4 MR. PHELPS: Okay. So there's --

5 MR. STUBBS: -- business tax receipts.

6 MR. PHELPS: -- no license to operate a
7 county -- a campground?

8 MR. STUBBS: No. It's referred to as a
9 local business tax receipt. We -- the -- the
10 County does not licensure anybody. The
11 licensures come from the state.

12 MR. JORDAN: That's not right. They
13 licensed me and they were licensed
14 for (inaudible) --

15 MR. PHELPS: Well --

16 MS. RUFFO: (Inaudible).

17 MR. JORDAN: -- lawyers.

18 MR. FOREMAN: No. It's -- no. Hold on.

19 MR. PHELPS: Okay.

20 MR. FOREMAN: It's not a license. It's a
21 business tax receipt. You literally pay a
22 tax --

23 MR. PHELPS: Would -- would you --

24 MR. FOREMAN: -- every year just to --

25 MR. PHELPS: -- say that again.

1 MR. FOREMAN: -- to do business.

2 MR. JORDAN: (inaudible) \$60 thing?

3 MR. FOREMAN: That's -- that's all that
4 is, is a straight tax. The legislature fixed
5 it about seven or eight years ago, and the
6 County finally caught up this year.

7 MR. JORDAN: Well, how is --

8 MR. FOREMAN: It is --

9 MR. JORDAN: -- that different from a
10 license?

11 MR. FOREMAN: It's not.

12 MR. JORDAN: If you don't pay it, you
13 can't operate.

14 MR. FOREMAN: Yeah, but it's not a
15 license. It's a tax. You're paying a tax --

16 MR. STUBBS: Yeah. We're not --

17 MR. FOREMAN: -- for the right to do
18 business.

19 MR. STUBBS: We don't license you.

20 MR. FOREMAN: You're -- you're not
21 licensed to do anything.

22 MR. PHELPS: Okay. So there's no
23 license --

24 MR. FOREMAN: You're licensed by the
25 Florida Bar.

1 MR. PEELER: They don't have a tax
2 certificate.

3 MR. JORDAN: Yeah. I mean, the County --

4 MR. STUBBS: Yeah. Right.

5 MR. PHELPS: So who issued -- but they
6 have been paying taxes as a campground?

7 MR. STUBBS: Well, that would be something
8 separate. If they're paying taxes through the
9 bed tax, which is a requirement through the
10 County, that's a -- that's a different tax than
11 the local business tax receipt. The local
12 business tax receipt is a receipt that's issued
13 by the Tax Collector's Office --

14 MR. PEELER: I thought you had one --

15 MR. STUBBS: -- for operating a business
16 within the County.

17 MR. JORDAN: That's a once-a-year deal,
18 right?

19 MR. STUBBS: That's a once-a-year deal.

20 MR. JORDAN: Somebody called the
21 (inaudible).

22 MR. STUBBS: The bed tax is a tax that you
23 pay for --

24 MR. FOREMAN: Occupational tax is what
25 they call it.

1 MR. STUBBS: Yeah.

2 MR. PHELPS: So --

3 MR. STUBBS: The bed tax is a tax that
4 they pay. Every time they rent out a room,
5 they -- they're responsible for paying a tax to
6 the County for every -- every time they rent
7 that out.

8 MR. PHELPS: Who approved this to get them
9 to be able to pay a tax? Where did that come
10 from? I'm -- I'm a little confused how they've
11 been operating as a campground without a
12 license but they're paying a tax.

13 MR. PEELER: Who are you paying the bed
14 tax --

15 MR. STUBBS: They're -- they're --
16 they're --

17 MR. PHELPS: I mean, how is that working?

18 MR. PARKS: Well, the bed tax is paid
19 through Airbnb. Airbnb would be shut down in a
20 heartbeat in every city in this country and
21 every county and every state --

22 MR. JORDAN: So --

23 MR. PARKS: -- if the taxes for each one
24 of those dwellings and houses and campgrounds
25 weren't paying. So their taxes go directly,

1 wherever county seat that campground or that
2 house in -- in other words, Ronnie -- Ronnie
3 over here is an owner of houses. Joy and David
4 are owners. Every time their Airbnb -- other
5 houses on the Santa Fe -- rent, that Airbnb
6 pays that directly to the County.

7 MR. PHELPS: Okay. So --

8 MR. PEELER: Is that the way that works,
9 Mr. Foreman?

10 MR. PHELPS: So there was -- there was no
11 licensing to do a campground, but, now, if we
12 approve this, will there be a license for a
13 campground?

14 MS. RUFFO: Yeah.

15 MR. JORDAN: It would be a tax.

16 MR. STUBBS: No. No.

17 MR. PHELPS: Or will it be a tax?

18 MR. STUBBS: There's no license. It's
19 just you're approving the use --

20 MS. RUFFO: For the (inaudible) --

21 MR. STUBBS: -- to allow a campground.
22 They still would have to go get a local
23 business tax receipt from the --

24 MR. PHELPS: Just --

25 MR. STUBBS: -- Columbia County Tax

1 Collector.

2 MR. PHELPS: -- just trying to get my head
3 around this and trying to understand it.

4 MR. FOREMAN: The use --

5 MR. PEELER: How can we prove that they're
6 paying the taxes into the County if you paid it
7 in to some State agency?

8 MR. STUBBS: They -- they would be
9 responsible because Air- -- they -- they --
10 Airbnb will be audited. And so if they're not
11 paying that tax, then they're going to be --

12 MS. RUFFO: It's --

13 MR. FOREMAN: Yeah.

14 MR. STUBBS: You know, they -- they would
15 get in trouble federally.

16 MR. PHELPS: How -- how long have they
17 been operating paying this tax?

18 MR. STUBBS: I -- I'm not sure.

19 MR. PARKS: Just about a year.

20 MR. PEELER: So you had --

21 MR. PHELPS: So about 12 months?

22 MR. PEELER: So y'all have had these --

23 MR. PARKS: A little bit longer than 12
24 months, yes, sir.

25 MR. PEELER: Okay. So y'all have had

1 these cabins down there ov- -- 12 -- over 12
2 months, the ones that's down there now?

3 MR. PARKS: There were -- there were one,
4 then there were two, three. We've slowly built
5 up to five. We -- that's our capacity for the
6 septic system at -- at -- at current, yeah.

7 MR. PEELER: Still without getting any
8 permits?

9 MR. PARKS: Yes.

10 MR. JORDAN: I think we've established
11 they didn't know they --

12 MR. PARKS: Yeah.

13 MR. JORDAN: -- needed them.

14 MR. PARKS: Again, if we go back to --

15 MR. JORDAN: (Inaudible).

16 MR. PEELER: (Inaudible) to go get.

17 MR. JORDAN: Well, just --

18 MR. PARKS: -- the land use and prior use
19 of --

20 MR. JORDAN: They should have.

21 MR. PARKS: -- that property, what it's
22 being used for now and going forward and what
23 that's going to be and mean to this county,
24 it's just going to be a boutique. That's -- I
25 use that term a lot.

1 If you look at the -- the over 400 guests
2 and over 350 five star reviews that we've had,
3 it's -- it's -- they're coming from all over
4 this state. Miami is a big, big part and all
5 over the world. And you can l- -- look -- all
6 you have to do is go to Airbnb and punch in
7 Fort White, look us up, and -- and you will see
8 the -- the use and what is -- what is
9 actually --

10 MR. PHELPS: So --

11 MR. PARKS: -- happening here.

12 MR. PHELPS: -- so -- so this was acting
13 like a private residence, just like if I wanted
14 to rent my house on Airbnb?

15 MR. PARKS: Yes, sir.

16 MR. PHELPS: And then this kind of grew
17 into more of a campsite with more units on one
18 particular spot. And so now we're looking at
19 it and we got a -- somebody complained --

20 MR. PARKS: Yeah. It kind of -- it kind
21 of --

22 MR. PHELPS: And so -- l- -- let me just
23 get it --

24 MR. PARKS: Sure.

25 MR. PHELPS: -- in my mind because --

1 MR. PARKS: Sure.

2 MR. PHELPS: -- I'm -- I'm not -- I just
3 got to get it to where I understand it. So
4 somebody complained. So now we got to do a
5 special exception to get you in to campground
6 so you can either pay a -- a county tax or a
7 county license or whatever it's supposed to be,
8 to be able to operate legally; is that correct?
9 Did I get that?

10 MR. STUBBS: Well, the local business tax
11 receipt is just a -- a tax for doing business,
12 but the --

13 MR. JORDAN: But the County will make
14 money --

15 UNKNOWN SPEAKER: (Inaudible).

16 MR. STUBBS: -- but the land development
17 regulations, which regulates uses within
18 districts, this is to bring the use in
19 compliance.

20 MR. PHELPS: Into compliance. I got that.

21 MR. STUBBS: Yeah, so that they can apply
22 for their local business tax receipt --

23 MR. PHELPS: I was just --

24 MR. STUBBS: -- and be in compliance with
25 the code.

1 MR. PHELPS: I was just trying to figure
2 out how they were operating as a business
3 without being a business.

4 MR. JORDAN: Well, the business tax is
5 probably a very small number.

6 MR. PHELPS: Yeah. Well, I -- I got you,
7 but I thought there was a license. They have
8 to acquire something to be able to do this. So
9 they didn't acquire anything. They -- somebody
10 complained and that's why we're here --

11 MR. PARKS: Mr. Phelps --

12 MR. PHELPS: -- and this doesn't have
13 anything to do with the septic system now
14 because you got to get past this to do the
15 septic system.

16 MR. PARKS: Well, in a way --

17 MR. PHELPS: Am I getting --

18 MR. PARKS: In a way --

19 MR. PHELPS: Am I getting this laid out
20 right?

21 MR. PARKS: No. Well, if we --

22 MR. JORDAN: It's a use issue, though.

23 MR. PARKS: -- go back to the original
24 complaint --

25 MR. JORDAN: The use.

1 MR. PARKS: -- it does have something to
2 do --

3 MR. PHELPS: Yeah, usage. I -- I
4 understand it's not being -- the land is not
5 being used as it was zoned --

6 MR. JORDAN: That's right.

7 MR. PHELPS: -- appropriately. I got
8 that.

9 MR. JORDAN: (Inaudible).

10 MR. PHELPS: I just wanted to know if
11 they'd been going for a while --

12 MR. PEELER: Without --

13 MR. PHELPS: -- like -- without this.

14 MR. PEELER: -- without permits.

15 MR. PHELPS: Correct. I got it.

16 MR. PARKS: If we go back to that
17 complaint, Mr. Phelps, to -- I don't know if
18 you've read the complaint itself, but basically
19 it was they were pooping in the woods, excuse
20 my French, and we had -- we had approval for
21 the s- -- current septic system up to 25
22 females, 27 males on that septic system.

23 So the complaint was that there's no
24 bathroom facilities and that wasn't true, so
25 the complaint was not correct. We had the

1 approval for the 25 to 27 people, and we never
2 went over that number. That's how we all got
3 started --

4 MR. PHELPS: I -- I got you.

5 MR. PARKS: -- with this process, but we
6 were acting as Airbnb through the County,
7 through every county in this country that
8 allows it. Some cities don't, but -- and --
9 and -- and we are paying those taxes.

10 MR. PHELPS: This is -- this is just my
11 opinion on this --

12 MR. PARKS: Sure.

13 MR. PHELPS: -- I think you need to
14 provide that documentation before this Board,
15 before we could go farther to see if what
16 you're doing right now is --

17 MR. PARKS: You're talking about the tax
18 documentation?

19 MR. PHELPS: Well, the tax documentation,
20 but the actual septic documentation saying
21 that, hey, right now as you're operating,
22 you're -- you're within the tolerance of 20 --

23 MR. PARKS: Yeah.

24 MR. PHELPS: -- or 25 people.

25 MR. PARKS: Well, we have five cabins that

1 fit to two to four people.

2 MR. PHELPS: Yeah, but I -- I -- I'm not
3 disputing you.

4 MR. PARKS: Right.

5 MR. PHELPS: I'd just like to see it, that
6 somebody in the County has actually signed off
7 on it.

8 MR. PEELER: But is there a mobile home or
9 big cabin on there?

10 MR. PARKS: No, sir. There's a home.

11 MR. PEELER: With a home --

12 MR. PARKS: It's a three-bedroom, two-bath
13 home.

14 MR. PEELER: I understand. But the septic
15 tank was put in for that home?

16 MR. PARKS: Correct.

17 MR. PEELER: That was not for a
18 campground?

19 MR. PARKS: Right. That's why we
20 decided to --

21 MR. PEELER: When I go in and apply for
22 one, they tell me a put in a 1,000 gallon tank
23 or --

24 MR. PARKS: Yeah.

25 MR. PEELER: -- whatever for that home,

1 not for 5 or 6 campgrounds and 28 more people
2 and 30 men and 14 women.

3 MR. PARKS: That's why we wanted that
4 number, the 25 to 27 at the time.

5 MR. PEELER: Well, I'd like to see that
6 from the --

7 MR. PARKS: Yeah.

8 MR. BUSCHER: How is the -- how -- what
9 where -- what road is used to access the actual
10 campground?

11 MR. PARKS: Lisa Way and Frog Gln.

12 MR. BUSCHER: So you do go down onto Frog
13 Gln and come over?

14 MR. PARKS: No, sir. You go down Iowa,
15 turn left on Lisa, and then you're on Frog Gln
16 at the en- -- at Mike Collins' property you
17 turn right and that's Frog Gln. Lisa Way ends
18 at Mike Collins' property.

19 MR. BUSCHER: Okay. And then Frog Way
20 goes across two other parcels of land?

21 MR. PARKS: Frog Gln.

22 MR. BUSCHER: That's what I meant. I'm
23 sorry.

24 MR. PARKS: Yes, sir.

25 MR. BUSCHER: Well, the --

1 MR. PARKS: It's a -- I believe --
2 MR. BUSCHER: This --
3 MR. PARKS: -- an easement or something
4 maybe.
5 MR. BUSCHER: This map --
6 MR. PARKS: Yeah.
7 MR. JORDAN: There's an arrow.
8 MR. BUSCHER: -- reflects that the
9 right-of-way's up here on the corner. That's
10 not where you come in?
11 MR. PARKS: No. That's -- that's where we
12 come in.
13 MR. BUSCHER: This is Frog Way?
14 MR. PARKS: Frog is coming off --
15 MR. BUSCHER: Doesn't Frog come in right
16 here?
17 MR. PARKS: No, sir. I don't -- I
18 don't -- I'm not sure I c- -- I'm not
19 100 percent certain where you're at.
20 MR. PHELPS: It's right here.
21 MR. JORDAN: Oh, there's a good aerial.
22 MR. BUSCHER: I get it. But that's Frog?
23 MR. PHELPS: This is Frog Gln right here.
24 MR. BUSCHER: The satellite seemed to
25 indicate it came in right here. Okay. That

1 answered my question.

2 MR. PARKS: I think Mike wanted to talk
3 about how the cabins could be moved, his
4 background in mobile homes.

5 MR. JORDAN: Mr. Collins, come on up.

6 MR. STUBBS: Can you raise your right
7 hand.

8 (Speaker was duly sworn.)

9 MR. STUBBS: Can you state your name and
10 address for the record.

11 MR. COLLINS: Mike Collins, 296 Southwest
12 Long Leaf Drive.

13 MR. STUBBS: Thank you.

14 MR. JORDAN: Go ahead, Mr. Collins.

15 MR. COLLINS: Well, first, to discuss how
16 they could be moved, if they're on cranks with
17 wheels and axles left under them, you could
18 clear that whole campground out in about 30
19 minutes. That's about how long it would take
20 to move every unit.

21 And I have a place right down from the
22 campground on the river been through a couple
23 of floods, and you've got more than 30 minutes
24 for that river to rise --

25 MR. PHELPS: Right.

1 MR. COLLINS: -- that high, a lot more
2 time. And I would just like to say I've --
3 I've been to their campground several times
4 because that's -- I go to the river as much as
5 I possibly can after work. And they're -- the
6 way they're running that campground is the most
7 minimal environmental footprint you could ask
8 for in a campground. Because I've been to
9 Ellie Ray's and the other campgrounds too.
10 It's very primitive.

11 The people that they're bringing in there
12 are mostly families, mostly professionals.
13 There's a big push now in society. People are
14 wanting to unplug, get away from cities, get
15 away from noise, get away from people. And
16 that's the type of people that you're getting
17 down there. And I'm -- I'm right down the road
18 from the campground, don't have a problem in
19 the world with it. The people there are --
20 are -- are very nice. The guests have always
21 been very nice. Interesting people from all
22 over the world that I've met there.

23 And another big thing is that the
24 campground's going to bring revenue to a more
25 underfunded part of Columbia County and Fort

1 White that's going to help the local businesses
2 and it's going to help the tax base in that
3 area because the way that they're running the
4 campground, they're -- they have a tremendous
5 draw already being as small as it is.

6 So I just want to say that I don't have a
7 problem with the campground and I'm right down
8 the road, right down on the end of Lisa Way
9 from them. There's not been a problem with
10 noise. There has not been a problem with
11 trash. Most of the people I've met are ultra,
12 I call them, tree huggers that are staying
13 there. So as far as a detriment to the
14 environment, I don't -- I don't see that with
15 the clients that they're drawing.

16 As far as the septic system, if they put
17 the septic system up, get an approval for the
18 septic and have the drain field out of the
19 flood zone, that to me is no different than all
20 the other lots for sale up and down that street
21 that people are going to put septic tanks in. You
22 know, it's not in a flood zone. Those lots
23 aren't in a flood zone, and there's a lot of
24 property for sale up and down that road that's
25 going to eventually have septic tanks on it.

1 And it's just -- it's just a really nice
2 place for people to -- to come and see the
3 river. And people come there because they want
4 to be on the river. They want to be on the
5 water. You know, they don't want to stay a
6 mile or two miles away and have to drive and
7 put a kayak in. It's nice to -- to sit out at
8 night on the little porch or benches and -- and
9 be on the river. That's the draw for -- for
10 the whole campground.

11 MR. JORDAN: Is there a beach there? Can
12 you get to the beach or is it a (inaudible).

13 MR. COLLINS: It's just a -- just a
14 regular river bank. And they got a d- -- a
15 little dock out there, a little floating dock.
16 And it's -- to me, it's -- it's a -- it's just
17 a -- it's a good thing for Columbia County and
18 it's a real good thing for Fort White, what --
19 what -- what it's doing, you know, and -- and
20 you even got local business that are already
21 noticing the effects -- effect of it at the
22 small scale that it's at right now.

23 MR. JORDAN: Well, it sounds like they're
24 running a very good operation. Unfortunately,
25 we don't get to regulate what their customers

1 are like. And if they get permitted, somebody
2 may come in next door and they may recruit in
3 the hood in, you know, Brooklyn -- or not
4 Brooklyn, but, you know, some place --

5 MR. COLLINS: Right.

6 MR. JORDAN: -- and -- and then we don't
7 know what we'll get, so --

8 MR. COLLINS: You're saying on that
9 property or another property?

10 MR. JORDAN: Another property.

11 MR. COLLINS: But --

12 MR. JORDAN: And -- and of course there's
13 nothing to say they're going to continue to
14 take Airbnb tourists. They could say we want
15 more tourists, so we got to loosen our
16 restrictions. We just -- we can't regulate the
17 quality of the --

18 MR. COLLINS: R- -- right.

19 MR. JORDAN: -- of the customers.

20 MR. COLLINS: But you couldn't do that on
21 any business that opens that -- that -- that's
22 operating really. You couldn't regulate their
23 client base.

24 MR. JORDAN: No, we can't.

25 MR. COLLINS: And I think you would get

1 enough complaints from -- if -- if that changed
2 to that effect from the neighbors, including
3 me, Mark Hunter would, that it'd probably be
4 re-regulated back the other way.

5 MR. JORDAN: Well, but you can't -- I
6 mean, again, how do you say we're going to
7 revoke your -- your authorization because your
8 guests are too rowdy? I mean, I don't know how
9 to do that.

10 MR. COLLINS: I mean, if you had --

11 MR. FOREMAN: You wouldn't, Mr. Chairman.

12 MR. COLLINS: You couldn't do that, but
13 you could cause enough problems with the
14 Sheriff's Department and everything else that
15 it wouldn't be, you know, a viable business at
16 a certain point.

17 MR. PEELER: But one thing, Mr. Collins,
18 you know, when you put in a mobile home, you
19 have to go get permits and you have to make
20 sure --

21 MR. COLLINS: Right.

22 MR. PEELER: -- certain things are
23 enforced.

24 MR. COLLINS: I realize that. That's --

25 MR. PEELER: That's one of the biggest

1 problems that I see, you know.

2 MR. COLLINS: I -- I -- and I've -- I've
3 talked with Bruce a lot down there on the dirt
4 road a lot. And he was trying to do everything
5 right at least from what he was telling me.
6 And I think that's why he's here tonight,
7 because when they found out they weren't
8 supposed to -- because he's never been in a --
9 he was a game warden. He'd never been in this
10 type of business before. And when he found out
11 that he should have got permits, that's why
12 he's here. That's why he's done the things
13 he's done.

14 MR. PEELER: Well, if he was a game warden
15 and he -- he dealt with the river and the fish,
16 he ought to know people can't just go throw a
17 cabin up on the river and -- and, you know --
18 and you know, for example, a septic tank is put
19 in to allow certain -- for the certain size
20 house, it's -- it's for that capacity.

21 MR. COLLINS: Right.

22 MR. PEELER: So, I -- I mean, that's the
23 reason I'd like to see something about the
24 septic tank --

25 MR. COLLINS: Yeah. And I -- I agree with

1 that --

2 MR. PEELER: -- you know.

3 MR. COLLINS: -- that you should see that.

4 MR. PEELER: Yeah.

5 MR. COLLINS: But septic tanks are put in
6 and they will accommodate a certain number of
7 people too. You could build a one-bedroom
8 house but have a septic tank that would
9 accommodate a five-bedroom house. So it
10 depends on the size of the septic that was
11 existing there at the time.

12 MR. JORDAN: Well, I don't -- I mean, I
13 don't think our role is to be punitive and say
14 well, because you did this without permits, we,
15 therefore, can't consider it and we're going to
16 deny it going forward.

17 MR. COLLINS: Right. I would hope -- I
18 would hope you would look at the big picture --

19 MR. JORDAN: Yeah.

20 MR. COLLINS: -- and the future picture of
21 what --

22 MR. JORDAN: The issue is is this a
23 reasonable use.

24 MR. COLLINS: -- it -- what it offers.

25 MR. JORDAN: What's it going to do to the

1 neighborhood --

2 MR. COLLINS: Right.

3 MR. JORDAN: -- you know, what's going to
4 happen if somebody opens up something next
5 door.

6 MR. COLLINS: And I'm not -- I don't -- I
7 don't know what the zoning is, y'all would know
8 better than me, about how many campgrounds you
9 can put back to back to back on the Santa Fe.
10 I don't know if there's a limitation.

11 MR. JORDAN: They can't be but so far --

12 MR. FOREMAN: There is.

13 MR. JORDAN: -- right?

14 MR. FOREMAN: There -- there's -- once --

15 MR. STUBBS: Five --

16 MR. FOREMAN: -- one's permitted under
17 special exception, there's a distance
18 requirement for the next one --

19 MR. JORDAN: Yeah.

20 MR. FOREMAN: -- within an ESA.

21 MR. STUBBS: It's five -- five miles.

22 MR. FOREMAN: Yeah.

23 MR. JORDAN: Five miles.

24 MR. FOREMAN: Five miles.

25 MR. COLLINS: I don't think you would have

1 a --

2 MR. STUBBS: So basically if one goes
3 here, you can have one more. That's it.

4 MR. JORDAN: In Columbia County.

5 MR. COLLINS: In Columbia County, so I
6 don't --

7 MR. PEELER: How much property do you own?

8 MR. STUBBS: Within an ESA district, yes.

9 MR. PHELPS: Say -- say that again.

10 MR. COLLINS: 14 acres.

11 MR. PHELPS: How many miles?

12 MR. PEELER: How many?

13 MR. STUBBS: Five miles.

14 MR. COLLINS: 14.

15 MR. STUBBS: So --

16 MR. PEELER: 14 acres. We've got plenty
17 of campgrounds on yours.

18 MR. COLLINS: (Inaudible).

19 MR. STUBBS: So basically if one goes
20 here, you might be able to fit one down maybe
21 towards the 27 bridge and that's it.

22 MR. COLLINS: Yeah. So I don't think it
23 would be an abundance of campgrounds if
24 somebody else decided to open one up. I think
25 they'd still have a nice gap of no campgrounds.

1 MR. JORDAN: Yeah.

2 MR. STUBBS: The County -- County's comp
3 plan limits to basically that five-mile radius
4 so --

5 MR. COLLINS: It's really five either
6 way --

7 MR. STUBBS: Yeah.

8 MR. COLLINS: -- on the river --

9 MR. JORDAN: Wow.

10 MR. COLLINS: -- so --

11 MR. STUBBS: And the location --

12 MR. COLLINS: (Inaudible.)

13 MR. STUBBS: And the location of this,
14 there -- there can't be any more to the west.
15 And there could only be -- I mapped it out.
16 There could be one down towards the 27 bridge
17 and that's about it.

18 MR. JORDAN: What if somebody wanted to
19 put one on some high and dry land?

20 MR. STUBBS: Well, that's a different
21 story. That would be like ag zone property.

22 MR. JORDAN: So this is ESA land?

23 MR. STUBBS: Just in the ESA.

24 MR. BUSCHER: But isn't everything on the
25 river ESA?

1 MR. STUBBS: Yes. Everything on the --
2 in -- on the river is an ESA.

3 MR. JORDAN: Right.

4 MR. STUBBS: But, I mean, if it was back
5 off the river and like, you know, half a mile
6 or something, they could, you know, petition in
7 some ag property to have a campground or
8 something, but not in the ESA.

9 MR. JORDAN: Right.

10 MR. COLLINS: That's -- that's all. Thank
11 you.

12 MR. JORDAN: Thank you. All right.

13 Any -- okay. Come on up, sir.

14 MR. WILSON: When I first was looking at
15 this property and talked to the realtor about
16 it, they were walking me around. The two
17 realtors are here tonight. One of their
18 comments was, oh, and the guy that had this
19 septic tank put in made it extra large so that
20 he could have a campground at some point. I'd
21 never thought about buying 12 acres as a
22 campground, okay. Hadn't crossed my mind.
23 That came up. Still didn't. It wasn't what
24 was on my mind. It was just a beautiful piece
25 of land and had a house. I rehab houses. I

1 was just going to rehab the house.

2 Okay. As time went on the idea of, hmm, I
3 could do cabins if I don't do -- I know you
4 can't build something down here, but I could
5 put in like storage buildings and make them --
6 so three of these are actual storage buildings
7 that I bought from a place that sells storage
8 buildings.

9 And we just redid the walls so that they
10 look cabiny. But all of them are very
11 portable, and the idea at the time -- and I
12 thought I was okay. I wasn't looking to see
13 what all I can get away with until I get caught
14 because you're on the river. People are going
15 by. You're dealing with people. You're
16 already caught.

17 So when it -- when we got the code
18 enforcement thing, I immediately went up and
19 met with the code enforcement lady. She showed
20 me the code thing. Well, I'd read it before
21 and it said that exceptions in this area are
22 campgrounds, solar parks -- or solar things and
23 churches. That's what you can put in a flood
24 zone.

25 Well, I didn't need the solar thing or the

1 church thing, but the idea of a campground,
2 that's great. Put these cabins in here. And
3 so I was moving forward on that idea but got
4 stopped when the code enforcement thing came
5 up. So we've been working on that now for
6 months and it is a process. I've had to pay
7 for survey after survey, elevations, and -- and
8 you're writing checks, all of it, hoping that
9 it's going to come back, but you're just --
10 you're going through it.

11 So all of this was -- was designed -- I'm
12 retired. There is at least one person in the
13 room who will find that funny, but I -- I
14 wasn't trying to create a career here. It
15 just -- it's kind of happening that way. And
16 then when these folks came along and they saw
17 in it, well, by then I was already deep into
18 this paperwork and getting it done.

19 And -- and Bobby comes to me, there's some
20 people who really like the park. I'm not going
21 to sell it. I'm just -- I got all kind of
22 things I want to do here, and now I'm in the
23 middle of this paperwork and -- so I haven't
24 agreed to sell it. I haven't signed a
25 contract, but if I ever did sell it to

1 somebody, I'd want to be somebody like that.

2 Somebody that loves the river as much as I do,
3 loves the County as much as I do.

4 When I was a game warden, it decades ago
5 in the '70s, but it was here in Columbia
6 County. That's where my chil- -- most of my
7 children were born here. So this is home. I
8 love the rivers. I'll probably spend the rest
9 of my life fighting for the Santa Fe and the
10 Ichetucknee and these other springs. If they
11 end up buying this park and -- and I don't have
12 that on my plate, then I'm going to be battling
13 to try to maintain and keep and improve what we
14 have here, what's left and -- and kind of get
15 it back to the way I remember things.

16 So, Mr. Peeler, I understand. It looks
17 like I'm just an outlaw. I'm not at heart,
18 okay. It wasn't my intention when I started to
19 let's see what all I can get away with. I am
20 dumb, but not that dumb, okay. So we are
21 trying to jump the hoops. We're trying to get
22 things done.

23 Ultimately, I think this is the most
24 perfect use for this piece of ground. I think
25 it's something that will be a credit to the

1 County. It's already making the County money.
2 And I think it will be there for a long time
3 doing good and protecting that 12 acres. Thank
4 you.

5 MR. JORDAN: Thank you.

6 Brandon, let me ask a question. When you
7 use a shed for human hab- -- hab- --
8 (inaudible), doesn't that come under the
9 building code?

10 MR. STUBBS: No. That's going to be a
11 whole separate issue he's going to have to
12 address with Troy.

13 MR. JORDAN: So he basically is -- you got
14 to meet the building code. The windows --

15 MR. PEELER: 460 square feet.

16 MR. JORDAN: -- the doors, the roofs, all
17 that.

18 MR. STUBBS: Yes. It will have to meet
19 the Florida building code.

20 MR. JORDAN: You see what -- you see what
21 we're talking about?

22 MR. PARKS: Can I --

23 MR. PEELER: It has to be 460 square feet.

24 MR. PARKS: Can I approach about that --

25 MR. JORDAN: Sure.

1 MR. PARKS: -- and we can talk about that
2 again. Again, it goes back to what David and
3 Joy -- David was speaking ab- -- about.
4 These -- these are here now.

5 MR. JORDAN: Right.

6 MR. PARKS: The new ones coming in on
7 wheels built to code, built as tiny homes.
8 These are the new ones coming in. So we're
9 just talking about these. If we get approval,
10 there's a substantial amount of -- of money
11 being invested in these new little cabins that
12 are being built by the Amish. The exact same
13 ones -- if anybody's ever been to Ellie Ray's,
14 in -- from Pennsylvania that -- and -- and
15 they'll be shipped down on wheels, on trailers
16 or pulled, and that's -- that's the cabins that
17 will come. That's why we got the new septic
18 system to handle those that are coming.

19 They sleep 4. They're the same ones at
20 Ellie Ray's. We've talked to the owners at
21 Ellie Ray's, and -- and -- and she wishes she
22 had 25. They're expensive, but this is -- this
23 is what -- what's going to happen. So those
24 particular ones that are present, the way we
25 read the code, you know, it was just, hey,

1 these are little mobile cabins. We can pull
2 them in and out. You know, we talked to Mike
3 about it before we did it. Hey, these are
4 little cabins. Can you help us move these
5 things during a flood. Before any of this ever
6 come up, we had already discussed that. You
7 know, these aren't dwellings. No one's living
8 in them. They're just there overnight.

9 It's a glamping -- the word hasn't come
10 up, but that's what this is. If you look at
11 Airbnb, it's a glamping, glamorous camping.
12 It's just a tent with a -- with a hard
13 structure so you can have air-condition at
14 night because there's lot of people that don't
15 want to camp on our river in July.

16 MR. JORDAN: I don't -- I don't know if
17 they would be a structure, but --

18 MR. PEELER: But you haven't been approved
19 for the septic system yet?

20 MR. BUSCHER: There's -- there's --

21 MR. PARKS: I think --

22 MR. BUSCHER: -- there's -- there's fire
23 concerns and things like that. Somebody
24 sleeping in this structure overnight --

25 MR. PARKS: Sure.

1 MR. BUSCHER: -- and it catches on fire.

2 MR. PARKS: Sure.

3 MR. BUSCHER: And so --

4 MR. JORDAN: Well, not only a fire. A
5 tornado comes through there at night, and these
6 things are made to withstand 40-mile-an-hour
7 winds and --

8 MR. PARKS: No. No. They're all --
9 they're 100 -- I think Mike can attest to that
10 as well.

11 When we bought these, what was the --
12 160-mile an hour?

13 MR. COLLINS: It was 160 (inaudible).

14 MR. PARKS: 160. That -- we -- we checked
15 into all of that.

16 MR. PEELER: Are they tied down?

17 MR. JORDAN: But you got -- you got to tie
18 them down.

19 MR. PARKS: They are tied down.

20 MR. JORDAN: Well, then you can't move
21 them in 30 minutes.

22 MR. PARKS: No. They -- they -- you
23 unsnap them. You just -- you just unsnap them
24 and you roll it back and you tie it down again
25 when you bring them back. It's just like you

1 would do your, you know, normal shed in your
2 yard if you had it on the -- on the river.

3 MR. JORDAN: Yeah, but the difference is
4 nobody's sleeping in my shed.

5 MR. PARKS: Right.

6 MR. JORDAN: If it blows away, four people
7 aren't going to die.

8 MR. PARKS: Right.

9 MR. JORDAN: You know, I don't, you
10 know --

11 MS. RUFFO: But that's not what we're --

12 MR. PARKS: But we're --

13 MR. STUBBS: Yeah. The -- that's --
14 the --

15 MR. PARKS: Yes. I mean, the new ones --
16 if you guys -- if this is approved, we're
17 having cabins that are tiny homes that are
18 approved in 50 states.

19 MR. PEELER: Do you know what the square
20 footage is for a tiny home?

21 MR. PARKS: Around 320 or less. 280 or
22 320 --

23 MR. PEELER: 450, wasn't it?

24 MR. PARKS: -- depending on which state
25 you live in.

1 MR. JORDAN: Here isn't it 450?

2 MR. BUSCHER: It's four-something.

3 MR. STUBBS: Here -- here's the problem.
4 These are not going to be rated as -- as homes.

5 MS. RUFFO: (Inaudible).

6 MR. STUBBS: They cannot be homes. They
7 cannot have kitchens. They cannot have stoves.
8 In other words, they cannot be classified as a
9 dwelling.

10 MR. PEELER: So all they can have is a
11 bedroom and a -- they can't have a toilet,
12 can't have a --

13 MR. STUBBS: They can have a toilet and
14 wash facilities, but they cannot have a kitchen
15 with a stove and there's certain limitations.

16 MR. JORDAN: What about a microwave?

17 MR. STUBBS: They can have a microwave,
18 yeah.

19 MR. JORDAN: They have electricity.

20 MR. STUBBS: Yeah, they can have a
21 microwave.

22 MS. RUFFO: I didn't realize they were
23 going to have restrooms in the cabins.

24 MR. STUBBS: I'm not saying they are.

25 MR. PARKS: Future.

1 MR. STUBBS: I'm --

2 MS. RUFFO: Future cabins will --

3 MR. STUBBS: Yeah.

4 MR. PARKS: Yes, ma'am.

5 MS. RUFFO: The future ones.

6 MR. STUBBS: But they cannot be what's
7 classified as a dwelling under the Florida
8 building code or the land development
9 regulations. Then you get into now they got a
10 multi-family unit out there and they cannot
11 have that. That's not camp- -- that's not a
12 campground.

13 MR. PARKS: Mr. Stubbs, these are actually
14 going to be classified -- they're 50 -- 30 amp,
15 50 amp. They're going to be classified as a
16 mobile home and that's --

17 UNKNOWN SPEAKER: RV (inaudible) --

18 MR. PARKS: RV.

19 UNKNOWN SPEAKER: -- under (inaudible).

20 MR. PARKS: Under ANSI and that's going
21 to -- ANSI?

22 UNKNOWN SPEAKER: (Inaudible).

23 MR. PARKS: ANSI code.

24 MR. STUBBS: Then that's going to be an
25 issue in and of itself because --

1 MR. PARKS: And that's --

2 MR. STUBBS: -- RVs are not permissible.

3 MR. PARKS: -- that's something that we'll
4 be attending a meeting three months from now, I
5 think.

6 MR. PEELER: If they're going to be
7 classified --

8 MR. STUBBS: There's nothing then before
9 us.

10 MR. PEELER: -- as a mobile home, they're
11 going to each one have to be permitted.

12 MR. PARKS: Yes.

13 MR. PEELER: Each individual one.

14 MR. PARKS: I -- I believe so.

15 MR. STUBBS: But even the cabins now will
16 have to be brought up to code.

17 MR. WILSON: (Inaudible) RV and it won't
18 happen until the approval gets through the
19 County anyway.

20 MR. PARKS: Yeah.

21 MR. STUBBS: Well, they're making a b- --
22 making some assumptions here. They're --

23 MR. PEELER: (Inaudible.)

24 MR. STUBBS: They're assuming that the
25 County is going to initiate amendment to amend

1 the LDRs to allow for RVs within the ESA zone
2 district, and that's going to be approved by
3 this Board and the Board of County Commission.

4 MR. PARKS: But, again, I mean, Ellie
5 Ray's -- I know it's a different county, but
6 Ellie Ray's has 11, and they've had 5 of them
7 for 6 years and the other ones, I think, for 9
8 years or something like that. So, I mean,
9 whatever the classifica- -- whether it's
10 county, state, these -- these cabins on wheels
11 are approved as an RV are going to be the same
12 way that hundreds of campgrounds in this state
13 have these same cabins on water.

14 MR. FOREMAN: Mr. Chair, can I suggest
15 that you --

16 MR. JORDAN: Sure.

17 MR. FOREMAN: -- you obtain some
18 additional testimony to allow the deliberations
19 to move forward.

20 MR. JORDAN: Sure. I mean, I think he's
21 telling us now.

22 MR. PARKS: Thank you.

23 MR. STUBBS: Well, just know that --

24 MR. JORDAN: Anyone else who would like to
25 speak on the matter? Okay. Just come up one

1 at a time, please.

2 MR. STUBBS: Raise your right hand.

3 (Speaker was duly sworn.)

4 MR. STUBBS: Can you state your name and
5 address for the record.

6 MR. CAUDILL: Eugene Caudill, and I live
7 at 830 Southwest Manatee Terrace, Fort White.
8 Okay. I own the properties adjacent to the
9 property that they have there. I own lot one
10 and I also own lot four. Okay. I love them as
11 neighbors. Absolute -- they clean up after
12 themselves. They clean up my property as well
13 and the road. No noise. I have no plans of
14 doing anything to our properties except putting
15 a barn and some walking trails along the river.
16 We have about 1,000 feet on the water adjacent
17 to theirs.

18 MR. JORDAN: Excuse me. Are you the --
19 the c- -- the owner called On The Sante Fe,
20 LLC?

21 MR. CAUDILL: Yes, sir.

22 MR. JORDAN: Is that you?

23 MR. CAUDILL: Yes, sir. My wife.

24 MR. JORDAN: Your wife?

25 MR. CAUDILL: Yes, sir. And we also have

1 the -- the other one?

2 UNKNOWN SPEAKER: Wilson.

3 MR. CAUDILL: Wilson Oaks.

4 MR. JORDAN: Oh, Wilson Oaks, LLC.

5 MR. CAUDILL: Yes, sir. And we have no
6 intentions of doing anything to those
7 properties because of where it sits, it's just
8 absolutely beautiful in there. And they're
9 good neighbors. I don't know what else I can
10 say to it except that we appreciate what
11 they're doing.

12 MR. JORDAN: Wilson Oaks, LLC, that
13 property is not on the river according to the
14 aerial we got.

15 MR. CAUDILL: It is not.

16 MR. JORDAN: So it's much higher, I would
17 assume, than what's on the river.

18 MR. CAUDILL: Yes, sir, it is. It's
19 30-something feet.

20 MR. JORDAN: So it's out of the floodplain
21 basically.

22 MR. CAUDILL: Out of the floodplain, but
23 it is on the road. Frog -- Frog Gln, half the
24 right-of-way belongs to that property.

25 MR. JORDAN: I guess the reason I'm asking

1 this is, you know, you -- why couldn't you
2 just -- I mean, you know -- they're going to
3 put a lot of money in this anyway -- buy a
4 little extra property, move the -- move the
5 dwellings and stuff up on the high ground --

6 MR. CAUDILL: Well --

7 MR. JORDAN: -- and then give people
8 access to the river through their existing
9 property?

10 MR. CAUDILL: Well, that is their property
11 and mine's mine. I don't know how else to say
12 it. If they've got enough money, they can buy
13 it and do what they want to. I'm not ready to
14 sell it.

15 MR. JORDAN: Well, I -- I think they have
16 a good concept. I just think there are a lot
17 of issues with it.

18 MR. CAUDILL: Well, they -- the part that
19 they're going to put the septic on is in the
20 corner high like --

21 MR. JORDAN: Right.

22 MR. CAUDILL: -- on our -- right there
23 next to our property.

24 MR. JORDAN: And that would be up -- up
25 here.

1 MR. CAUDILL: Yes, sir, on that top
2 corner. And that's where they were talking
3 about putting the septic. And they spoke to us
4 about it and asked us did we have a problem.
5 And I said, well, it's your property, you know,
6 and as long as it don't encroach on us, I don't
7 have a problem.

8 MR. JORDAN: That really wouldn't impact
9 you unless you had to put a well or something
10 in, then you'd have to --

11 MR. CAUDILL: Yeah.

12 MR. JORDAN: -- put the well further back.

13 MR. CAUDILL: Yeah. We have enough land
14 there. I think there's 12 acres on each lot.
15 We have enough land to cover the well and
16 septic.

17 MR. JORDAN: Do you have an easement from
18 your property down to the river?

19 MR. CAUDILL: I do.

20 MR. JORDAN: Okay.

21 MR. CAUDILL: We -- we can go right
22 straight down to Iowa and get to the -- to the
23 river.

24 MR. JORDAN: Okay. Do you have any -- I
25 kind of cut you off. Is there anything else

1 you'd like to say?

2 MR. CAUDILL: No. That's pretty much it.
3 I just wanted to let you know that we do have
4 the properties. They don't make a lot of noise
5 for us.

6 MR. JORDAN: But you don't live down
7 there, though, right?

8 MR. CAUDILL: I don't live there, but I'm
9 putting a barn in there for a tractor pretty
10 much and that's it. And no other intentions of
11 doing anything along the river. Maybe some
12 walking trails.

13 MR. JORDAN: Thank you. I understand
14 you're saying that basically you think they're
15 good neighbors.

16 MR. CAUDILL: I love them as neighbors.
17 I've been to the cabins and looked at them and
18 if I were to do something, that's what I would
19 do. And I met some of their guests walking
20 through the property, of course.

21 MR. PEELER: Where do you live now?

22 MR. CAUDILL: I've got -- it's 830
23 Southwest Manatee Terrace, Fort White. And
24 that's pretty much it unless y'all have
25 questions for me.

1 MR. JORDAN: Anybody have any questions?

2 UNKNOWN SPEAKER: No.

3 MR. JORDAN: All right. Thank you, sir.

4 Next.

5 MR. CAUDILL: I do have one more thing.

6 MR. JORDAN: All right.

7 MR. CAUDILL: I was there when Bruce
8 bought the property. My wife and I both sell
9 real estate. And I've talked to Jerry, who was
10 the one that he purchased it from, and he had
11 told me that they had intentions of putting a
12 campground there to begin with. And when he
13 had the septic built, that's what he had it
14 built for. He had big plans with the
15 University of Florida or some kind of
16 craziness, but, you know, I couldn't get too
17 far into that.

18 MR. JORDAN: Right.

19 MR. CAUDILL: So he said there was an
20 oversized septic. I don't have facts on that.

21 MR. PEELER: Well, we just needed to see a
22 little proof of that so we'll know.

23 MR. CAUDILL: Yes, sir. I do understand
24 that.

25 MR. JORDAN: All right. Thank you, sir.

1 Ma'am, who -- okay. Pink shirt.

2 MS. WILSON: I don't have all the
3 details -- uh-huh.

4 MR. STUBBS: Raise your right hand.

5 MS. WILSON: Oh, I'm sorry.

6 (Speaker was duly sworn.)

7 MR. STUBBS: Can you state your name and
8 address for the record, please.

9 MS. WILSON: Roberta Wilson, 2624
10 Southwest Santa Fe Drive, Fort White, Florida.
11 I just wanted to say that there's a lot more
12 information that hasn't been given tonight as
13 far as that septic tank that's in there has
14 been inspected. It was inspected by the Health
15 Department --

16 UNKNOWN SPEAKER: (Inaudible).

17 MS. WILSON: -- by the Health Department
18 and there have been some of -- you know,
19 some --

20 MR. PEELER: Could you speak up a little
21 bit.

22 MS. WILSON: -- going back and forth on
23 that. Pardon?

24 MR. PEELER: Can you speak up.

25 MR. JORDAN: A little louder.

1 MS. WILSON: Okay. All right. There has
2 been approval on that septic tank that was in
3 there. As soon as we know -- knew those
4 things, we had that checked. We had someone
5 come out, you know, and do that for the Health
6 Department in Columbia County.

7 I want you to know that it didn't start
8 out to be a campground at all. It really
9 didn't. And yet that's what it was -- he was
10 told that it was classified for. And as time
11 went on as we built one cabin and then another
12 cabin -- and we chose to use Airbnb because
13 they have kind of an evaluation system --
14 without getting legal with that -- so that
15 you're not going to get rif-raffed situations
16 in there. Okay. If you do, they're going to
17 be evaluated. They're going to be -- what do
18 you call that? You have to -- after you go in
19 there you --

20 UNKNOWN SPEAKER: Blacklisted.

21 MR. JORDAN: Screen them.

22 MS. WILSON: Huh?

23 UNKNOWN SPEAKER: Blacklisted.

24 MS. WILSON: Well, but what do they --
25 they have to be qualified like to even get into

1 Airbnb. So that made a big difference to us
2 because it has turned out like Bobby says to be
3 what some people might call tree huggers, but
4 they're people that love it and they love the
5 river and they respect what we ask.

6 Each cabin has a little -- a professional
7 fire pit put in there, a wrought iron fire pit
8 in the ground. The fire can't spread, you
9 know, easily. None of that. It's in the
10 ground. So there were a lot of things that
11 were taken into consideration as we began to
12 think about things like that.

13 And as we learned what we didn't know, it
14 just -- it just happened too quick is what
15 happened. And I just want you to know that
16 it's -- everybody has said it's a great place.

17 MR. PEELER: I -- I understand --

18 MS. WILSON: And -- and we all know that
19 and we want to be legal about it, or we
20 wouldn't be here. It wasn't that we got
21 caught.

22 MR. PEELER: I understand, but you built
23 one cabin and then you built another cabin and
24 then you built another cabin and still didn't
25 have no permits.

1 MS. WILSON: You know what, I -- I don't
2 even know how that -- I wish you would answer
3 that.

4 MR. WILSON: It was after the (inaudible)
5 we found out we needed to have a permit for an
6 outdoor building.

7 MR. PEELER: But before you build
8 anything, a cabin to rental, you have to have a
9 permit.

10 MS. WILSON: I --

11 MR. JORDAN: No. No. We're past that.

12 MS. WILSON: The storage sheds, they --

13 MR. JORDAN: Yeah. We can correct that.

14 MS. WILSON: -- they were storage sheds
15 that we brought in. And -- and we were told
16 that the storage sheds didn't have to be
17 permitted. And then they built two out of
18 trees that had come down that were on the
19 property. Some that came down during the
20 tornado that went through Three Rivers, we
21 gathered those trees rather than have them
22 taken to the dump and ground up and we made
23 boards out of them, so we've tried to do good
24 with all that. But we want things to be in
25 order. That's why we're here.

1 MR. JORDAN: Oh, I think you do. And I --
2 from my evaluation, the fact that you didn't
3 have permits shouldn't be an obstacle to going
4 forward.

5 MS. WILSON: Yeah. Yeah.

6 MR. JORDAN: All right. The issue -- the
7 issue I've got to decide is do I think this is
8 a good use for that property. I think your
9 concept is great. I think if it were high and
10 dry, th- -- we would have been out of here in
11 five minutes. But you're building in a very --
12 I mean, it's called environmentally sensitive
13 for a reason, and it can cause a lot of
14 problems down the road.

15 MS. WILSON: We had Suwannee -- Suwannee
16 River War- -- Water Management has been out at
17 our request more than twice. We've had it
18 surveyed I can't tell you how many times
19 because I pay the bill and the elevation
20 surveys and all the other things so we could
21 make sure that we were doing things in that
22 order. We weren't knowledgeable just like
23 you're not knowledge about it, so I do
24 understand that and I respect that. Just know
25 that that's our desire too.

1 MR. JORDAN: Well, I think the take-away
2 for everybody here, if you want to develop
3 anything on the river, you got to be prepared
4 for a lot of paperwork --

5 MS. WILSON: Yeah.

6 MR. JORDAN: -- and a lot of government
7 regulations because it's tough to do a
8 single-family home much less something like
9 this.

10 MS. WILSON: Right. Thank you.

11 MR. JORDAN: Thank you. All right.

12 We had another lady. Yes, ma'am. Come on
13 up.

14 MR. STUBBS: Can you raise your right
15 hand.

16 (Speaker was duly sworn.)

17 MR. STUBBS: Could you state your name and
18 address for the record.

19 MS. LOWNDE: I'm Marcella Lownde
20 (phonetic). I live at 223 Southwest Lisa Way.
21 I'm the one person that actually lives out
22 there full-time that's here tonight. All of
23 these 400 people that they've talked about
24 that's come to this property in the last year
25 traveled right by my house.

1 As far as noise and partying and whatever,
2 the property's too far away for me to hear
3 anything that goes on on the property itself.
4 That is an easement. Half the easement comes
5 off of my property. Half comes off of the
6 Caudills' over there. It is not a
7 County-maintained road. I do not want it to be
8 a County-maintained road. I bought that
9 property for the quietness. It was originally
10 a single-family home on the river. I would
11 like it to remain a single-family home on the
12 river.

13 I printed out right off Suwannee River
14 Management the fact that it's in the wetlands
15 where my trailer sits. It took nearly a year
16 for me to get my permit through for my trailer
17 nine years ago. After it was all done, the
18 trailer was set up, the well was in, the AC was
19 in, I had to pay the appraiser 500 additional
20 dollars to prove to the County that what I put
21 on my property would not raise the river more
22 than one foot -- it's called the one foot river
23 rise -- which does not sound like a lot
24 considering that Mr. Wilson -- and we've been
25 friendly. You know, they'll tell you I'm the

1 friendly lady that walks my little dog up and
2 down Lisa Way -- has hauled in multiple loads
3 of dirt. Hopefully, he had a permit from
4 somebody to do whatever he did with that dirt
5 down there, include putting a culvert in.

6 The -- the -- back to the one foot river
7 market, that does not sound like a lot, raising
8 the river one foot when it floods, but my dad
9 right back here who is four houses down not on
10 the river, when the hurricane came through last
11 year, we measured it. From his edge of his
12 house to where the river stopped was 16 inches.
13 One foot does make a difference along there.

14 And it -- and his property, Mr. Wilson's
15 property is all in a flood zone. We've
16 established that over and over. I was also --
17 I actually had additional surveys on my
18 property because where I originally wanted to
19 put my trailer was in the wetlands. The front
20 of my property is in wetlands.

21 MR. JORDAN: Let me interrupt you. You
22 keep saying "wetlands." You mean floodplain,
23 don't you?

24 MS. LOWNDE: Floodplain, yes, sir.

25 MR. JORDAN: Because I don't think there

1 are any wetlands there.

2 MS. LOWNDE: Not wetland, but floodplain,
3 yes. I call them wetland because the ground
4 stays boggy and soggy all summer.

5 MR. JORDAN: That's another set of
6 regulations.

7 MS. LOWNDE: Oh, no. Floodplain. And I
8 was told that my trailer would -- to go in that
9 section on my own property would have to be on
10 stilts, and I would have to put in an aerobic
11 treatment system, which is what was required
12 nine years ago. So I backed it up up the hill
13 and -- so I could get a normal septic tank.

14 Now, what he has grandfathered in septic
15 tank-wise down there, I don't know, I don't
16 care, but it has created a lot of traffic by my
17 house. And I do not agree with a campground
18 going in down there. And I am the one owner
19 that actually lives on Lisa Way.

20 MR. JORDAN: So the access to his property
21 you're saying is half-owned by you and
22 half-owned by the Wilsons?

23 MS. LOWNDE: No. It's half-owned by the
24 Codells.

25 MR. JORDAN: Oh, the Codells. Okay.

1 MS. LOWNDE: Yes, sir.

2 MR. JORDAN: And how big is the easement?
3 30 feet or 60 feet?

4 MS. LOWNDE: It's a 30-foot easement.
5 It's a one -- you know, two -- one-lane little
6 road.

7 MR. STUBBS: The --

8 MR. JORDAN: (Inaudible).

9 MR. STUBBS: The survey show -- shows it's
10 a 60-foot easement.

11 MS. LOWNDE: Well, it may be 60. 30 and
12 30, but --

13 MR. JORDAN: 60 is what's typically used
14 for a county road.

15 MS. LOWNDE: Okay. Well, it's --

16 MR. JORDAN: So let's say you needed a
17 fire truck to get down there because somebody
18 had a heart attack or a building's on fire.
19 Could a fire truck get down that road?

20 MS. LOWNDE: Yes, sir, a fire truck could
21 go down that road.

22 MR. JORDAN: Okay.

23 MS. LOWNDE: Somebody may have to pull off
24 in the woods to let them by, but one could go
25 down the road.

1 MR. JORDAN: All right. And it's stable.
2 They wouldn't -- they wouldn't sink in the sand
3 and all that?

4 MS. LOWNDE: No, sir.

5 MR. JORDAN: Okay.

6 MS. LOWNDE: It's a -- it's a decent
7 little non-maintained road. Mr. Collins' house
8 is right at the end of it.

9 MR. JORDAN: All right. So basically you
10 oppose it because of the traffic?

11 MS. LOWNDE: I oppose it because of the
12 traffic. And what if this gentleman sells it,
13 who's to say the next person will keep it up as
14 well? You know, then I'm dealing with the
15 fall-out of that.

16 MR. JORDAN: And we --

17 MS. LOWNDE: And Mr. Wilson asked me
18 before this meeting, he goes, well, what kind
19 of problems have you had? And I said, well,
20 little minor ones.

21 Yesterday one of his renters stopped me or
22 somebody that turned down because I watch to
23 see where they turn, turned down towards his
24 property. Said, you know dogs aren't allowed.
25 And I was not in a good mood and I just looked

1 at him and I said, report me to the owner, and
2 I kept on walking.

3 MR. JORDAN: Because you had your dog with
4 you?

5 MS. LOWNDE: It was my dog.

6 MR. PARKS: We're -- we're a pet friendly
7 community --

8 MR. JORDAN: Okay.

9 MR. PARKS: -- so I don't know if that
10 was one of us.

11 MS. LOWNDE: You know, but they turned
12 down that driveway. But, nevertheless, no, as
13 far as noise and partying, that has not
14 happened, but I'm f- -- too far away to hear it
15 if it did happen.

16 MR. JORDAN: You just don't think it's
17 consistent with the neighborhood?

18 MS. LOWNDE: It is not consistent with the
19 neighborhood, and I do not like all the cars
20 going by my house.

21 MR. JORDAN: Well, how many -- and I --
22 they've got 20 cabins. If -- if, you know,
23 everybody leaves and comes at the same time --

24 MS. LOWNDE: That's 20 cars.

25 MR. JORDAN: -- you're talking about 40

1 trips a day. That's a lot.

2 MS. LOWNDE: That -- that -- that's a lot
3 for somebody that when -- when -- if it's not a
4 campground, it's one home down there. One
5 home, one family is not going to make 40 trips
6 up and down the same road every day.

7 MR. JORDAN: What is -- what is
8 Mr. Wilson's right to use your -- your
9 right-of-way or easement?

10 MS. LOWNDE: Well, it's an easement. It
11 was created as a road easement.

12 MR. JORDAN: So all the lots down there
13 are entitled to use it?

14 MS. LOWNDE: All the lots down that way
15 are entitled to use that easement, yes, sir.

16 MR. JORDAN: Okay.

17 MS. LOWNDE: It comes off of our property
18 and the Caudills', and it is for all the
19 properties down there.

20 MR. JORDAN: Anything else you'd like to
21 add?

22 MS. LOWNDE: One more thing I thought
23 about, there's been a lot about -- talk of the
24 septic tanks, but has the well been DEP
25 certified?

1 MR. JORDAN: Is it some kind of community
2 well?

3 MS. LOWNDE: Well, I mean, it's going to
4 be a -- you know, that's just the thought.

5 MR. JORDAN: Well, I mean, I think, you
6 know, once he gets so many units, he's going to
7 have to do different things with the well.

8 MS. LOWNDE: And his cabins all came in
9 the same day, by the way. I watched them.

10 MR. JORDAN: What came in?

11 MS. LOWNDE: His cabin.

12 MR. WILSON: Three of them.

13 MS. LOWNDE: The three cabins came in the
14 same day.

15 MR. JORDAN: All right. They come down
16 the road with no problem?

17 MS. LOWNDE: They have to. Yes, sir.
18 They came down no problem. He picked them up
19 out on Iowa Drive with a tractor and carried
20 them down there.

21 MR. JORDAN: Okay.

22 MR. STUBBS: And, Chair, to -- to talk
23 about the well issue, if it's a single well for
24 a single residence, it's permitted by Suwannee
25 River Water Management District. If it becomes

1 a small community well, then it has to be
2 licensed via Department --

3 MR. JORDAN: DEP.

4 MR. STUBBS: Well, Department of
5 Environmental Health.

6 MR. JORDAN: Oh, okay.

7 MR. STUBBS: And that's when you get in
8 these small RV parks and things like that
9 usually serve, you know, up to 30 units or
10 something like that. But then once you get to
11 a certain size, you're right, it becomes a
12 community water supply, which that requires DEP
13 permits. So there's -- actually depending on
14 the size and what it serves, there's one of
15 three regulatory agencies.

16 MR. JORDAN: Well, he would probably have
17 to upgrade his well.

18 MR. STUBBS: Well, it will be required to
19 be permitted with Environmental Health --

20 MR. JORDAN: Yeah.

21 MR. STUBBS: -- through -- through Sally
22 and Environmental Health.

23 MR. PEELER: Just cha-ching, cha-ching.

24 MR. WILSON: We already -- we addressed
25 that when we started all this other, so we had

1 to do water samples in there to get checked and
2 all that, but the number of people that were
3 approved with on the septic tanks were okay
4 with that.

5 MR. JORDAN: They didn't make you put like
6 a chlorinator or something like that on it?

7 MR. WILSON: No, they didn't.

8 MR. STUBBS: No. Once you get into that,
9 that's DEP.

10 MR. JORDAN: Okay. Anything else, ma'am?

11 MS. LOWNDE: That's it. I just wanted my
12 objection to be on record and this Board to
13 know that there was an objection.

14 MR. JORDAN: All right. Thank you, ma'am.

15 MS. LOWNDE: Any questions?

16 Thank you for your time.

17 MR. JORDAN: Thank you. Thank you.

18 Yes, sir. Come on up.

19 (Speaker was duly sworn.)

20 MR. STUBBS: State your name and address
21 for the record.

22 MR. FORD: Ronald Ford, 572 Southwest Iowa
23 Drive, Fort White. I only have one thing to
24 say. Just the floodway they keep talking about
25 is not a floodway or a wetlands. It's a

1 regulatory floodway. It's regulatory by the --
2 the government and anything behind this line is
3 supposed to be approved before anything happens
4 to it.

5 MR. JORDAN: There's no doubt it's a
6 floodway. We've got the -- the topo --

7 MR. FORD: It's regulatory.

8 MR. JORDAN: -- survey he had done.

9 MR. FORD: A regulatory floodway.

10 MR. STUBBS: And, Chair, the biggest
11 difference between a flood zone that's not in a
12 floodway and a flood zone that's the floodway
13 is whether or not a zero rise or a one-foot
14 certificate's required.

15 MR. JORDAN: Well, I mean, I -- you know,
16 I've done a bunch of those rise certificates,
17 and I frankly think they're a joke. I think if
18 you build any reasonable house, you're not
19 going to cause the river to rise (inaudible).

20 MR. STUBBS: Well, I mean, if it's
21 elevated one foot above the base flood, then
22 there's nothing to really cause it --

23 MR. JORDAN: But you got to account for
24 the pilings, and so you're putting this much
25 cross-sectional piling area and you're going to

1 say over, you know, 1,000 square miles that's
2 going to cause the river to rise. But it's --
3 to me it's kind of like an engineer's relief
4 act. Anyway, that's just my personal opinion
5 on the flood rise elevation certificates. I've
6 never seen anybody fail. I've never -- I've
7 never seen one come back and said by putting
8 his house in on stilts, you're going to
9 noticeably cause the river to rise.

10 MR. FORD: But Suwannee River Water
11 Management says that they supposed to be
12 nothing, not even a tree cut, unless they
13 approve it on this regulatory floodway.

14 MR. JORDAN: Well, he ha- -- we haven't
15 heard about if he's done any clearing. I don't
16 know. He can -- we've got an aerial here and
17 you can see there's trees and there's patches
18 of things and stuff.

19 MR. FORD: No. I'm not saying they have.
20 I'm just saying they supposed to be approved.
21 Anything behind this --

22 UNKNOWN SPEAKER: (Inaudible).

23 MR. JORDAN: Right.

24 MR. FORD: It's a regulatory floodway.
25 They have done this 10 or 12 years ago. My son

1 just built a house down there. Half of it's in
2 regulatory and half of it's not. It's taken
3 him 15 months to get permits to build his
4 house.

5 MR. JORDAN: No. There is -- there is a
6 setback for rivers. Columbia County has 75
7 feet, right?

8 MR. STUBBS: That is correct. And that's
9 also what Suwannee River Water Management
10 District sent back, yes.

11 MR. JORDAN: So his -- his tiny homes have
12 to be 75 feet back from the river?

13 MR. STUBBS: Correct. I mean, they're not
14 permanent structures, so it's not exactly the
15 same, but, yeah.

16 MR. FORD: Thank you.

17 MR. JORDAN: Thank you.

18 Anybody else that wants to speak on the
19 matter?

20 Yes. Yes, sir, come on up.

21 (Speaker was duly sworn.)

22 MR. STUBBS: Can you state your name and
23 address for the record.

24 MR. K. TERRY: Keith Terry, 10927
25 Southwest State Road 247.

1 MR. JORDAN: Mr. Terry, let's hear from
2 your position.

3 MR. K. TERRY: I don't even really know
4 where to start, but I can't say that -- I can't
5 say anything bad about this young man. He's a
6 hard worker and he's very loyal to Bruce. As
7 far as Mr. Collins, he lives a quarter of a
8 mile on down the road from where we're talking
9 about behind a locked gate. This all started
10 back in the summer of 2- --

11 MR. JORDAN: And you -- you live, what,
12 miles from here on Branford Highway?

13 MR. TERRY: Pardon?

14 MR. JORDAN: You live several miles from
15 here. You're on the Branford Highway, did you
16 say?

17 MR. K. TERRY: Yes, sir. I've been living
18 on Branford Highway since it was a privilege to
19 live along a paved road.

20 MR. JORDAN: Do you have lot out here or
21 something?

22 MR. K. TERRY: Yes, sir, I do.

23 MR. JORDAN: Okay.

24 MR. K. TERRY: I think my address is 174
25 Frog Gln. There's three of us. It's almost

1 like a little island out there with one access
2 road. There's my lot, my cousin's lot, and
3 then this next lot that Mr. Wilson's bought.
4 They're all single-family dwelling. That's
5 what they're zoned as. My cousin's lot, which
6 is in the middle, has been there since the
7 '60s. Her father was one of the Wilsons of
8 Wilson Springs. And we've been enjoying going
9 down there and sharing that place with them
10 ever since then.

11 When Wilson Springs finally dissolved I
12 think in the year 2000, we had the opportunity
13 to get a lot down there. And of course we
14 jumped on it. It had been a dream of ours all
15 our life.

16 The first time I met Mr. Wilson, I was
17 dri- -- we got one access road going in. I was
18 coming in to check on my place, and him and I
19 guess some workers or whatever was standing out
20 in the middle of the road. So I stopped and
21 got out and introduced myself and he introduced
22 himself. He was Mr. Wilson and he's been a
23 game warden. That the way he always introduces
24 his-self. He said I needed to find another way
25 in.

1 So I tried to convince him. I rode him
2 around and showed him all the property lines
3 with markers and whatever, but he just kept
4 insisting, my surveyor told me this, my lawyer
5 told me this. It went on and on for, I don't
6 know, about an hour. He wasn't going to let me
7 in there.

8 I finally had to go back home, get my
9 papers, come back, and show him that I had --
10 entitled to come in that road.

11 MR. JORDAN: You share the easement that
12 all these other folks are talking about?

13 MR. K. TERRY: Yes. Anybody got any
14 water?

15 That was the first encounter. Then I
16 thought we was getting along pretty good. And
17 he moved some bees in down there, a trailer
18 load of bees. And his place has been abandoned
19 for, I guess, about a year from Mr. Appel that
20 had it. And it was all grown up in weeds. The
21 river was all grown up.

22 And he left those bees down there parked
23 in those weeds in the sun, and the first thing
24 they did was swarm over to our place where they
25 could access water. So the kids were down

1 there and they came back up hollering, bees,
2 bees, bees.

3 So I went over to talk to Mr. Wilson about
4 it and he puffs up. And the bees are going
5 from the water back past where me and him is
6 standing there to his hives. And he tells me,
7 those aren't my bees. He said, there's people
8 all around here got bees.

9 Anyway, both of those instances turned
10 into I gave him trouble about the access and I
11 gave him trouble about the bees. And he fed
12 that to Bobby. So that kind of put a -- you
13 know, a little bit of poison between me and
14 Bobby.

15 MR. JORDAN: So le- -- let's assume that
16 you and Mr. Wilson have a little bad blood.
17 Address the issues that we're here about,
18 whether -- whether his campground should go in
19 here.

20 MR. K. TERRY: I've had to run people off,
21 people coming over and was trampling over our
22 place, fishing, leaving their fishing stuff
23 laying around.

24 People coming when we're down there day
25 and night. Just got very unfriendly down

1 there. And actually the -- almost a year we
2 have almost quit going down there except for
3 maintenance. We don't take the kids down there
4 anymore.

5 MR. JORDAN: So what do you have, a
6 single-family home, a trailer or --

7 MR. K. TERRY: I just have a little RV
8 camper down there right now and a little
9 storage shed. We -- I'm kind of semi-retired.
10 I'm a farmer. I about planted everything and
11 pine trees, but you still got to watch them.
12 My wife's just retired. And we had hopes of
13 building a little cabin or something down there
14 because it's -- it's a little piece of heaven.
15 It's the quietest place, I guess, on the Santa
16 Fe River. Just the three of us and we know
17 each other.

18 And the place that he bought was built I
19 think in the '70s, and a friend of my wife was
20 raised there. So, I mean, it was just like a
21 little family, you know. And I don't know what
22 else to tell you. It's -- he's took a little
23 piece of heaven and turned it into a nightmare.

24 MR. JORDAN: All right.

25 MR. K. TERRY: Right after I -- right

1 after the road incident, I was talking to him.
2 And he's t- -- told me he was going to fix it
3 up to h- -- he sold a campground out in Cedar
4 Key. And he told me he was going to fix it up
5 to have some of his friends that he had made at
6 that campground come up and visit him. And I
7 said, well, you might have a little trouble
8 with zoning because Mr. Appel tried that and he
9 got turned down. And he said, well, Columbia
10 County's zoning laws are pretty weak, and it's
11 a lot easier to get forgiveness than it is to
12 get permission.

13 And this -- I don't know. It's just been
14 downhill since then.

15 MR. JORDAN: All right.

16 MR. K. TERRY: We can't even enjoy going
17 down there anymore. People coming all times,
18 day and night. When they come up, their lights
19 flash through your property, you know, and
20 you -- and I -- I agree, they don't make a lot
21 of noise. And Bobby is a great host. He's
22 a -- he has worked his butt off at that place
23 for Mr. Wilson.

24 MR. JORDAN: All right. All right.

25 Mr. Terry, now -- now, you're with the

1 I.C. Terry family, right?

2 MR. K. TERRY: Yes, sir. We farm out on
3 the Branford Road.

4 MR. JORDAN: Used to have several thousand
5 acres out there?

6 MR. K. TERRY: A few.

7 MR. JORDAN: Now it's clicking. But
8 you're, what, 10, 15 miles from this -- from
9 this particular location?

10 MR. K. TERRY: About a 15-mile trip. We
11 run down on weekends. Or we did run down on
12 weekends.

13 And about that flooding, can I show you
14 some pictures?

15 MR. JORDAN: Well, I mean, we know it's in
16 a flood zone. We got the --

17 MR. K. TERRY: Yeah, I know, but --

18 MR. JORDAN: You know, he --

19 MR. K. TERRY: -- he talked about moving
20 their trailers and stuff. I can show you those
21 things underwater.

22 MR. JORDAN: Well, you'd need to -- you'd
23 probably need to put them in the record. I
24 don't know about showing us something on a
25 iPad.

1 MR. FOREMAN: He'd need to -- do you have
2 some way to publish those to the -- to the
3 clerk so she can include it with the minutes?

4 MR. K. TERRY: I don't know unless you can
5 transfer them electronically.

6 UNKNOWN SPEAKER: E-mail them.

7 MR. JORDAN: I mean, the problem we got is
8 we have to have a record here --

9 MR. K. TERRY: Right.

10 MR. JORDAN: -- because, you know,
11 whoever's aggrieved has a right to appeal. And
12 when you appeal, you need a record.

13 MR. FOREMAN: Yeah. I don't know --

14 MR. JORDAN: We can't just say, well --

15 MR. FOREMAN: I don't know if we have a
16 way --

17 MR. JORDAN: -- he showed us something --

18 MR. FOREMAN: -- to do it right now.

19 MR. JORDAN: -- on an iPad.

20 MR. STUBBS: No. You'd have -- you would
21 have had to print off records for all the Board
22 members and for us to be able to enter that
23 into the record as an exhibit.

24 MR. FOREMAN: You -- you can certainly
25 testify as to what you've observed.

1 MR. K. TERRY: I can testify to what I've
2 seen?

3 MR. FOREMAN: Yes, sir.

4 MR. JORDAN: Sure.

5 MR. TERRY: I've seen all of those cabins
6 but one that didn't go underwater during that
7 last flood in September. And they weren't --
8 they weren't moved. They weren't even tried to
9 move.

10 MR. JORDAN: I mean, we've got -- we've
11 got the topo data, and it's showing that where
12 these cabins are is somewhere between the
13 10 percent annual flood risk and the 50 percent
14 annual flood risk. So, I mean, that tells you
15 every two or three years that land is going to
16 flood.

17 MR. K. TERRY: They've been working on
18 this since 2016, and the part about he was
19 ignorant about this and ignorant about that,
20 he's not very ignorant when he tells me that
21 Columbia County zoning laws are weak and that
22 he can get forgiveness a lot easier than he can
23 get permission. And that was back summer of
24 2016.

25 MR. JORDAN: Well, we are weak compared

1 to, say, Boca Raton.

2 MR. K. TERRY: Yeah. It looks like we are
3 pretty weak to let him get away with this.
4 He's just bull-dozed ov- -- over everybody. He
5 just -- right now -- or as of yesterday, I
6 can't say right now, there's a camper trailer
7 parked down there between the original house
8 and my neighbor's house maybe 20 feet from her
9 property line hooked up into the septic system.

10 MR. JORDAN: All right.

11 MR. K. TERRY: I've seen trailers down
12 there with their septic lines laying out on the
13 ground hooked up to nothing.

14 MR. JORDAN: All right. So you don't
15 basically think this is a good use for that
16 neighborhood?

17 MR. K. TERRY: It almost makes us cry. I
18 mean, my wife's just retired and this is --

19 MR. JORDAN: Thank you, Mr. Terry.

20 MR. K. TERRY: When we were younger we
21 thought we would like to, you know, get a place
22 in the mountains or -- and then we got to this
23 point where we -- we did get this. And we were
24 going to build a little retirement house down
25 there, but this can't help but affect my

1 property values. It can't -- how -- how could
2 it not?

3 MR. JORDAN: I hear you. All right.
4 Thank you, sir.

5 Anybody else like to address any of these
6 issues? Come -- hey, we got -- got some legal
7 opinion tonight. One of our colleagues,
8 Mr. Foreman.

9 MR. FOREMAN: He is indeed one of my
10 classmates.

11 MR. R. TERRY: I wasn't going to speak,
12 but I figure I might real quick.

13 MR. STUBBS: Raise your right hand.
14 (Speaker was duly sworn.)

15 MR. TERRY: I do. And I'm used to
16 speaking at a podium, but not being sworn in
17 actually. That's kind of unusual for me.

18 MR. STUBBS: Can you state your name and
19 address for the record.

20 MR. R. TERRY: Ryan Terry, 10833 Southwest
21 State Road 247, Lake City, Florida.

22 MR. JORDAN: That was your dad who just
23 spoke?

24 MR. R. TERRY: Yes, sir. That's my
25 father, Keith. Yeah. And I just wanted to

1 point out and reiterate something he said. You
2 know, they did buy that property about 18 years
3 ago.

4 MR. PHELPS: Can you speak up just a
5 little bit, please.

6 MR. R. TERRY: Yes, sir.

7 MR. PHELPS: Talk into the mic.

8 MR. R. TERRY: They bought that property.
9 It was the intent when they retired they wanted
10 to go build a house down there, live in the
11 peace and quiet, and end up giving that
12 property to my grand- -- or my kids, their
13 grandkids, at the end of the day. I know that
14 was their intent, and it's -- it's been ruined
15 for them.

16 The last year of his life has been just
17 stressed out over this, and I'm tired of seeing
18 it. It's ridiculous. They can't use the
19 property. They can't use it for what they
20 intended it for, what they bought it for. And,
21 honestly, I don't believe they could get out of
22 it what they got into it at this point.

23 You know, they bought it to use for the
24 peace and quiet. As he said, if you look at
25 the river, you got Mr. Collins' house. And

1 then right between Mr. Collins' house and my
2 father's property, it's all really wetlands,
3 all flood zone. Nobody could possibly build
4 anything there.

5 So my dad has this small little slot. Our
6 cousin has a small little slot, and then it's
7 the ten or so acres over there where Jerry used
8 to live. So it was just always very private,
9 very quiet. You know, that's the whole point
10 of being down there. Nobody's going to bother
11 you, going to have no kind of interference,
12 nobody messing with you at all. And he's had
13 numerous problems with trespassers coming onto
14 our property. I know he's told them about
15 that. Nothing's been done about it in my
16 opinion. Recently he tried to set up some game
17 cameras to actually get pictures of it, but I
18 think spiderwebs -- spiders built webs over the
19 lens about the time he put it up, so that
20 didn't work out too good.

21 Again, he had the trouble with the bees.
22 And I know that the last time that he spoke --
23 or one of the last times he spoke with
24 Mr. Wilson and one of the things that bothered
25 my dad the b- -- most that he feels like he

1 can't even go back there is Mr. Wilson accused
2 him of being the one that had said something or
3 ratted him out about this.

4 And my dad felt assaulted. I mean, he
5 felt threatened and he's uncomfortable with
6 even going down there and with taking my
7 grandkids (sic) to this property anymore.
8 Totally affected the use and the value of that
9 land.

10 MR. JORDAN: You're talking about whoever
11 filed the -- the -- the compliance complaint?

12 MR. R. TERRY: Yes, sir.

13 MR. JORDAN: Well, don't they have to sign
14 that, Brandon?

15 MR. STUBBS: No.

16 MR. JORDAN: Really?

17 MR. STUBBS: Code enforcement complaints
18 are routinely made anonymously.

19 MR. JORDAN: Really?

20 MR. STUBBS: Uh-huh.

21 MR. R. TERRY: One other thing I'd like to
22 point out -- and I'm going to get to something
23 else in a minute -- but there's been a lot of
24 contradictions here I've been making notes of.

25 Mr. Stubbs, I was glad you pointed out one

1 thing when Mr. Wilson was talking about how he
2 had talked to the Water Management and got
3 approval or -- or the septic tank being in
4 compliance, and you know that's obviously the
5 wrong department to even talk to, so that
6 seemed kind of inaccurate and questionable to
7 me to even say that it was Water Management
8 that he had talked to and gotten the approval
9 of the septic tank for.

10 You can look on Facebook. This is
11 being -- I know they say they rent through
12 Airbnb, but they also -- they got a Facebook
13 page if you want to look that up. Bowman's
14 Landing is what they call it. There's been
15 reviews from customers for over a year now.
16 This property wasn't bought until July of 2016.
17 Before July of 2017 there's reviews about
18 people camping there, about going there and how
19 much they enjoyed it. And I'm sure they did.
20 It's a very nice property.

21 But to sit here and say, well, we bought
22 this. We was going to rehab the house, you
23 know, that's what I bought it for. I want to
24 fix it up and make it better, but then within
25 less than a year, you had these cabins built on

1 the property, you haven't gotten the permits,
2 and you got people staying there. That doesn't
3 make sense to me. That doesn't come off as
4 very truthful to me.

5 As far as the unhooking, well, that's
6 another thing. Let me go back to that. You
7 know, this is -- the permit here is for less
8 than 100 primitive camping sites. Well, we've
9 heard that we may put a couple of primitive
10 camping sites, tent sites here, but our primary
11 focus is glamping, RVs, storage buildings. I'm
12 sorry, but that's, in my opinion, not primitive
13 camping. It's not what they're actually
14 applying to.

15 They're already trying to go above and
16 beyond. They've stated they're going above and
17 beyond what they're applying for today. So
18 this is just the first step in a series of
19 trying to push the issue and push the issue and
20 push the issue and do more and more.

21 MR. JORDAN: Brandon, if this is approved,
22 they can only go up to the 18 or 20 sites,
23 right? They can't go to 100?

24 MR. STUBBS: That's correct. It would be
25 approved for whatever's on that site plan,

1 whatever was submitted in the application.

2 MR. JORDAN: Okay.

3 MR. STUBBS: And that's correct. RVs are
4 not permissible at this point.

5 MR. R. TERRY: But that's what's been
6 stated is the plan to put there, is a mobile
7 building. They called it an RV at one point.

8 MR. JORDAN: Well, does an RV -- does
9 that -- does that have a motor of its own?

10 MR. STUBBS: RVs don't have to have -- be
11 titled as -- with a motor. RVs have to be
12 titled with the Department of Motor Vehicles,
13 so, yes, if it's titled as an RV through DMV,
14 then they are not allowed.

15 MR. JORDAN: Does -- a tiny home, does it
16 get a tag or what does it get?

17 MR. STUBBS: That depends on how they're
18 constructed, but what they're proposing, the
19 tiny homes that they're proposing are titled as
20 RVs and they would be -- not be permissible.

21 MR. PEELER: Because they're on trailers
22 and wheels.

23 MR. STUBBS: Now, if they were -- if they
24 were to construct buildings that meet the
25 building code and then place them on, say, a

1 u- -- a utility trailer, then they're not
2 titled as RVs.

3 MR. JORDAN: So you're -- you're saying
4 the plan for them to bring in these tiny homes
5 with axles isn't going to work anyway?

6 MR. STUBBS: At this current point, no,
7 sir. They'd have to come back. They were --
8 they're -- they're making a few assumptions
9 that the Board -- this Board and the Board of
10 County Commission are going to amend the land
11 development regulations to allow for RVs within
12 the ESA district, and that they're going to
13 have to come back again before this Board and
14 get approval to allow for RVs.

15 MR. JORDAN: So they can't -- they -- they
16 can't have a building that comes under the
17 building code because these probably don't
18 comply, and they can't come under the RV code
19 because RVs aren't allowed there now?

20 MR. STUBBS: Well, they could build
21 buildings that comply with the building code
22 and they --

23 MR. JORDAN: And those would be on stilts
24 and all that?

25 MR. STUBBS: Not necessarily. It -- it

1 depends on the classification of the building.

2 If it's a dwelling, yeah, it would have to be
3 built one foot above the base flood elevation.

4 If they were to build these cabins and they're
5 not ti- -- they're not residence -- well, they
6 can't be residence anyways because then they
7 get into multi-family, and multi-family is not
8 permissible in the ESA. So they would have --

9 MR. JORDAN: Multi-family means more than
10 one family in a unit, right?

11 MR. STUBBS: No.

12 MR. JORDAN: It doesn't mean more than one
13 unit.

14 MR. STUBBS: Multi-family can be more than
15 one dwelling on a property.

16 MR. JORDAN: Why is that a multi-family
17 dwelling?

18 MR. STUBBS: Because you have multiple
19 dwellings on a property or you're looking at
20 basically more than one residence on a -- on a
21 parcel of land that's not permissible for that.
22 So they -- they're falling into the -- yeah, it
23 has to be a structure that's got to be
24 habitable, but it can't be classified as a
25 dwelling under the Florida Building Code or

1 land development regulations.

2 MR. JORDAN: There may not be such a
3 structure.

4 MR. STUBBS: There may not be --

5 MR. PEELER: So if they put the
6 structure --

7 MR. STUBBS: -- but that's going to be an
8 issue that he's going to address with Troy in
9 the Building Department.

10 MR. PEELER: If they use a structure and
11 put it on a trailer, the trailer's got to be
12 titled.

13 MR. STUBBS: The trailer does, but it's
14 not titled as an RV.

15 MS. RUFFO: But by us -- by us approving
16 this, whatever's there now is there?

17 MR. STUBBS: No.

18 MR. JORDAN: No.

19 MR. PEELER: No.

20 MR. STUBBS: They're still going to have
21 to go to the Building Department and get
22 everything else -- every -- every -- every
23 structure they built, they're going to have to
24 get the building permit and have it permitted
25 through the Building Department.

1 MR. FOREMAN: And if I could, to speak to
2 Ms. Ruffo's point, the only question before
3 this Board is use.

4 MR. JORDAN: Right.

5 MR. FOREMAN: Every regulatory layer
6 that's draped over the top of this piece of
7 property, whether it be Environmental Health,
8 Water Management, Building Code, you don't have
9 the authority to override those. So the only
10 question you have is, will you grant the
11 special exception to allow for this use, yes or
12 no, based on the factors that are articulated.

13 So I -- again, I think it's salient to
14 inquire about the regulatory issues, but it's
15 also important to remember as you make a motion
16 not to invade those regulatory issues because
17 you can't.

18 MR. JORDAN: I'm certainly not trying to
19 invade them. I'm just asking, the question is,
20 if we approve this, there may still not be any
21 way for them to do this thing.

22 MR. FOREMAN: Yes.

23 MR. JORDAN: So regardless --

24 MR. STUBBS: Possibility.

25 MR. JORDAN: -- of the academic

1 exercises --

2 MR. FOREMAN: It could be futile. That's
3 right.

4 MR. JORDAN: Now, let me ask you, suppose
5 a church wanted to come in there. Could a --
6 could a church build like a dormitory to bring
7 their members down for river gatherings and
8 stuff? Would that be permitted?

9 MR. STUBBS: No, because that would be for
10 habitation.

11 UNKNOWN SPEAKER: Yeah, then it's not
12 a church. Then it's a campground.

13 MR. JORDAN: Well, I mean, a lot of
14 churches have like -- you know, like
15 Montgomery's have a place down there on the
16 river where you can -- they have cabins and
17 stuff, but I guess they were built a long time
18 ago.

19 MR. STUBBS: That's correct. Yeah.
20 That -- any -- any use like that would have to
21 be elevated. Again, they're -- they're -- what
22 they're proposing is trying to make them mobile
23 so that they don't have to comply with the one
24 foot above the base flood elevation.

25 MR. JORDAN: They're trying to thread a

1 very fine needle here --

2 MR. STUBBS: That's --

3 MR. JORDAN: -- and I'm --

4 MR. STUBBS: -- very true.

5 MR. JORDAN: -- not sure they can do that.

6 MR. STUBBS: It's like shooting an arrow
7 100 yards and hitting the bullseye.

8 MS. RUFFO: Right.

9 MR. R. TERRY: And that's my concern.

10 They've -- they've already exceeded the scope
11 in the permit of the use of that property. Now
12 they're asking for permission to do what
13 they've already done and indicated they plan to
14 go way further with than that. So where does
15 it end? Where does the snowball stop, you
16 know?

17 But just a couple of more points I want to
18 make, that this does adversely affect the
19 living conditions in the neighborhood, very
20 small neighborhood. My father, his cousin are
21 the only two people adjacent to this property
22 that go there for the -- the use and enjoyment
23 of this property. Absolutely adversely affects
24 their -- their use of the property and their
25 desire to use the property.

1 It does increase traffic congestion. You
2 have one person that says they use this road on
3 a regular basis. And seldomly my father and
4 the cousin use it, but now you're talking about
5 daily, daily traffic -- traffic of dozens of
6 possible going in and out. That is a very
7 significant increase in the traffic.

8 Also, that this is very likely to
9 adversely affect the property values in the
10 adjacent area. Once again, this is a private,
11 quiet secluded area. That's why the property
12 was bought in the first place by my father.
13 He -- if he can't use this property and doesn't
14 feel comfortable using this property in the
15 future, you can feel relatively certain that
16 it's going to be hard for him to sell it and
17 get the market value of what's already he paid
18 for it. Nobody's going to want to move in next
19 to a campground. I mean, that just makes
20 sense.

21 And the proposed use is absolutely out of
22 the scale of the needs of the neighborhood and
23 the community. Very small, small community.
24 Several people. Yes, you might be only
25 affecting two people there that live near or by

1 this property, but you're also 100 percent
2 adversely of the people that live near and by
3 this property.

4 MR. JORDAN: Anybody have any questions of
5 Mr. Terry?

6 All right. Thank you.

7 MR. R. TERRY: One more thing, there has
8 been numerous trees cut down on that property.
9 And I believe there's a saw mill in operation
10 on that property, and I believe some of that
11 wood that has been cut -- not fell, cut -- is
12 what's being used to build some of these cabins
13 or has been used to build some of these cabins.

14 MR. JORDAN: And that's somebody else's --

15 MR. PEELER: Problem.

16 MR. JORDAN: -- problem.

17 MR. R. TERRY: Yes, sir, but it was made
18 to seem like something different that --
19 previously.

20 MR. JORDAN: They were probably diseased
21 trees.

22 MR. R. TERRY: All right. Thanks.

23 MR. JORDAN: Thank you.

24 Okay. Anyone else? Mr. Wilson.

25 MR. WILSON: Yes, sir.

1 MR. JORDAN: Let me ask before you come
2 back, because you -- you should get the last
3 word. Is there anybody else who wants to speak
4 on the matter?

5 Okay. Then we'll end up with Mr. Wilson
6 giving any rebuttal testimony. You're still
7 under oath, sir.

8 MR. WILSON: Yes, sir. And incidentally I
9 take that very seriously --

10 MR. JORDAN: Well, we all do.

11 MR. WILSON: -- and all that that implies.

12 There were so many inaccuracies in
13 Mr. Terry's testimony that I won't -- I'm not
14 going to address it. It -- if Bobby wanted to
15 stand up here, he could go through numerous
16 examples of trespass, argumentative things that
17 I was not even out there for that he --
18 including phone calls with profanity and on and
19 on.

20 At any rate, leaving that aside, he's not
21 our neighbor. He's two doors over. He comes
22 occasionally, and I respect his privacy. When
23 we found that people had left our property even
24 though they are told not to -- they had
25 wandered across to his -- we talked to them,

1 pulled them back, put very strong wording in
2 everything on-site. And Bobby's very good
3 about that. We want to be good neighbors out
4 there and we are.

5 The -- implied that we're cutting trees
6 out there on the place is just a way to stir
7 you up. We obviously are not cutting trees out
8 there. Yes, there is a saw mill out there. I
9 have gotten in several loads of wood from
10 people whose trees went down during storms, the
11 tornado and the hurricane and stuff, and they
12 give them to you for free. I hate to see them
13 rot. We cut some of them. It's expensive to
14 do, so there's a bunch of them still laying
15 there that we're now going to try to take care
16 of.

17 But, anyway, all of that to say, one of
18 the allowable exceptions in this zone is a
19 campground. And I think if you saw this piece
20 of property, you'd see the exact reason why.
21 It's just perfect for it. It's -- if there is
22 a good use for it, that is it. It could be a
23 single-family home with 20 or 30 family members
24 that came and had raucous weekends and beer
25 parties and all that, and you'd still have a

1 lot of -- we're not going to have that. It
2 will be quiet just like it has been.

3 I regret the way that it got started, wish
4 that I had read things differently, understood
5 things differently, and done it differently,
6 but as soon as we found out that wasn't --
7 hadn't been done, we've been working on that
8 and turning in the paperwork, meeting with the
9 authorities that we needed to.

10 I have -- I did invite Water Management
11 District out there before any of this because
12 we were moving the right-of-way -- Frog Gln was
13 not where Frog Gln is on the survey. It was
14 off cutting through the Caudills' land, and so
15 we moved it over and put it in the
16 right-of-way. Had to take some trees out,
17 intentionally took out the least we could, the
18 smallest we could, had Water Management come
19 out and walk with me through the property --
20 this was back at the beginning -- to look at
21 all of it to say, can I do this?

22 They said, you can do whatever you want to
23 do up here on the high ground. Now, down there
24 in the bottom, I said, we're not going there.
25 All I need to do is move this road over to

1 here. They said, that's fine. But they walked
2 through the whole place. They've been out
3 since then a couple times at our invitation.
4 I'm trying to stay right, want this to work.
5 You'll agree when it's over it will be a
6 beautiful use of the property.

7 The 100 campsites, I don't read the word
8 primitive in there. It's -- somebody can find
9 it. I just haven't found the word primitive
10 campsites in the wording of the thing. It says
11 100 campsites, but at any rate, that's it. If
12 there's any questions, I'll be glad to answer
13 them, but I feel that this is a good use for
14 this property.

15 MR. JORDAN: Let me ask you, but there's
16 been some -- been some discussion about --
17 Mr. Peeler, I think, maybe brought up that he
18 would like to see some more data. Would you
19 like us to vote on this thing tonight or
20 continue it to a later date --

21 MR. WILSON: Well, if -- if -- if --

22 MR. JORDAN: -- to have a chance to
23 (inaudible)?

24 MR. WILSON: -- if one of the issues is
25 the septic tank, they did -- they came out.

1 They had me measure it and call them up. I
2 called up with the measurements. Then I had
3 the surveyor back out and I said, oh, by the
4 way, will you go ahead and survey off the
5 septic tank dimensions in case I wasn't exactly
6 right. Because I'm, you know, doing that deal.

7 He measured it off, put it on the survey,
8 sent a copy of that to Ms. Ford so that they
9 could get the actual size of it. And it is
10 from that that we know that the dimensions and
11 what it's, you know, capable of holding. And
12 that's where the number came from of the
13 approximately 25 people. It's gender, but it's
14 25.

15 MR. JORDAN: So the question is, is there
16 any more data you want to get before this Board
17 that you think needs to be here based on what
18 some of the Board members have said, or are you
19 ready to have a vote tonight?

20 MR. WILSON: If Mr. Peeler would like to
21 have that before he could see himself voting --
22 voting positive, then I'd absolutely rather
23 wait. If -- if -- if that's not going to
24 affect his vote one way or the other, well,
25 then, there's no need.

1 MR. JORDAN: All right. All right. Thank
2 you, sir.

3 MR. WILSON: Yes, sir.

4 MR. JORDAN: So anybody else have anything
5 final to say? Mr. Wilson got the rebuttal
6 because he has the burden of proof. All right.

7 Hearing nobody else, we'll close the
8 public hearing and open it for discussion by
9 the Board members. We've all said quite a bit.
10 Would anybody else like to make any comments,
11 suggestions, additions?

12 All right. Well, then, the next thing is
13 a motion. We'll entertain a motion on -- I'm
14 getting, sorry, my glasses.

15 MR. STUBBS: SE 0583.

16 MR. JORDAN: I know. I just got to get my
17 glasses.

18 MR. STUBBS: Okay. Just trying to help
19 you.

20 MR. JORDAN: It -- we'd like to get a
21 motion on SE 0583, which is a request for the
22 special exception that we've been talking
23 about. Do we have a motion?

24 MR. PEELER: I make a motion we deny
25 SE 0583.

1 MR. JORDAN: Okay. So we have a motion to
2 deny it. Is there a second on that?

3 MR. BUSCHER: I second.

4 MR. JORDAN: So we have a motion to
5 second. I guess, then, it's time to vote.
6 All -- all in favor of denying it?

7 MR. PEELER: Aye.

8 MS. RUFFO: Aye.

9 MR. BUSCHER: Aye.

10 MR. PHELPS: Aye.

11 MR. JORDAN: You know -- you know, I -- I
12 have mixed feelings about it. I think y'all
13 have done a very good job. I think you got a
14 good concept, but I just think it's in the
15 wrong -- the wrong location. And I don't know
16 if it can be -- you know, be put back together
17 and corrected.

18 I'd like to see you succeed. We need
19 economic development here. I don't like to see
20 people spend a lot of money and really not get
21 anything out of it, but, you know, based on
22 what I've seen and the flood issues and what
23 we've done on the previous one where the State
24 wanted to do something similar to this, you
25 know, I would vote no too.

1 But you can come back. You know, get your
2 ducks in a row, come -- you know, come back,
3 what, in a year, Brandon? Or maybe --

4 MR. STUBBS: One year.

5 MR. JORDAN: You know, maybe find some
6 other ways to address it like trying to get the
7 LDRs amended to allow motor homes out there if
8 you want to go that route, something that has
9 their own self-contained septic system and can
10 obviously move quickly.

11 MR. STUBBS: Well, even if they do -- even
12 if all that happens, they still would have to
13 go through Environmental Health and have a --

14 MR. JORDAN: Right.

15 MR. STUBBS: -- septic tank and dump
16 station.

17 MR. JORDAN: Yeah. I mean, you understand
18 that we're only one little tiny piece of the
19 puzzle. You got all these other regulatory
20 hoops to jump through, which, frankly, based on
21 what Brandon is saying tonight, I don't know
22 that you can do that with your tiny house
23 concept.

24 MR. WILSON: We -- it's -- it's working
25 throughout the country as why campgrounds go in

1 flood zones, because they are very mobile and
2 it's a very in- -- uninvasive concept.

3 MR. JORDAN: Well, I think you got a
4 good -- I think you got a good concept. I
5 think probably with all the b- -- bnb ratings
6 you got, you're probably running a good
7 operation.

8 But, I mean, I think even the -- for my
9 money, even the best operation in this location
10 is not something that should be there. And
11 that's without getting into, you know, your
12 relationship with your neighbors and stuff like
13 that because I see how people can get hot from
14 time to time.

15 MR. PEELER: And that's mine. I just
16 think it's the wrong location.

17 MR. JORDAN: Yeah.

18 MR. PEELER: With all the data.

19 MR. WILSON: When they -- when they say
20 that a campground is an allowable exception in
21 a E-2 zone, they mean it's not an allowable
22 exception.

23 MR. JORDAN: No, they mean --

24 MR. FOREMAN: It's called a special
25 exception.

1 MR. JORDAN: They mean it can be done at
2 the discretion of this Board.

3 MR. WILSON: Right. But what I mean is,
4 what -- what E-2 zone, then, would be okay with
5 y'all? What -- what would it have had to been?

6 MR. JORDAN: Well, for example, if you
7 owned the piece of property above you that we
8 talked about, the other gentleman, and you
9 could put all your campground stuff up there,
10 then that would eliminate all of my
11 environmental concerns because you're not going
12 to be in a floodplain, you're not going to have
13 to worry about how do we move these things and
14 that -- that kind of stuff. You still --

15 MR. FOREMAN: Mr. Chair --

16 MR. JORDAN: -- got the noise and
17 is-it-deleterious-to-the-neighborhood issue.

18 MR. FOREMAN: Mr. Chair --

19 MR. JORDAN: Yes.

20 MR. FOREMAN: If I can make a suggestion,
21 let's -- let's conclude the hearing and -- and
22 close the proceedings and then --

23 MR. JORDAN: Then we can talk.

24 MR. FOREMAN: -- we can have the
25 conversations.

1 MR. JORDAN: All right. Good idea.

2 (Conclusion of matter SE 0583.)

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REPORTER'S CERTIFICATE

STATE OF FLORIDA)

COUNTY OF COLUMBIA)

**I, Angela Reichenbach, Notary Public in and
for the State of Florida at Large, hereby certify that I
was authorized to transcribe the digitally-recorded
proceedings herein and that the foregoing transcript,
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ability.**

**I further certify that I am not a relative,
employee, attorney, or counsel of any of the parties,
nor am I a relative or employee of any of the parties'
attorneys or counsel connected with the action, nor am I
financially interested in the action.**

DATED this 14th day of August 2018.



**Angela Reichenbach
Court Reporter**

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RESOLUTION NO. BA SE 0583

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, DENYING A SPECIAL EXCEPTION AS REQUESTED UNDER SECTION 4.4.5(1) OF THE LAND DEVELOPMENT REGULATIONS FOR A CAMPGROUND OF LESS THAN 100 CAMPSITES IN AN ENVIRONMENTALLY SENSITIVE AREA-2 ("ESA-2") ZONE DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA.

WHEREAS, the Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Board of Adjustment of Columbia County, Florida, hereinafter referred to as the Board of Adjustment, to grant, to grant with appropriate conditions and safeguards, or to deny special exceptions as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a special exception, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Board of Adjustment held the required public hearing, with public notice having been provided, on said petition for a special exception, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has found that they are empowered under Section 3.2 of the Land Development Regulations to grant, to grant with appropriate conditions and safeguards or to deny said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has determined and found that the granting of said petition for special exception, as described below, would not promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare;

WHEREAS, the Board of Adjustment has determined and found that the special exception is not generally compatible with adjacent properties, other property in the district and natural resources; and

WHEREAS, the Board of Adjustment has considered whether:

- (a) The proposed use would not be in conformance with the Comprehensive Plan or would have an undue adverse effect on the Comprehensive Plan;
- (b) The proposed use is compatible with the established land use pattern;
- (c) The proposed use will materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
- (d) The proposed use will have an undue adverse influence on living conditions in the neighborhood;
- (e) The proposed use will create or excessively increase traffic congestion or otherwise affect public safety;
- (f) The proposed use will create a drainage problem;
- (g) The proposed use will seriously reduce light and air to adjacent areas;
- (h) The proposed use will adversely affect property values in the adjacent areas;
- (i) The proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and
- (j) The proposed use is out of scale with the needs of the neighborhood or the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Petition SE 0583, was made by Bruce R. Wilson, owner, to request a special exception be granted under Section 4.4.5(1) of the Land Development Regulations to allow for a Campground of less than 100 campsites in an Environmentally Sensitive Area-2 ("ESA-2") Zone District. The special exception petition was filed in accordance with a site plan dated June 7, 2018 and submitted as part of a petition dated June 7, 2018, to be located on property described, as follows:

A PARCEL OF LAND IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN SOUTH 89°28'24" WEST ALONG THE NORTH LINE OF SAID SECTION 1 A DISTANCE OF 2641.99 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 1; THENCE SOUTH 89°31'46" WEST ALONG SAID NORTH LINE OF SECTION 1 A DISTANCE OF 863.30 FEET; THENCE SOUTH 05°29'08" WEST A DISTANCE OF 60.33 FEET TO A POINT ON THE SOUTH LINE OF A 60 FOOT ACCESS EASEMENT; THENCE CONTINUE SOUTH 05°29'08" WEST A DISTANCE OF 503.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°29'08" WEST A DISTANCE OF 409.92 FEET; THENCE SOUTH 66°16'39" WEST A DISTANCE OF 299.81 FEET; THENCE SOUTH 38°58'09" WEST A DISTANCE OF 150.64 FEET; THENCE SOUTH 45°24'59" WEST A DISTANCE OF 159.63 FEET TO A POINT ON THE APPROXIMATE MEAN HIGHWATER LINE OF THE SANTA FE RIVER; THENCE NORTHWESTERLY ALONG THE MEANDER LINE OF SAID APPROXIMATE MEAN HIGHWATER LINE OF THE SANTA FE RIVER A DISTANCE OF 939 FEET, MORE OR LESS; THENCE NORTH 89°31'46" EAST A DISTANCE OF 1059.95 FEET TO THE POINT OF BEGINNING.

Containing 11.9 acres, more or less

Tax Parcel 01-7s-15-01439-602

Section 2. The Board of Adjustment, having considered the petition, the testimony of the applicant, adjacent property owners and other having standing to offer testimony, hereby denies the petition for special exception because the proposed use is not compatible with established land use patterns, will have an undue adverse influence on living conditions in the neighborhood, and will adversely affect property values in the adjacent areas.

DENIED, in special session with a quorum present and voting, by the Board of Adjustment this 26th day of July 2018.

Attest:



Brandon M. Stubbs, Secretary to the Board of Adjustment

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA



Robert F. Jordan, Chairman



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

**Board of Adjustment Hearing Date:
Quasi-Judicial Hearing**

July 26, 2018

SUBJECT: SE 0583 – A request for a Special Exception pursuant to Section 4.4.5(1) of the Land Development Regulations (“LDRs”) to allow for a Campground of less than 100 campsites, provided that such campgrounds are not located within five miles from another campground, which is also located within an environmentally sensitive area and not more than 20 percent of the natural vegetation on each campsite within such campgrounds shall be removed in an Environmentally Sensitive Area-2 (“ESA-2”) Zone District on a ±12.08-acre subject property.

APPLICANT/AGENT: Bruce R. Wilson

PROPERTY OWNER(S): Bruce R. Wilson

LOCATION: North of Santa Fe River and SW Frog Glen; South of SW Iowa Drive and Three River Estates, Unit 3 and 14; East of Santa Fe River; West of SW Lisa Way and Wilson Acre Unrecorded; Columbia County, Florida.

PARCEL ID NUMBER(S): 01-7s-15-01439-602

ACREAGE: ±12.08 acres

EXISTING FLUM Environmentally Sensitive Area

EXISTING ZONING Environmentally Sensitive Area-2 (“ESA-2”)

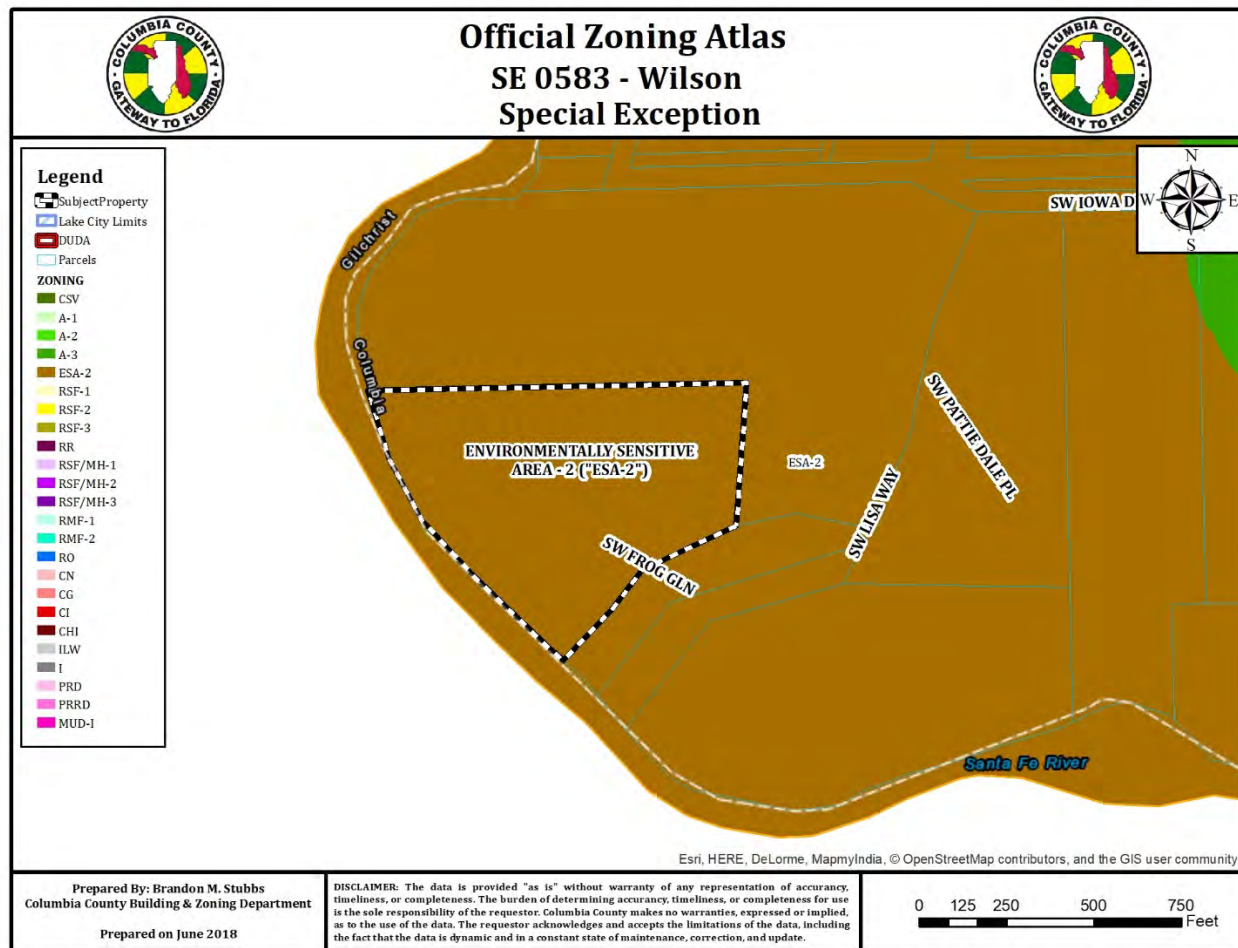
PROJECT PLANNER: Brandon M. Stubbs

BOARD MEETS THE FIRST THURSDAY AT 5:30 P.M.
AND THIRD THURSDAY AT 5:30 P.M.

SUMMARY

The proposed Special Exception would allow for a Campground of less than a hundred campsites on an approximate 12.08-acre subject property. The subject property contains an existing single family residence that was constructed in 1972.

Map 1. Official Zoning Atlas with Subject Property



The Environmentally Sensitive Area-2 ("ESA-2") Zone District is described as follows in Section 4.4.1 of the Land Development Regulations ("LDRs"):

"The "ESA" environmentally sensitive area category includes three zone districts: ESA-1, 2, 3. Lands in these districts are considered in need of special planning and treatment regarding land development regulation. These are not preservation districts, but land uses permitted within these districts are to provide mitigating measures to protect the natural functions of areas which are limited to the planning and treatment of land development within the 100-year floodplain of the Ichetucknee Springs State Park, O'Leno State Park, Osceola National Forest, Pinhook Swamp, Suwannee River Corridor, Santa Fe River Corridor and Ichetucknee Trace, as designated within the Federal Emergency Management [Agency] flood insurance rate map for the county, as amended. These regulations prohibit intensive residential, intensive recreational and intensive agricultural uses and prohibit industrial and commercial development within the 100-year floodplain of the areas designated as environmentally sensitive areas."

ZONING DISTRICT COMPARISON

Zoning District:	Environmentally Sensitive Area-2 ("ESA-2")
Max. Gross Density:	One (1) Dwelling Unit per Ten (10) Acres
Minimum Lot Area	10 Acres
Floor Area Ratio:	0.20
Typical Uses*:	Non-Intensive Agriculture, Single-Family Dwellings, Mobile Homes, Homes of six or fewer residents which otherwise meet the definition of a "Community Residential Facility", Public Resource Based Recreation Activities, and Churches and other Houses of Worship
* The typical uses identified above is not intended to be a complete list of permitted uses, may be subject to use-specific standards which may not be met by the subject property, and may not reflect the actual requirements to which potential development may be subject.	

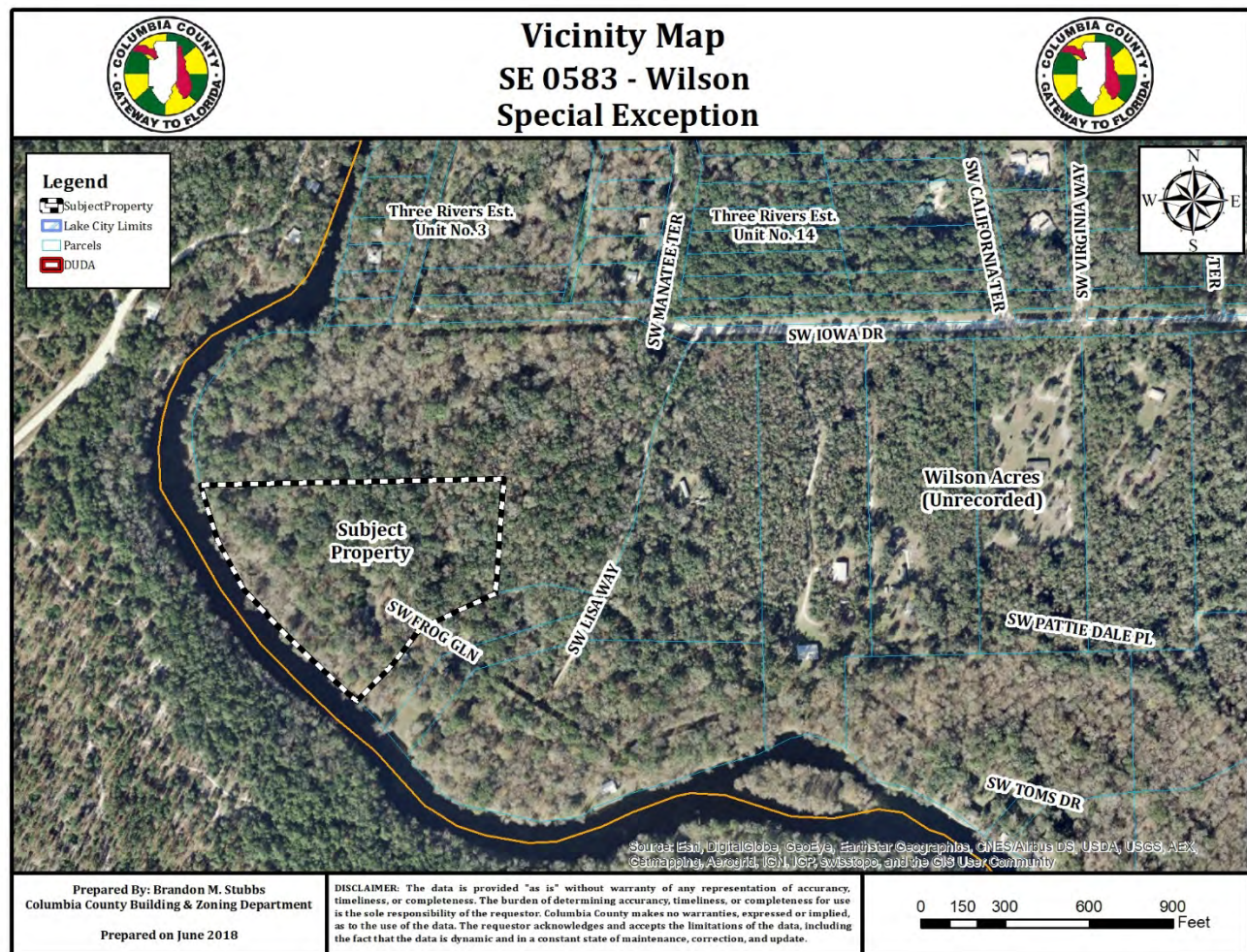
SURROUNDING USES

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property.

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	SW Iowa Drive/Three Rivers Estates, Unit 3 & 14	Environmentally Sensitive Area	Environmentally Sensitive Area-2 ("ESA-2")
South	Santa Fe River/SW Frog Glen	Environmentally Sensitive Area	Environmentally Sensitive Area-2 ("ESA-2")
East	SW Lisa Way/Wilson Acres Unrecorded	Environmentally Sensitive Area	Environmentally Sensitive Area-2 ("ESA-2")
West	Santa Fe River	N/A	N/A

Map 2. Vicinity Map



CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Zoning Designation is consistent with the underlying Future Land Use Map ("FLUM") Designation. Below is a chart of the existing FLUM and Zoning Designations.

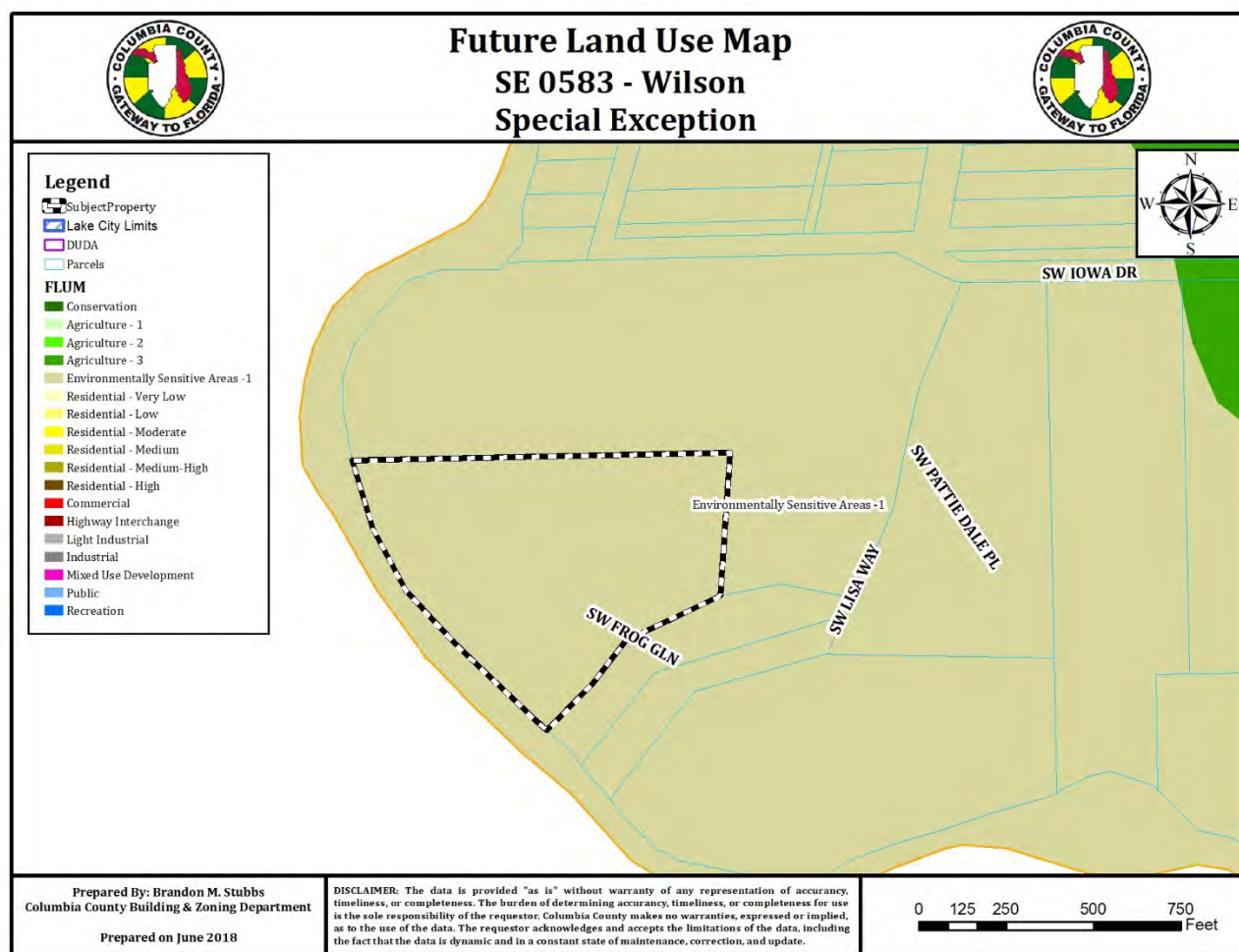
Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

Existing FLUM Designation	Existing Zoning Designation	Consistent
Environmentally Sensitive Area	Environmentally Sensitive Area-2 ("ESA-2")	✓

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Site Specific Amendment to the Official Zoning Atlas:

- Future Land Use Element
- Transportation Element
- Capital Improvements Element

Map 3. Future Land Use Map Designation



Staff has reviewed the application for a Site Specific Amendment to the Official Zoning Atlas for consistency with the Comprehensive Plan and finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

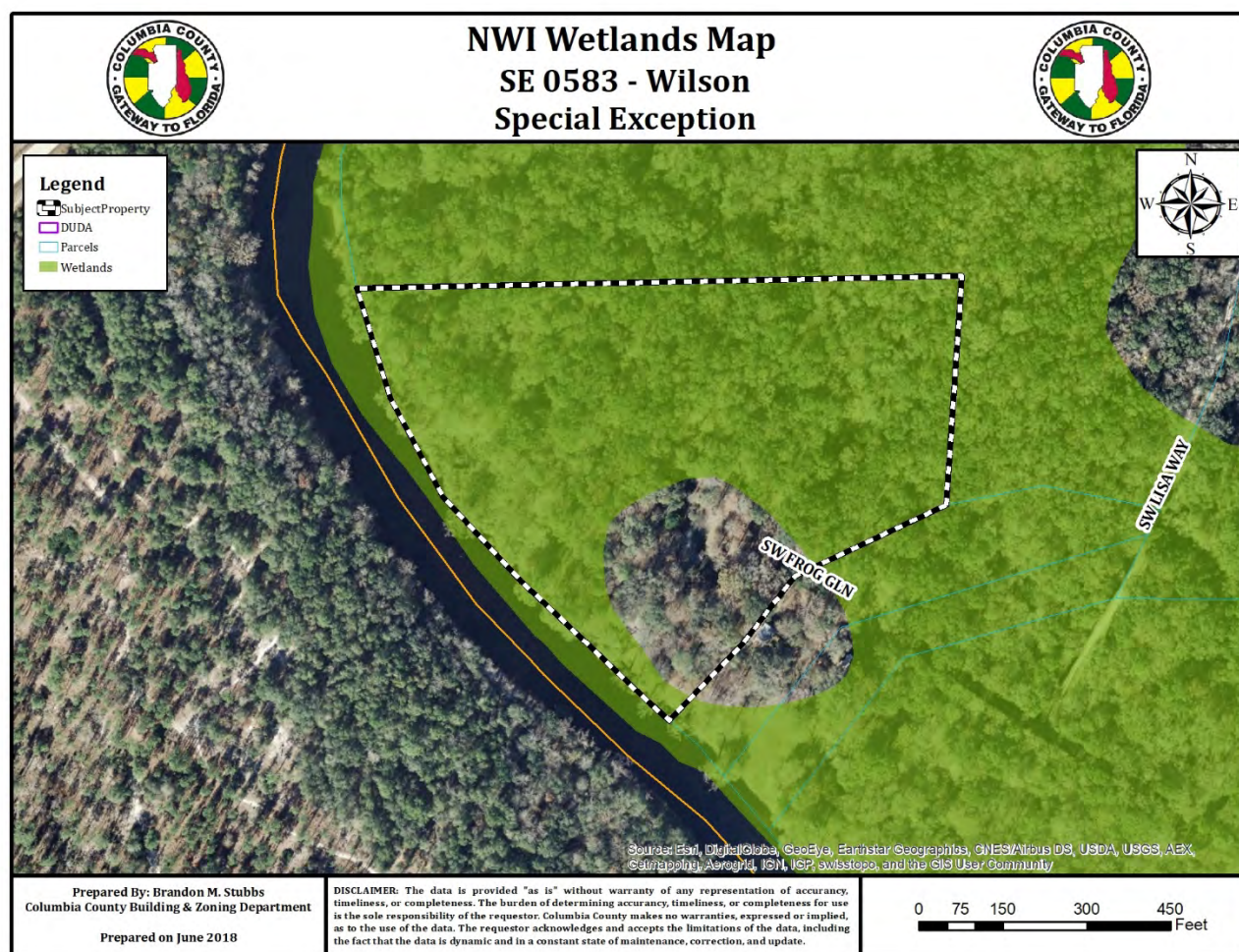
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands Areas, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are wetlands located on the subject property.

Evaluation: According to a letter from Ashley Stefanik, P.E., Division of Resource Management, Suwannee River Water Management District ("SRWMD"), dated June 8, 2018, to the property owner, states that the proposed improvements to the site will not impact existing wetlands. Given the letter from SRWMD regarding wetlands, there are no issues related to wetland protection.

Map 4. Wetlands Map



Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated October 1984. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

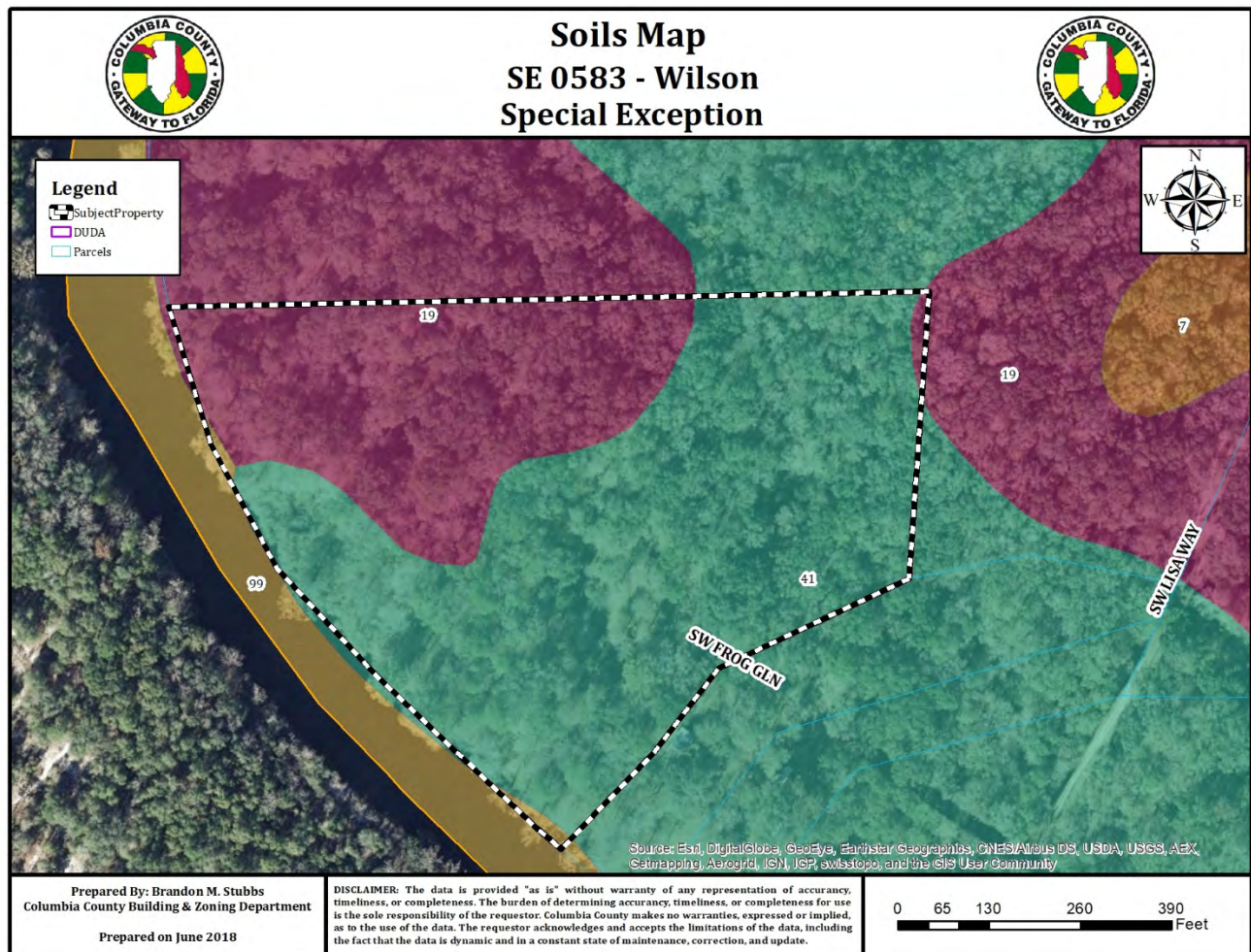
There are two (2) soil type found on the subject property:

- 1) Chiefland-Pedro Variant complex, occasionally flooded soils are comprised of nearly level to sloping soils that are within 3 miles of rivers and creeks interspersed with numerous sinkholes. The Chiefland-Pedro Variant soil complex is comprised of 41 percent Chiefland soils and 39 percent Pedro Variant soils. These soils are in areas so small or so intermingled that it was not practical to map them separately. Chiefland-Pedro Variant complex have severe limitations for building site development and for septic tank absorption fields.

- 2) Oleno clay is poorly drained and nearly level soils on the flood plains of rivers and creeks. The surface and subsoil layers are alternating layers of dark gray and gray clay to a depth of 32 inches. Below that depth, the layer is comprised of fine sandy loam and sandy clay loam to a depth of 80 inches or more. Oleno clay have severe limitations for building site development severe limitation for septic tank absorption fields.

Evaluation: The soil types on the area of the subject property subject to development is Oleno Clay. Oleno Clay poses severe limitations for building sites and severe limitation for septic tank absorption fields. At this time, there are no issues related to soil suitability.

Map 5. Soils Map

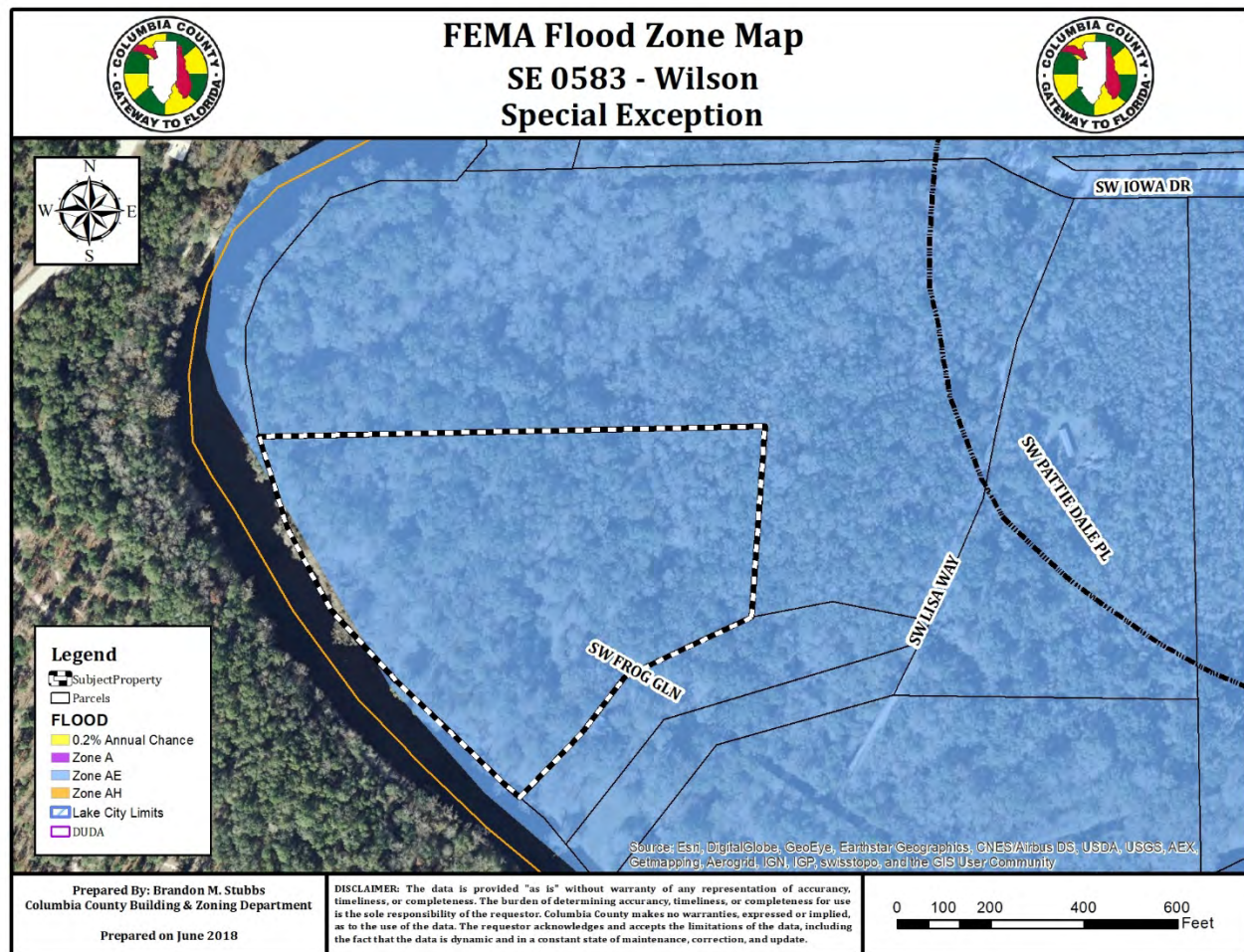


Flood Potential

Panel 0467C of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated February 4, 2009, indicates that the subject property is in Flood Zones "AE" (areas inundated by the annual one-percent chance of flood).

Evaluation: The subject property is located in Flood Zone "AE"; however, campsites are temporary in nature and the proposed cabins are located on trailers to provide easy removal in the case of flood. Therefore, there is no concern regarding flood.

Map 6. FEMA FIRM Map (Flood Map)

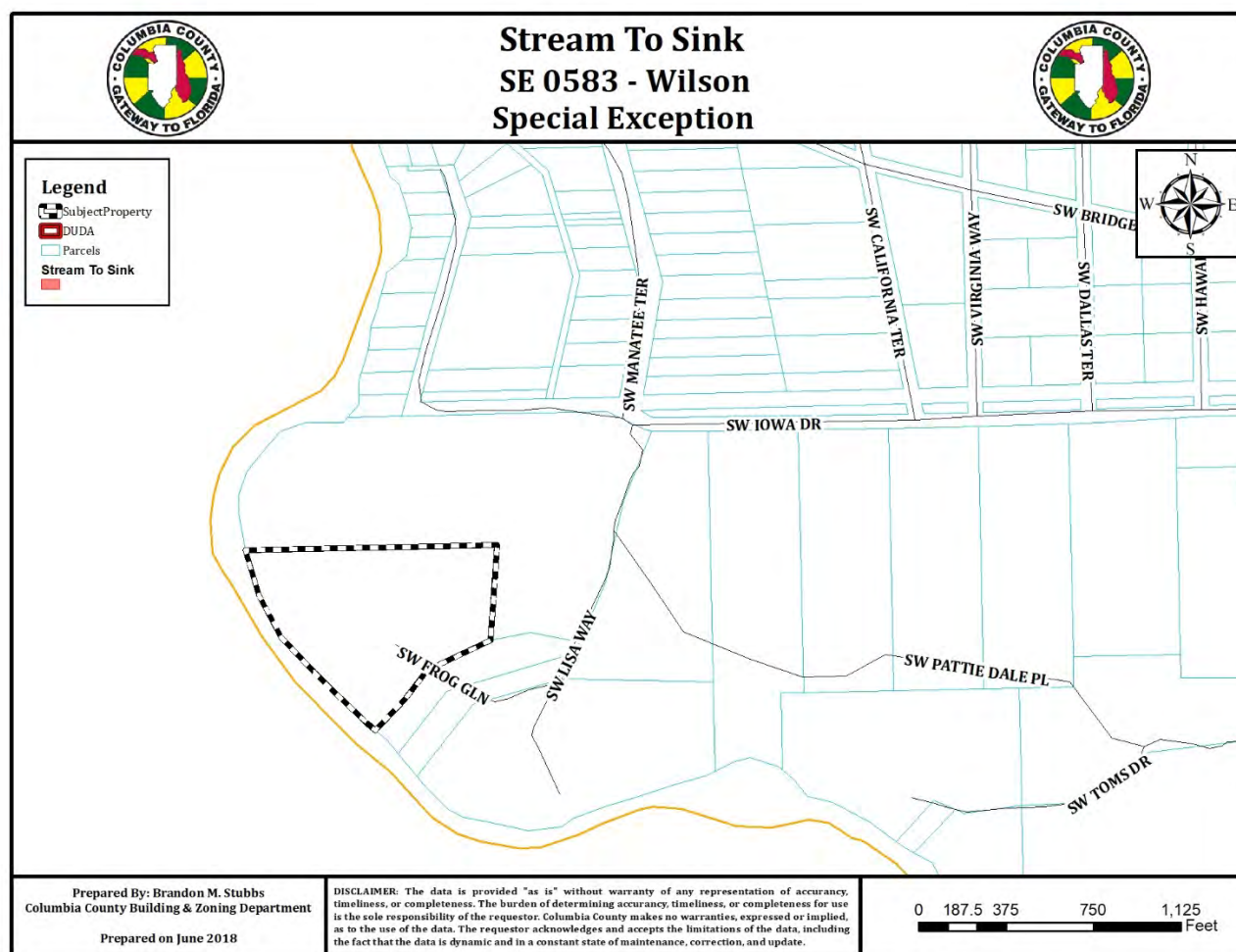


Stream to Sink

According to the Stream to Sink Watersheds, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is not located within a stream to sink area.

Evaluation: Section 4.2.38 of the County's LDRs regulates Stream to Sink watershed areas. At this time, there is no concern related to Stream to Sink Watersheds.

Map 7. Stream to Sink Map (SRWMD)



Minerals

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain Limestone.

Evaluation: There are no issues related to minerals.

Historic Resources

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 2013, there are no known historic resources located on the subject property.

Evaluation: There are no issues related to historic Resources.

Aquifer Vulnerability

According to the Columbia County Floridan Aquifer System Protection Zone Map, prepared by the Advance GeoSpatial Inc., dated September 29, 2009, the subject property is located in a more vulnerable area.

Evaluation: While the subject property is located in a more vulnerable area, there is no issue related to aquifer vulnerability.

Vegetative Communities/Wildlife

According to Illustration V-I of the Data and Analysis Report, entitled Vegetative Communities, the subject property is located within a Hardwood Swamp.

Evaluation: The proposed use is non-intensive in natural; therefore, there is no issue related to vegetative communities or wildlife.

COMPLIANCE WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

The Future Land Use Element of the Comprehensive Plan and Section 12.2.1 of the Land Development Regulations (“LDRs”) establish standards with which all Special Exception applications must be found to be compliant. Staff’s evaluation of the application’s compliance with the applicable standards of the Future Land Use Element of the Comprehensive Plan and Section 12.2.1 of the LDRs is provided below.

- 1) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
Evaluation and Findings: The applicant has submitted a site plan with the request for a Special Exception that provides means of ingress and egress to the property. There are no issues related to ingress and egress, pedestrian safety, traffic flow and control, or fire access.
- 2) Off-street parking and loading areas, where required, with particular attention to the items in [subsection] (1) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.
Evaluation and Findings: The applicant has provided adequate parking on-site.
- 3) Refuse and service areas, with particular reference to the items in [subsections] (1) and (2) above.
Evaluation and Findings: The subject property will have refuse and service areas; therefore, no issue related to refuse and service areas exists.
- 4) Utilities, with reference to locations, availability, and compatibility.
Evaluation and Findings: Potable water is provided via private water well permitted through the Florida Department of Environmental Health. Sanitary sewer is provided via individual private septic system. Any septic system shall be permitted by the Florida Department of Environmental Health.
- 5) Screening and buffering with reference to type, dimensions, and character.
Evaluation and Findings: No other buffers are required in accordance with the LDRs.
- 6) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.
Evaluation and Findings: The applicant is not proposing any advertising signage at this time.
- 7) Required yards and other open space.
Evaluation and Findings: The site plan indicates that the required setback and open space standards have been met.
- 8) Considerations relating to general compatibility with adjacent properties and other property in the district including, but not limited to:

- a) Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan;

Evaluation and Findings: The subject property has an Environmentally Sensitive Area Future Land Use Map ("FLUM") Designation and an Environmentally Sensitive Area-2 ("ESA-2") Zoning Designation. The Zoning Designation is consistent with the underlying FLUM Designation. The proposed use is allowed via special exception within the ESA-2 Zone District. Given the preceding information, the proposed use is in conformance with the Comprehensive Plan.

- b) Whether the proposed use is compatible with the established land use pattern;

Evaluation and Findings: The general area is comprised of mostly single family residences; however, the subject property is a fairly large size property along the Santa Fe River. Given there are no conflicting uses in the general area, the proposed use is compatible with the proposed future land use pattern.

- c) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;

Evaluation and Findings: It is not anticipated the proposed use will increase or overtax the load on public facilities.

- d) Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood;

Evaluation and Findings: It is not anticipated that the proposed use would be advantageous to the community or neighborhood.

- e) Whether the proposed use will adversely influence living conditions in the neighborhood;

Evaluation and Findings: It is not anticipated that the proposed use will adversely influence the living conditions of the neighborhood.

- f) Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety;

Evaluation and Findings: The proposed use does not generate much traffic. It is not anticipated that impacts will not degrade the Level of Service below an acceptable level.

- g) Whether the proposed use will create a drainage problem;

Evaluation and Findings: Given the minimal amount of impervious area proposed by the applicant and the size of the subject property, the proposed change should not create a drainage problem.

- h) Whether the proposed use will seriously reduce light and air to adjacent areas;

Evaluation and Findings: The proposed amendment will not seriously reduce light or air to adjacent areas.

- i) Whether the proposed use will adversely affect property values in the adjacent area;

Evaluation and Findings: It is not anticipated that the proposed amendment will affect property values of the adjacent area.

- j) Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and

Evaluation and Findings: It is not anticipated that the proposed use would be a deterrent to the improvement or development of adjacent properties.

- k) Whether the proposed use is out of scale with the needs of the neighborhood or the community.

Evaluation and Findings: It is not anticipated that the proposed use is not out of scale with the needs of the neighborhood or the county.

PUBLIC FACILITIES IMPACT

Impact from the proposed Special Exception are De Minimus and will not negatively affect the Level of Service Standard for public facilities.

RESOLUTION NO. BA SE 0583

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, GRANTING A SPECIAL EXCEPTION WITH APPROPRIATE CONDITIONS AND SAFEGUARDS AS AUTHORIZED UNDER SECTION 4.4.5(1) OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW FOR A CAMPGROUND OF LESS THAN 100 CAMPSITES IN AN ENVIRONMENTALLY SENSITIVE AREA-2 ("ESA-2") ZONE DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING FOR REVOCATION OF THE SPECIAL EXCEPTION; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Board of Adjustment of Columbia County, Florida, hereinafter referred to as the Board of Adjustment, to grant, to grant with appropriate conditions and safeguards or to deny special exceptions as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a special exception, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Board of Adjustment held the required public hearing, with public notice having been provided, on said petition for a special exception, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has found that they are empowered under Section 3.2 of the Land Development Regulations to grant, to grant with appropriate conditions and safeguards or to deny said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has determined and found that the granting with appropriate conditions and safeguards of said petition for special exception, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare;

WHEREAS, the Board of Adjustment has determined and found that the special exception is generally compatible with adjacent properties, other property in the district and natural resources; and

WHEREAS, the Board of Adjustment has determined and found that:

- (a) The proposed use would be in conformance with the Comprehensive Plan and would not have an undue adverse effect on the Comprehensive Plan;
- (b) The proposed use is compatible with the established land use pattern;
- (c) The proposed use will not materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
- (d) The proposed use will not have an undue adverse influence on living conditions in the neighborhood;
- (e) The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety;
- (f) The proposed use will not create a drainage problem;
- (g) The proposed use will not seriously reduce light and air to adjacent areas;
- (h) The proposed use will not adversely affect property values in the adjacent areas;
- (i) The proposed use will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and

- (j) The proposed use is not out of scale with the needs of the neighborhood or the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, THAT:

Section 1. Pursuant to a petition SE 0583, by the Bruce R. Wilson, owner, to request a special exception be granted as provided for in Section 4.4.5(1) of the Land Development Regulations to allow for a Campground of less than 100 campsites in an Environmentally Sensitive Area-2 ("ESA-2") Zone District. The special exception has been filed in accordance with a site plan dated June 7, 2018 and submitted as part of a petition dated June 7, 2018, to be located on property described, as follows:

A PARCEL OF LAND IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN SOUTH 89°28'24" WEST ALONG THE NORTH LINE OF SAID SECTION 1 A DISTANCE OF 2641.99 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 1; THENCE SOUTH 89°31'46" WEST ALONG SAID NORTH LINE OF SECTION 1 A DISTANCE OF 863.30 FEET; THENCE SOUTH 05°29'08" WEST A DISTANCE OF 60.33 FEET TO A POINT ON THE SOUTH LINE OF A 60 FOOT ACCESS EASEMENT; THENCE CONTINUE SOUTH 05°29'08" WEST A DISTANCE OF 503.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°29'08" WEST A DISTANCE OF 409.92 FEET; THENCE SOUTH 66°16'39" WEST A DISTANCE OF 299.81 FEET; THENCE SOUTH 38°58'09" WEST A DISTANCE OF 150.64 FEET; THENCE SOUTH 45°24'59" WEST A DISTANCE OF 159.63 FEET TO A POINT ON THE APPROXIMATE MEAN HIGHWATER LINE OF THE SANTA FE RIVER; THENCE NORTHWESTERLY ALONG THE MEANDER LINE OF SAID APPROXIMATE MEAN HIGHWATER LINE OF THE SANTA FE RIVER A DISTANCE OF 939 FEET, MORE OR LESS; THENCE NORTH 89°31'46" EAST A DISTANCE OF 1059.95 FEET TO THE POINT OF BEGINNING.

Containing 11.9 acres, more or less

Tax Parcel 01-7s-15-01439-602

Section 2. The Planning and Zoning Board, hereby approves the above referenced special exception subject to any conditions and safeguards, if any, hereinafter attached in Exhibit "A". If compliance with any of the conditions of special exception causes substantial deviation in the approved site plan, the applicant shall be required to submit a new special exception application and receive Planning & Zoning Board approval in accordance with the Land Development Regulations.

Section 3. A site plan, as described above, is herewith incorporated into this resolution by reference, shall govern the development and use of the above described property. Any deviation from the site plan shall be deemed a violation of the Land Development Regulations.

Section 4. The use of land approved by this special exception shall be in place, or a valid permit shall be in force for the construction of such land use within twelve (12) months of the effective date of this resolution. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the effective date of this resolution, this resolution granting with appropriate conditions and safeguards such special exception is thereby revoked and of no force and effect.

Section 5. If the use of land approved by this special exception ceases for any reason for a period of more than six (6) consecutive months, this resolution shall be thereby revoked and of no force and effect.

Section 6. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 7. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of Adjustment this 26th day of July 2018.

Attest:

BOARD OF ADJUSTMENT OF
COLUMBIA COUNTY, FLORIDA

Brandon M. Stubbs, Secretary to the
Board of Adjustment

Robert F. Jordan, Chairman



Columbia County Gateway to Florida

FOR PLANNING USE ONLY

Application # SE 0583

Application Fee \$750.00

Receipt No. 4916

Filing Date June 7, 2018

Completeness Date June 12, 2018

Special Exception Application

A. PROJECT INFORMATION

1. Project Name: Bowman's River Landing
2. Address of Subject Property: 232 Frog Glen - Fort White
3. Parcel ID Number(s): 01-78-150-01439-602
4. Future Land Use Map Designation: _____
5. Zoning Designation: ES-2
6. Acreage: 12 Ac MOL
7. Existing Use of Property: Camping
8. Proposed use of Property: Campground
9. Section of the Land Development Regulations ("LDRs") for which a Special Exception is requested (Provide a Detailed Description): 4.4-5(1) *Campgrounds of less than 100 campsites, not within 5 miles of another campground in an ES2 zone and not more than 20% of the natural vegetation from each campsite is removed.

B. APPLICANT INFORMATION

1. Applicant Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s): Bruce R. Wilson Title: Member
Company name (if applicable): FW Properties LLC
Mailing Address: 2624 SW Santa Fe Dr.
City: Fort White State: FL Zip: 32038
Telephone: (352) 949-0743 Fax: () Email: bruce9090@gmail.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

3. If the applicant is agent for the property owner*.

Property Owner Name (title holder): _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone: () Fax: () Email: _____

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials regarding government business is subject to public records requests. Your e-mail address and communications may be subject to public disclosure.

*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on behalf of the property owner.

C. ADDITIONAL INFORMATION

1. Is there any additional contract for the sale of, or options to purchase, the subject property?
If yes, list the names of all parties involved: NO
If yes, is the contract/option contingent or absolute: ☐ Contingent ☐ Absolute
2. Has a previous application been made on all or part of the subject property:
Future Land Use Map Amendment: ☐ Yes ☒ No
Future Land Use Map Amendment Application No. CPA _____
Rezoning Amendment: ☐ Yes ☒ No
Rezoning Amendment Application No. Z _____
Site Specific Amendment to the Official Zoning Atlas (Rezoning): ☐ Yes ☒ No
Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z _____
Variance: ☐ Yes ☒ No
Variance Application No. V _____
Special Exception: ☐ Yes ☒ No
Special Exception Application No. SE _____

D. ATTACHMENT/SUBMITTAL REQUIREMENTS

1. Analysis of Section 12.2.1.(3)(h) of the Land Development Regulations ("LDRs"):
 - a. Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan.
 - b. Whether the proposed use is compatible with the established land use pattern.
 - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
 - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
 - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
 - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
 - g. Whether the proposed use will create a drainage problem.
 - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
 - i. Whether the proposed use will adversely affect property values in the adjacent area.
 - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
 - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

2. Vicinity Map – Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
3. Site Plan – Including, but not limited to the following:
 - a. Name, location, owner, and designer of the proposed development.
 - b. Present zoning for subject site.
 - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
 - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
 - e. Area and dimensions of site (Survey).
 - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
 - g. Access to utilities and points of utility hook-up.
 - h. Location and dimensions of all existing and proposed parking areas and loading areas.
 - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
 - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
 - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
 - l. Location of trash receptacles.
4. Stormwater Management Plan—Including the following:
 - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
 - b. Proposed finished elevation of each building site and first floor level.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water management district surface water management permit.
5. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.
6. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.

7. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies).
8. Legal Description with Tax Parcel Number (In Microsoft Word Format).
9. Proof of Ownership (i.e. deed).
10. Agent Authorization Form (signed and notarized).
11. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
12. Fee. The application fee for a Special Exception Application is \$750. No application shall be accepted or processed until the required application fee has been paid.

NOTICE TO APPLICANT

All twelve (12) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Board of Adjustment.

A total of ten (10) copies of proposed Special Exception Application and support material, and a PDF copy on a CD, are required at the time of submittal. See Columbia County submittal requirements for more detail.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 4 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The Columbia County Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be properly posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWLEDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

Bruce R. Wilson

Applicant/Agent Name (Type or Print)

B.R. Wilson

Applicant/Agent Signature

6/7/18

Date

1. Analysis of Section 12.2.1(3)(h) of the Land Development Regulations ["LDRs"]:

- a. Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan.**

Bowman's River Landing ("BRL") will provide facilities above the (100 year) flood – thirty-four (34) foot elevation compliant with American Disability Act ("ADA"). Unpaved walking paths and sites for primitive, platform and camping cabins. BRL's proposed use would be in conformance with the county's comprehensive plan. BRL's proposed use will NOT have an adverse effect on the comprehensive plan.

BRL's proposed plan project is in conformance with the Columbia County Comprehensive Plan ("CCCP") and would not have an adverse effect on the comprehensive plan because the proposed project will not impact wetlands and protected species. Soil disturbance will be minimal and restricted less than one (1) percent of the entire area.

Erosion and sediment control measures will use best management practices CCCP Conservation Element Objectives V.1 through V.7).

The proposed project is considered an allowable special exception for areas categorized as an Environmentally Sensitive Area ("ESA-2") – under 4.4.5 Special Exceptions – 1. Campgrounds.

- b. Whether the proposed use is compatible with the established land use pattern.**

Yes. The existing land use category is "Conservation" and the proposed project proposes to maintain the current land use category. The proposed improvements to the campground is still passive recreation, which is compatible with the established land use pattern. Land Development Code Section 4.3.5 states that "recreational activities such as campsites and similar uses" are classified as special exception for areas within the County that are categorized as conservation.

- c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities and streets.**

No. The proposed use only consists of campground facility improvements for ADA compliance, addition of bathrooms and camp sites, which would not materially alter the population density pattern – nor increase or overtax the load on public facilities such as schools, utilities and streets. Campers are transient and often arrive by water and what minimal load increase on public facilities, utilities and streets would be temporary and negligible.

- d. Whether changed or changing conditions find the proposed use to be advantageous to the community and neighborhood.**

Yes. The proposed use will be advantageous to the community. The improved facilities will have a positive impact to the local economy. ADA compliant facilities would also allow disabled veterans, those with disabilities and special needs citizens to use the campground.

- e. Whether the proposed use will adversely influence living conditions in the neighborhood.**

No. The proposed use will not adversely influence living conditions in the neighborhood since it will be replacing primitive – no bathroom tent camping as was its previous use - prior to current ownership.

- f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.**

No. The proposed use will not create or excessively increase the traffic congestion or otherwise affect public safety. At full capacity, 20 campers will not cause a significant increase in traffic congestion, some of whom which will arrive by kayak and canoe from the river.

- g. Whether the proposed use will create a drainage problem.**

No. The proposed use will not impact drainage at all.

- h. Whether the proposed use will seriously reduce light and air to adjacent areas.**

No. The proposed use will not seriously reduce light and are at adjacent areas.

- i. Whether the proposed use will adversely affect property values in the adjacent area.**

No. The proposed use will only have a positive impact on properties values in adjacent areas.

- j. Whether the proposed use will be a deterrent to improvement or development of adjacent property in accord with existing regulations.**

No. The proposed use will not be a deterrent to the improvement or development of adjacent property in accordance with existing regulations. The campground improvements are all located within the twelve-acre site.

- k. Whether the proposed use is out of scale with the needs of the neighborhood or the community.**

No. The proposed use is not out of scale with the needs of the neighborhood or the community. In fact, although 100 sites are allowed under the Special Exception, this project will have a maximum of 20 campsites; so as to keep the ESA pristine and natural. This proposed campground will be the only known campground on the Columbia County side of the Santa Fe River with ADA compliant facilities.

2. Vicinity Map – indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.

- a. See Exhibit A – A2
- b. Adjacent Land Use (see Exhibit A2)

3. Site Plan

- a. **Name, location, owner, and designer of the proposed development.**
TriWin Properties, LLC.
Bruce Wilson / Member / Designer
2624 SW Santa Fe Dr.
Fort White, FL 32038
- b. **Present zoning for subject site.**
Current zoning category ES-2
- c. **Location of the site in relation to surrounding properties, including the means ingress and egress to such properties and any screening or buffers on such properties.**
Please refer to Exhibit A (survey)

The total project area is approximately 522,720 square feet. The total coverage of proposed project will be less than 3,000 square feet and occupying approximately one half of 1%. (.57%)

l. Location of trash receptacles.

Please see Exhibit B for trash receptacle locations.

4. Storm Water Management Plan

a. Existing contours at one-foot intervals based on U.S. Coast And Geodetic Datum.

Please see Exhibit A

b. Proposed finished elevation of each building site and first floor level.

Please see Exhibit B

c. Existing and proposed storm water management facilities with size and grades.

Storm water management does not apply.

d. Proposed orderly disposal of surface water runoff

Does not apply.

e. Centerline elevations along adjacent streets.

Not applicable.

f. Water management district surface water management permit.

See Exhibit C *Surface Water Management Permit Exemption

5. Fire Department Access and Water Supply Plan

Not Applicable

6. Concurrency Impact Analysis

Not Applicable

Exhibit A-2



Julio Ruiz \$1,120,000.00
Doc \$ 1,120.00

This Instrument Prepared by & return to:

Name: **Trish Lang, an employee of**
NORTH CENTRAL FLORIDA TITLE,
LLC
Address: **343 NW COLE TER**
LAKE CITY, FL 32055
File No. **16Y-06022TL**

Parcel I.D. #: **R01439-602**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

Inst: 201612011117 Date: 07/06/2016 Time: 11:56 AM
Page 1 of 2 B: 1318 P: 42, P.DeWitt Cason, Clerk of Court Colum
County, By: KV
Deputy Clerk Doc Stamp Deed: \$120.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED Made the 1st day of July, A.D. 2016, by **JERRY APEL, A SINGLE MAN,**
hereinafter called the grantor, to **BRUCE WILSON,** whose post office address is **2624 SW SANTA FE DRIVE,**
FORT WHITE, FL 32038, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **COLUMBIA County, State of Florida,** viz:

Wilson Acres - Parcel 2

A parcel of land in Section 1, Township 7 South, Range 15 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of said Section 1 a distance of 2641.99 feet to the Northeast corner of the Northwest 1/4 of Section 1; thence South 89°31'46" West along said North line of Section 1 a distance of 863.30 feet; thence South 05°29'08" West a distance of 60.33 feet to a point on the South line of a 60 foot Access Easement; thence continue South 05°29'08" West a distance of 503.38 feet to the Point of Beginning; thence continue South 05°29'08" West, a distance of 409.92 feet; thence South 66°16'39" West a distance of 299.81 feet; thence South 38°58'09" West a distance of 150.64 feet; thence South 45°24'59" West a distance of 159.63 feet to a point on the approximate mean highwater line of the Santa Fe River; thence Northwesterly along the meander line of said approximate mean highwater line of the Santa Fe River a distance of 939 feet, more or less, thence North 89°31'46" East a distance of 1059.95 feet to the POINT OF BEGINNING.

TOGETHER WITH:

WILSON ACRES- EASEMENT C

An easement 60 feet in width, for ingress and egress purposes, lying 30 feet each side of the adjacent to the following described centerline:

COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of said Section 1 a distance of 2641.99 feet to the Northeast corner of the Northwest (1/4) of Section 1; thence South 89°31'46" West along said North line of Section 1 a distance of 210.61 feet; thence South 23°00'02" West a distance of 78.16 feet to the Point of Beginning; thence continue South 23°00'02" West a distance of 324.49 feet; thence South 13°49'59" West a distance of 202.57 feet; thence South 12°04'36" West a distance of 148.17 feet; thence South 24°24'18" West a distance of 283.71 feet; thence South 27°27'09" West a distance of 178.02 feet to the Terminal Point of herein described centerline and easement.

ALSO, TOGETHER WITH:

WILSON ACRES -EASEMENT D

An easement 60 feet in width, for ingress and egress purposes, lying 30 feet each side of the adjacent to the following described centerline:

COMMENCE at the Northeast corner of Section 1, Township 7 South, Range 15 East, Columbia County, Florida and run South 89°28'24" West along the North line of said Section 1 a distance of 2641.99 feet to the Northeast corner of the Northwest (1/4) of Section 1; thence South 89°31'46" West along said North line of Section 1 a distance of 210.61 feet; thence South 23°00'02" West a distance of 402.65 feet; thence South 13°49'59" West a distance of 202.57 feet; thence South 12°04'36" West a distance of 148.17 feet; thence South 24°24'18" West a distance of 283.71 feet to the Point of

Beginning; thence North 80°20'23" West a distance of 213.56 feet; thence South 77°37'10" West a distance of 185.54 feet to the Terminal Point of herein described centerline and easement.

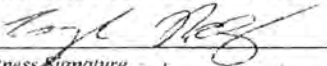
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

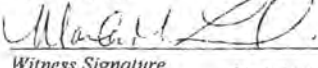
To Have and to Hold the same in fee simple forever.

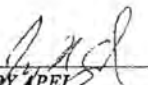
And the grantor hereby covenants with said grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

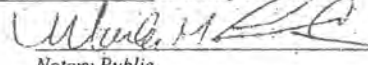

Witness Signature
Printed Name Tyler Rogers

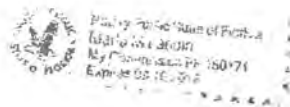

Witness Signature
Printed Name Maria M. Lendin


JERRY APEL
Address:
P.O. BOX 157, FORT WHITE, FL 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 1st day of July, 2016, by JERRY APEL, who is known to me or who has produced Driver's License as identification.


Notary Public
My commission expires _____



STATE OF FLORIDA, COUNTY OF COLUMBIA
I HEREBY CERTIFY, that the above and foregoing
is a true copy of the original filed in this office.
P. DEWITT CASON, CLERK OF COURTS

By Pattie W. Hester
Date 5/14/2018



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

June 8, 2018

Bruce Wilson
TriWin Properties, LLC
2624 SW Santa Fe Drive
Fort White, FL 32038

Subject: Environmental Resource Permit (ERP) Exemption, ERP-023-232476-1,
Bowman's River Landing, Columbia County, Florida

Dear Mr. Wilson:

The above referenced proposed project does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before June 8, 2018. This exemption letter is being issued since the proposed activities shall not exceed subsections 40B-4.1070(1)(g) & (i), Florida Administrative Code (F.A.C.). The proposed activity includes a 16-foot boardwalk at a maximum of 6 inches above natural ground and an open pavilion totaling 13.5 square feet of the cross-sectional area of the floodway, both of which are located outside of the 75-foot setback. Additionally, a deck within the 75-foot setback shall be removed and the existing 5 cabins shall be placed on street-legal, tagged trailers per the plans received. The plans also provide sites for a bath house on a street-legal, tagged, trailer and 6 cabins on street-legal, tagged trailers, none of which shall impact wetlands. The moving plan submitted with this application shall be followed during flood events. The project shall be constructed according to the plans submitted on or before June 8, 2018, by Bruce Wilson of TriWin Properties, LLC.

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) & (b), subsections 62-4.242(2) & (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operations shall not:

- Exceed any of the thresholds as found in 62-330.051, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

DON QUINCEY
Chiefland, Florida

BRADLEY WILLIAMS
Monticello, Florida

HUGH THOMAS
Executive Director

- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,



Ashley Stefanik, P.E.
Division of Resource Management

CONCURRENCY WORKSHEET

Trip Generation Analysis

ITE Code	ITE Use	ADT Multiplier	PM Peak Multiplier	Campsites*	Total ADT	Total PM Peak
416	Campground	N/A	0.41	18.00	N/A	7.38

*Per thousand square feet (i.e. 3,560 sq ft / 1,000 = 3.56)

Potable Water Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Recreational Vehicle	75.00	18.00	1350.00

* Multiplier is based upon Ch. 64E-6.008, Florida Administrative Code and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Sanitary Sewer Analysis

Ch. 64E-6.008, F.A.C. Use	Ch. 64E-6.008, F.A.C. Gallons Per Day (GPD)	Ch. 64E-6.008, F.A.C. Multiplier*	Total (Gallons Per Day)
Recreational Vehicle	75.00	18.00	1350.00

* Multiplier is based upon Ch. 64E-6.008, F.A.C. and can vary from square footage, number of employees, number of seats, or etc. See Ch. 64E-6.008, F.A.C. to determine multiplier.

Solid Waste Analysis

Use	Pounds Per Campsite	Total Campsites	Total (Lbs Per Day)
Campground	12.00	18.00	216.00

Columbia County Property Appraiser

updated: 6/4/2018

2017 Tax Year 8

Parcel: 01-7S-15-01439-602

Owner & Property Info

Search Result: 1 of 1

e s	ON R		
Maili g Address	2624 SW SANTA FE DR FORT WHITE, FL 32028		
Site Address	232 SW FROG GLN		
Use Desc. (code)	SINGLE FAM (000100)		
Tax District	3 (County)	Neighborhood	1715
La d Area 8	11.900 ACRES	Market Area	02
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
(AKA LOT 2, WILSON ACRES UNR): COMM AT THE NE COR OF SEC, RUN W 2641.99 FT TO NE COR OF THE NW1/4, CONT W ALONG N LINE OF SEC 63.30 FT, RUN S 5 DG W 563.71 FT FOR POB, CONT S 5 DG W 409.92 FT, S 66 DG W 299.1 FT, S 3 DG W 150.64 FT, S 45 DG W 159.63 FT TO HIGH WATER MARK OF SANTA FE RIVER, RUN NW'RLY & NE'RLY ALONG RIVER 939 FT MOL TO NW COR OF LOT 2, RUN E 1059.95 FT TO POB. WD 1020-1227, WD 1 ...more>>>			



Property & Assessment Values

2017 Certified Values		
Mkt Land Value	cnt: (0)8	\$48,184.00
Ag Land Value	cnt: (1)	\$0.00
Building Value	cnt: (1)	\$65,192.00
XFOB Value	cnt: (4) 8	\$2,350.00
Total Appraised Value		\$115,726.00
Just Value		\$115,726.00
Class Value		\$0.00
Assessed Value		\$115,726.00
Exempt Value		\$0.00
Total Taxable Value	h r \$115, Cnty \$115, Schl \$115,	8

2018 Working Values 8			(...Hide Values)
Mkt Land Value	cnt: (0)8	\$53,003.00	
Ag Land Value	cnt: (1)	\$0.00	
Building Value	cnt: (1)	\$68,357.00	
XFOB Value	cnt: (4) 8	\$2,350.00	
Total Appraised Value		\$123,710.00	
Just Value		\$123,710.00	
Class Value		\$0.00	
Assessed Value		\$123,710.00	
Exempt Value		\$0.00	
Total Taxable Value	Cnty: \$123,710 Other: \$123,710 Schl: \$123,710		

NOTE: 2018 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Sales History

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
7/1/2016	1318/42	WD 8	I		01 8	160,000.00
5/9/2016	1315/1694	QC			1	\$100.00
7/6/2004	1020/1227 8	WD 8	V			\$50,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	SINGLE FAM (000100) 8	972	ONC BLOCK (15) 8	1044	552	68,357.00
Note: All S.F. calculations are based on exterior building dimensions.						

Extra Features & Out Buildings

Id	Code	Year	Area	Value	Area	Value
0040	BARN,POLE	2008	100.00	000001.000	x 0 x 0	000.00)
0040	BARN,POLE	0	50.00	000001.000	x 0 x 0	000.00)
0297	SHED CONCR	2015	400.00	000001.000	x 0 x 0	000.00)
0210	GARAGE U	2015 8	1,800.00	000001.000	x 0 x 0 8	000.00)

Land Breakdown

Land Code	Desc	Units	Value	EffRate	Land Value
000100	SFR(MKT) 8	11.9 AC 8	.00/1.00/1.00/1.00	4,454.05 8	53,003.00

Columbia County Tax Collecto

generated on 6/12/2018 2:04:18 PM EDT

Tax Recor d

Last Update: 6/12/2018 2:04:18 PM EDT d

Register for eBill

A Valorem Taxes an Non-A Valorem Assessments

The information contained herein does not constitute a title search and should not be relied on as such.

Account Number d	Tax Type d	Tax Year
R01439-602 d	REAL ESTATE d	2017
Mailin Addr ss WILSON BRUCE 2624 SW SANTA FE DR FORT WHITE FL 32028 d		
Prop rty Addr ss 232 FROG SW FORT WHITE GEO Numb r 017S15-01439-602		
Exempt Amount d	Taxable Value	
S B low d	S d B low	
Ex mption D tail d NO EXEMPTIONS d Milla Cod d 003 d Escrow Cod <u>Legal Description (click for full d scription)</u> 01-7S-15 0100/0100 11.90 Acres (AKA LOT 2, WILSON ACRES UNR): COMM AT THE NE COR OF SEC, RUN W 2641.99 FT TO NE COR OF THE NW1/4, CONT W ALONG N LINE OF SEC 863.30 FT, RUN S 5 DG W 563.71 FT FOR POB, CONT S 5 DG W 409.92 FT, S 66 DG W 299.81 FT, S 38 DG W 150.64 FT, S 45 See Tax Roll For Extra Legal d		
A Valorem Taxes		
Taxin Authority d	Rat	Ass ss d Ex mption Amount
BOARD OF COUNTY COMMISSIONERS	d.0150d	115,726 d 0
COLUMBIA COUNTY SCHOOL BOARD d		
DISCRETIONARY d	0.7480d	115,726 0
LOCAL d	4.3200d	115,726 0
CAPITAL OUTLAY d	1.5000	115,726 0
SUWANNEE RIVER WATER MGT DIST d	0.4027 d	115,726 0
LAKE SHORE HOSPITAL AUTHORITY d	0.9620 d	115,726 d 0 d
d		
Total Milla d	15.9477 d	Total Tax s d
		\$1,845.56 d
Non-A d Valorem Assessments		
Cod	L vyin Authority d	Amount
FFIR	FIRE ASSESSMENTS	d280.76
GGAR	SOLID WASTE - ANNUAL	d193.00
Total Ass ssm nts d		\$473.76
d	d	Taxes & Assessments d
		\$2,319.32
If Pai By d		Amount Due
d		\$0.00
Date Pai d	Transaction d	Receipt d
Item d	Amount Pai d	

11/29/2017	PP	PA ENT	PP	5000327.0002	PP	2017	P	\$2,226.55

Prior Years Payment History **P**

rioP Year Taxes Due								
NO DELINQUENT TAXES								

NOT A PART

S.89°32'28"W. 1059.95'(F)(C)
S.89°31'46"W. 1059.95'(R)
N.89°32'28"E. 1059.95'(F)(C)
N.89°31'46"E. 1059.95'(R)
1052.58'(F)

TOPOGRAPHIC SURVEY TO SHOW
EXISTING PORTABLE CAMPER CABINS AND
PROPOSED PORTABLE CAMPER CABINS
IN SECTION 1, TOWNSHIP 7 SOUTH,
RANGE 15 EAST,
COLUMBIA COUNTY, FLORIDA.

Exhibit A

DESCRIPTION:
WILSON ACRES - PARCEL 2
A PARCEL OF LAND IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY,
FLORIDA AND RUN SOUTH 89°28'24" WEST ALONG THE NORTH LINE OF SAID SECTION 1 A DISTANCE OF 2641.99
FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 1; THENCE SOUTH 89°31'46" WEST ALONG
SAID NORTH LINE OF SECTION 1 A DISTANCE OF 863.30 FEET; THENCE SOUTH 65°29'08" WEST A DISTANCE OF
60.33 FEET TO A POINT ON THE SOUTH LINE OF A 60 FOOT ACCESS EASEMENT; THENCE CONTINUE SOUTH 05°
29'08" WEST A DISTANCE OF 503.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°29'08"
WEST A DISTANCE OF 409.92 FEET; THENCE SOUTH 66°16'39" WEST A DISTANCE OF 299.81 FEET; THENCE
SOUTH 38°58'09" WEST A DISTANCE OF 150.64 FEET; THENCE SOUTH 45°24'59" WEST A DISTANCE OF 159.63
FEET TO A POINT ON THE APPROXIMATE MEAN HIGHWATER LINE OF THE SANTA FE RIVER; THENCE
NORTHWESTERLY ALONG THE MEANDER LINE OF SAID APPROXIMATE MEAN HIGHWATER LINE OF THE SANTA FE
RIVER A DISTANCE OF 939 FEET, MORE OR LESS; THENCE NORTH 89°31'46" EAST A DISTANCE OF 1059.95 FEET
TO THE POINT OF BEGINNING.

TOGETHER WITH:

WILSON ACRES--EASEMENT "C"

AN EASEMENT 60 FEET IN WIDTH, FOR INGRESS AND EGRESS PURPOSES, LYING 30 FEET EACH SIDE OF AND
ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY,
FLORIDA AND RUN SOUTH 89°28'24" WEST ALONG THE NORTH LINE OF SAID SECTION 1 A DISTANCE OF 2641.99
FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 1; THENCE SOUTH 89°31'46" WEST ALONG
SAID NORTH LINE OF SECTION 1 A DISTANCE OF 210.61 FEET; THENCE SOUTH 23°00'02" WEST A DISTANCE OF
78.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 23°00'02" WEST A DISTANCE OF 324.49
FEET; THENCE SOUTH 13°49'59" WEST A DISTANCE OF 202.57 FEET; THENCE SOUTH 12°04'36" WEST A
DISTANCE OF 148.17 FEET; THENCE SOUTH 24°24'18" WEST A DISTANCE OF 283.71 FEET; THENCE SOUTH 27°27'08" WEST
A DISTANCE OF 178.02 FEET TO THE TERMINAL POINT OF HEREIN DESCRIBED CENTERLINE AND EASEMENT

TOGETHER WITH:

WILSON ACRES - EASEMENT "D"

AN EASEMENT 60 FEET IN WIDTH, FOR INGRESS AND EGRESS PURPOSES, LYING 30 FEET EACH SIDE OF AN
ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY,
FLORIDA AND RUN SOUTH 89°28'24" WEST ALONG THE NORTH LINE OF SAID SECTION 1 A DISTANCE OF 2641.99
FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 1; THENCE SOUTH 89°31'46" WEST ALONG
SAID NORTH LINE OF SECTION 1 A DISTANCE OF 210.61 FEET; THENCE SOUTH 23°00'02" WEST A DISTANCE OF
402.65 FEET; THENCE SOUTH 13°49'59" WEST A DISTANCE OF 202.57 FEET; THENCE SOUTH 12°04'36" WEST A
DISTANCE OF 148.17 FEET; THENCE SOUTH 24°24'18" WEST A DISTANCE OF 283.71 FEET TO THE POINT OF
BEGINNING; THENCE NORTH 80°20'23" WEST A DISTANCE OF 213.56 FEET; THENCE SOUTH 77°37'10" WEST A
DISTANCE OF 185.54 FEET TO TERMINAL POINT OF HEREIN DESCRIBED CENTERLINE AND EASEMENT.

SIGNING SURVEYOR:
MARK D. DUREN, LS 4708
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FL 32025

SIGNED:
MARK D. DUREN, LS 4708

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
EFFECTIVE FLOOD INFORMATION REPORT, DATED
FEBRUARY 2, 2018. ELEVATIONS ARE BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988
(NAVD 1988).
FLOOD ZONE: AE FW
1% ANNUAL CHANCE FLOOD ELEVATION = 34
FEET.
10% ANNUAL CHANCE FLOOD ELEVATION = 28
FEET.
50% ANNUAL CHANCE FLOOD ELEVATION = 22.9
FEET.
THIS PARCEL IS IN THE REGULATORY FLOODWAY
OF THE SANTA FE RIVER.

SEE PREVIOUS SURVEY UNDER WORK ORDER NO.
16-181 FOR FULL BOUNDARY SURVEY. THIS
DRAWING HAS BEEN REVISED TO SHOW PERIMETER
OF THE DESCRIBED LANDS ONLY AND THE
TOPOGRAPHY OF THE PARCEL. ELEVATIONS AND
CONTOURS ARE BASED ON NAVD 1988 DATUM.

SURVEYOR'S NOTES:

- BOUNDARY BASED ON MONUMENTATION FOUND IN ACCORDANCE WITH THE
RETRACEMENT OF THE RECORD TITLE BOUNDARIES OF THIS PARCEL TO
THE BEST OF MY ABILITY TO INTERPRET AND LOCATE SAID BOUNDARIES
BASED ON THE EVIDENCE OF PRIOR SURVEYS AND RECORDS PROVIDED TO
OR OTHERWISE OBTAINED BY THIS OFFICE.
- BEARINGS BASED ON DEED OF RECORD USING MONUMENTS FOUND
ON THE NORTH LINE OF THE NW 1/4 OF SECTION 1.
- THIS PARCEL IS IN FLOOD ZONE "AE" AND IS DETERMINED TO BE IN
100 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP, DATED
FEBRUARY 4, 2009, COMMUNITY PANEL NO. 12023C0467C. PORTIONS OF
THIS PARCEL ARE ALSO WITHIN THE REGULATORY FLOOD WAY OF THE
SANTA FE RIVER WHICH MAY RESTRICT SOME TYPES OF DEVELOPEMENT.
- NO EASEMENT FOR UTILITY AND/OR DRAINAGE IS SHOWN ON THIS LOT
IN RECORDS IN THE POSSESSION OF THIS OFFICE.
- THE IMPROVEMENTS, IF ANY, INDICATED ON THIS SURVEY DRAWING ARE
AS LOCATED ON DATE OF FIELD SURVEY AS SHOWN HEREON.
- IF THEY EXIST, NO UNDERGROUND ENCROACHMENTS AND/OR UTILITIES
WERE LOCATED FOR THIS SURVEY EXCEPT AS SHOWN HEREON.
- "NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER"
- CLOSURE OF FIELD SURVEY IS 1/12,932. BOUNDARY AND CONTROL
MONUMENTS CAN BE EXPECTED TO HAVE BEEN MEASURED TO APPROXIMATELY
THAT RATIO OF PRECISION. BUILDINGS AND SIMILAR IMPROVEMENTS ARE
LOCATED WITHIN ± 0.2 FEET OF THE ACTUAL LOCATION UNLESS OTHERWISE
NOTED. OTHER IMPROVEMENTS SUCH AS UTILITY POLES, SEPTIC TANKS, TREES,
INTERIOR FENCES, ETC. ARE NORMALLY WITHIN ± 0.5 FEET UNLESS
OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT
OR TITLE POLICY. THEREFORE EXCEPTION IS MADE HEREON REGARDING
EASEMENTS, RESERVATIONS, RESTRICTIONS, AND/OR TITLE CONFLICTS
OF RECORD, IF ANY, NOT PROVIDED BY THE CLIENT OR HIS AGENTS
OR DISCOVERED BY THIS OFFICE. AN EFFORT HAS BEEN MADE IN GOOD
FAITH TO SHOW PHYSICAL EVIDENCE OF EASEMENTS, OCCUPATION AND
USE BY OTHER PARTIES, HOWEVER PHYSICAL CONDITIONS ON THE PARCEL
MAY HAVE PREVENTED DISCOVERY OF ALL SUCH EVIDENCE.
- CERTIFIED TO:
BRUCE R. AND ROBERTA B. WILSON

SYMBOL LEGEND
O.R.I. OFFICIAL RECORD INSTRUMENT
C.M. CONCRETE MONUMENT FOUND
C.M. CONCRETE MONUMENT SET, LS 4708
L.S. LAND SURVEYOR
W.F. WIRE FENCE
E.U. ELECTRIC UTILITY LINE (OVERHEAD)
U.G. UNDERGROUND ELECTRIC SERVICE
C.V. CABLE TV LINE (OVERHEAD)
C.L.F. CHAIN LINK FENCE
W.F. WOODEN FENCE
C.M.P. CORRUGATED METAL PIPE
R.C.P. REINFORCED CONCRETE PIPE
L.S. LAND SURVEYOR
L.B. LICENSED BUSINESS
O.R.B. OFFICIAL RECORD BOOK
P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
U.P. UTILITY POLE
R.O.F. RIGHT-OF-WAY
NO ID. NO IDENTIFICATION
F.L.A. D.O.T. FLA. DEPT. OF TRANSPORTATION
C.M. CONCRETE MONUMENT
I.R. IRON ROD
I.P. IRON PIPE
"SRD" STATE ROAD DEPARTMENT

EXTRA ABBREVIATION:
(F) FIELD AS IN FIELD
MEASUREMENT
(D) DEED, AS IN "DEED
DIMENSION"
(P) PLAT, AS IN "PLAT
DIMENSION"
(R) RECORD, AS IN "RECORD
DIMENSION"

MARK D. DUREN AND
ASSOCIATES, INC.
LB 7620
1604 SW SISTERS WELCOME ROAD
LAKE CITY, FLA. 32025
(386) 758-9831 OFFICE
(386) 758-8010 FAX

FIELD SURVEY DATE: MAY 24, 2018
DATE DRAWN: JUNE 1, 2018
FOR: WILSON
FIELD BOOK: 232 PAGE: 39
DRAWN BY: M. DUREN
WO# 17-552
SEE ALSO 16-182, 16-181, 17-207

N. 89° 51' 40" E. 1059.95' (R)
1052.58' (F)

5/8" I.R.,
LB 7042

GR. ELEV. = GROUND ELEVATION.
ELEVATIONS ARE BASED ON NORTH
AMERICAN VERTICAL DATUM OF
1988 (NAVD 1988).

- PROPOSED PORTABLE CAMPER CABIN GR. ELEV. 28.0'
- PROPOSED PORTABLE CAMPER CABIN GR. ELEV. 27.1'
- PROPOSED PORTABLE CAMPER CABIN GR. ELEV. 26.3'
- PROPOSED PORTABLE CAMPER CABIN GR. ELEV. 27.9'
- PROPOSED PORTABLE CAMPER CABIN GR. ELEV. 28.0'
- PROPOSED PORTABLE CAMPER CABIN GR. ELEV. 27.7'
- PROPOSED PORTABLE CAMPER CABIN GR. ELEV. 27.1'
- PROPOSED SITE GR. ELEV. 27.1'
- PROPOSED SITE GR. ELEV. 27.4'
- PROPOSED SITE GR. ELEV. 26.8'
- PROPOSED SITE GR. ELEV. 27.6'
- PROPOSED SITE GR. ELEV. 27.3'
- 9'X10' PORTABLE CAMPER CABIN FLOOR ELEV. 28.5' GR. ELEV. 27.0'
- 8'X12' PORTABLE CAMPER CABIN FLOOR ELEV. 29.5' GR. ELEV. 27.9'
- 8'X12' PORTABLE CAMPER CABIN FLOOR ELEV. 29.1' GR. ELEV. 27.5'
- 12'X12' PORTABLE CAMPER CABIN FLOOR ELEV. 29.0' GR. ELEV. 27.0'
- 8'X12' PORTABLE CAMPER CABIN FLOOR ELEV. 28.6' GR. ELEV. 27.0'

PARCEL 2
CONTAINS
12.08 Acres, ±

S. 05° 29' 52" W. 409.85' (F)
S. 05° 29' 08" W. 409.92' (R)

4" CM,
LB 7042
S. 77° 38' W. 5.77' (F)
S. 77° 3' W. 5.77' (R)

POINT OF TER
OF EASEMENT

5.66° 16' 45" W. 299.91' (F)
S. 66° 16' 39" W. 299.81' (R)

NOT A
PART

BENCHMARK
NAIL IN UTILITY
POLE. ELEV.
27.46' NAVD
1988.

6.5' X 12.3'
FRAME SHED

WELL

CONCRETE
BLOCK AND
FRAME
BUILDING

SEPTIC
TANK

RAISED DECK ABOVE
GROUND LEVEL DECK
150.5' ±

TWO STORY CONCRETE
BLOCK AND FRAME
DWELLING

ELEVATION OF
SEPTIC TANK IS
26.5'

S. 38° 57' 55" W. 150.58' (F)
S. 38° 58' 09" W. 150.64' (R)

S. 45° 25' 37" W. 159.78' (F)
S. 45° 24' 59" W. 159.63' (R)

NOT A
PART

TRVERSE CONTROL LINE
NOT PROPERTY LINE
N. 35° 16' 46" W. 917.99' (F)

SANTA FE RIVER

APPROXIMATE MEAN
HIGH WATER LINE
(TOP OF BANK).

WATER
OF

Exhibit B

The Lake City Reporter
PO Box 1709
Lake City, FL 32056
Phone: 386-752-1293
Fax: 386-752-9400
Email: kriotto@lakecityreporter.com

441503
July 13, 2018

AFFIDAVIT OF PUBLICATION

Legal Reference: SE 0584

NOTICE OF PUBLIC HEARING

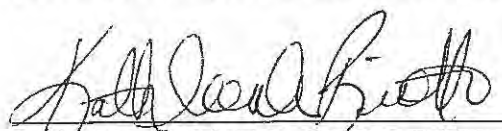
STATE OF FLORIDA
COUNTY OF COLUMBIA

Before the undersigned notary public personally appeared Todd L. Wilson, who on oath says that (s)he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; confirms that the attached legal advertisement was published in the Lake City Reporter on the following date(s):

07/13/2018

Affiant

Sworn to and subscribed before me this 13th day of July, 2018



Kathleen A. Riotto, Notary Public

My commission expires August 20, 2018



KATHLEEN A. RIOTTO
MY COMMISSION # FF 133406
EXPIRES: August 20, 2018
Bonded Thru Budget Notary Services

date. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the special exception.

Copies of the special exception are available for public inspection at the Office of the County Planner, County Administrative Offices, 135 Northeast Hernando Avenue, Lake City, Florida,

and West of Railroad (abandoned); the West 1/2 of the Northeast 1/4 lying South and West of Railroad (abandoned); the Southeast 1/4 of the Northeast 1/4 lying South and West of Railroad (abandoned); and the Southeast 1/4 lying South and West of Railroad (abandoned); all lying and being in Section 11, Township 7 South, Range 16 East, Columbia County, Florida; also, The Northwest 1/4 of the Northwest 1/4, Section 14, Township 7 South, Range 16 East, Columbia County, Florida; also, The Northeast 1/4 of the Northeast 1/4, Section 15, Township 7 South, Range 16 East, Columbia County, Florida; LESS AND EXCEPT existing County maintained right of Way for SW Fry Avenue. CONTAINING 800 ACRES, MORE OR LESS

Tax Parcel Numbers 10-7s-16-04169-001, 11-7s-16-04182-000, 11-7s-16-04182-003, 14-7s-16-04217-000, 14-7s-16-04212-000, and 15-7s-16-04224-000

The public hearing may be con-

during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139.

WESTERLY ALONG THE MEANDER LINE OF SAID APPROXIMATE MEAN HIGHWATER LINE OF THE SANTA FE RIVER A DISTANCE OF 939 FEET, MORE OR LESS; THENCE NORTH 89°31'46" EAST A DISTANCE OF 1059.95 FEET TO THE POINT OF BEGINNING. Containing 11.9 acres, more or less

Tax Parcel 01-7s-15-01439-602 SE 0584, by John Lichtenberger of Core Solar SPV XXI, LLC., agent for W Arrow Bar Ranch, LLC, owner, to request a special exception be granted as provided for in Section 4.5.7 (39) of the Land Development Regulations to allow for a Solar Power Generation Plant use in an Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated June 15, 2018 and submitted as part of a petition dated June 15, 2018, to be located on property described, as follows:

The SE 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4, Section 14, Township 7 South, Range 16 East, Columbia County, Florida; also, The East 1/2 of the Northeast 1/4; and the East 1/2 of the Southeast 1/4, Section 10, Township 7 South, Range 16 East, Columbia County, Florida; also, The Southwest 1/4 of the Northwest 1/4; the Southwest 1/4; the Southeast 1/4 of the Northwest 1/4; the North 1/2 of the Northwest 1/4 lying South

NOTICE OF PUBLIC HEARING CONCERNING A SPECIAL EXCEPTION AS PROVIDED FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGULATIONS

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on July 26, 2018 at 6:00 p.m., or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

SE 0583, by the Bruce R. Wilson, owner, to request a special exception be granted as provided for in Section 4.4.5(1) of the Land Development Regulations to allow for a Campground of less than 100 campsites in an Environmentally Sensitive Area-2 ("ESA-2") Zone District. The special exception has been filed in accordance with a site plan dated June 7, 2018 and submitted as part of a petition dated June 7, 2018, to be located on property described, as follows:

A PARCEL OF LAND IN SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN SOUTH 89°28'24" WEST ALONG THE NORTH LINE OF SAID SECTION 1 A DISTANCE OF 2641.99 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 1; THENCE SOUTH 89°31'46" WEST ALONG SAID

NORTH LINE OF SECTION 1 A DISTANCE OF 863.30 FEET; THENCE SOUTH 05°29'08" WEST A DISTANCE OF 60.33 FEET TO A POINT ON THE SOUTH LINE OF A 60 FOOT ACCESS EASEMENT; THENCE CONTINUE SOUTH 05°29'08" WEST A DISTANCE OF 503.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°29'08" WEST A DISTANCE OF 409.92 FEET; THENCE SOUTH 66°18'39" WEST A DISTANCE OF 299.81 FEET; THENCE SOUTH 38°58'09" WEST A DISTANCE OF 150.64 FEET; THENCE SOUTH 45°24'59" WEST A DISTANCE OF 159.63 FEET TO A POINT ON THE APPROXIMATE MEAN HIGHWATER LINE OF THE SANTA FE RIVER; THENCE NORTH-

*Posted
7/13/18*

**PUBLIC NOTICE:
NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF ADJUSTMENT OF COLUMBIA
COUNTY, FLORIDA.**

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the **Board of Adjustment** of Columbia County, Florida, at a public hearing on **July 26, 2018 at 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

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COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN SOUTH 89°28'24" WEST ALONG THE NORTH LINE OF SAID SECTION 1 A DISTANCE OF 2641.99 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 1; THENCE SOUTH 89°31'46" WEST ALONG SAID NORTH LINE OF SECTION 1 A DISTANCE OF 863.30 FEET; THENCE SOUTH 05°29'08" WEST A DISTANCE OF 60.33 FEET TO A POINT ON THE SOUTH LINE OF A 60 FOOT ACCESS EASEMENT; THENCE CONTINUE SOUTH 05°29'08" WEST A DISTANCE OF 503.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°29'08" WEST A DISTANCE OF 409.92 FEET; THENCE SOUTH 66°16'39" WEST A DISTANCE OF 299.81 FEET; THENCE SOUTH 38°58'09" WEST A DISTANCE OF 150.64 FEET; THENCE SOUTH 45°24'59" WEST A DISTANCE OF 159.63 FEET TO A POINT ON THE APPROXIMATE MEAN HIGHWATER LINE OF THE SANTA FE RIVER; THENCE NORTHWESTERLY ALONG THE MEANDER LINE OF SAID APPROXIMATE MEAN HIGHWATER LINE OF THE SANTA FE RIVER A DISTANCE OF 939 FEET, MORE OR LESS; THENCE NORTH 89°31'46" EAST A DISTANCE OF 1059.95 FEET TO THE POINT OF BEGINNING.

Containing 11.9 acres, more or less

Tax Parcel 01-7s-15-01439-602

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the special exception.

Copies of the special exception are available for public inspection at the Office of the County Planner, County Administrative Offices, 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least seven (7) days prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1005 or by Telecommunication Device for Deaf at (386)758-2139.

**FOR MORE INFORMATION, CONTACT BRANDON M. STUBBS,
COUNTY PLANNER AT (386) 754-7119**



**PUBLIC
NOTICE**





COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 12/12/2018 Meeting Date: 12/20/2018

Name: Joel Foreman Department: County Attorney

Division Manager's Signature:

A handwritten signature in blue ink, appearing to be "JF", is written over a light blue horizontal line.

1. Nature and purpose of agenda item:

The Board is requested to review and approve a Public Private Partnership agreement whereby Carl and Joan Allison, owners of lands on either side of a portion of Cypress Lake Road, will pay for those improvements to the public road.

2. Recommended Motion/Action:

To approve the Public Private Partnership Agreement between the County and Carl and Joan Allison for paving of a portion of Cypress Lake Road.

3. Fiscal impact on current budget.

This item has no effect on the current budget.

MEMORANDUM

To: Board Agenda, December 20, 2018

From: Joel F. Foreman

Re: **Public Private Partnership Agreement – Carl and Joan Allison
Cypress Lake Road**

Date: December 12, 2018

At the October 4 meeting of the Board of County Commissioners the board considered a proposal from Carl and Joan Allison to pave a portion of Cypress Lake Road, a public road, at Mr. and Mrs. Allison's cost. I informed the board at that time that a public private partnership agreement, or P3 agreement, would be necessary to implement that proposal.

Attached for the Board's approval is an agreement prepared in conformity with the parameters discussed previously. The agreement:

1. Requires the Allisons to fund the project by depositing funds in advance with the Board, subject to additional advances if necessary or refund if the project is completed under budget;
2. Assigns full project authority to the County, subject to a limitation on destruction of standing trees;
3. Provides that the road is and will remain public notwithstanding private funding of improvements.

The P3 agreement allows the County to move forward and complete this portion of Cypress Lake Road now, removing this portion from the project scheduled to begin during the 2021 fiscal year. Completing this portion with private funds will realize a cost savings to the County.

At the time of signing the agreement Mr. and Mrs. Allison tendered a check to Columbia County for the initial deposit required by the agreement. That check is being held by my office subject to the Board's approval of the P3 agreement.

Recommended Motion: To approve the Public Private Partnership Agreement between the County and Carl and Joan Allison for paving of a portion of Cypress Lake Road.

PUBLIC PRIVATE PARTNERSHIP AGREEMENT

Fla. Stat. § 125.01(1)(m) and Fla. Stat. § 287.05712

THIS AGREEMENT is made and entered this ____ day of December 2018 by and between **COLUMBIA COUNTY, FLORIDA**, a Political Subdivision of the State of Florida, 135 NE Hernando Avenue, Suite 203 Lake City, FL 32055 (the “County”) and **CARL L. ALLISON and JOAN M. ALLISON**, whose address for purposes of this Agreement is 1704 SW Paloma Court, Lake City, Florida 32025 (“Allison”);

WITNESSETH

WHEREAS, the County is authorized by Florida Statutes sections 125.01(1)(m) and 287.05712 to enter into public private partnerships for the construction of improvements to governmental facilities, including county roads, and is a “responsible public entity” as that term is defined in Chapter 287;

WHEREAS, Allison, a “private entity” as that term is defined in Chapter 287, contacted the County’s public works department requesting the county pave an approximately 800 linear foot section of Cypress Lake Road, a county road, at Allison’s expense;

WHEREAS, Cypress Lake Road is presently scheduled for paving and construction utilizing FDOT funds during the 2021 fiscal year;

WHEREAS, Allison does not wish to wait until 2021, and is willing to pay for the construction of and donate the necessary right-of-way to complete paving of the portion of Cypress Lake Road running north from Allison’s property, and will do so if the County will proceed with this portion immediately;

WHEREAS, Allison’s payment for the improvement of this portion of Cypress Lake Road will save the County public resources that would otherwise be committed in 2021 to paving the portion of Cypress Lake Road which Allison wishes to pave now;

WHEREAS, the paving of a portion of Cypress Lake Road is designated as a “qualifying project” as that term is defined in Chapter 287;

WHEREAS, Cypress Lake Road is and will continue to be a public road, dedicated to the public’s use and for public benefit; and

WHEREAS, the County owns and will continue to own Cypress Lake Road after this Agreement is completed.

NOW, THEREFORE, the parties enter into this Public Partnership Agreement as follows:

1. RECITALS INCORPORATED

The recitals above are true and correct and are incorporated herein by reference.

2. PROJECT NOT SOLICITED

The County did not solicit this partnership agreement. The County does not have an application fee for submission of unsolicited proposals, and no such fee was charged or is owed in connection with this agreement.

3. LEGISLATIVE DETERMINATIONS

The County hereby determines that the project that is the subject of this Agreement:

- a. Is in the public's best interest;
- b. Is for a facility that is owned by the County;
- c. Has adequate safeguards in place to ensure that additional costs or service disruptions are not imposed on the public in the event of material default or cancellation of this agreement;
- d. Has adequate safeguards in place to ensure that the responsible public entity or private entity has the opportunity to add capacity to the proposed project or other facilities serving similar predominantly public purposes; and
- e. Will be owned by the responsible public entity upon completion or termination of the agreement and upon payment of the amounts financed.

4. FINANCING

Financing for the project contemplated by this agreement shall be paid by Allison. Allison shall deposit with County cash in the amount of ONE HUNDRED THOUSAND and 00/100 DOLLARS, for application to pay any and all costs associated with this project. There shall be no contingency for private or public financing. Said amounts paid by Allison shall be held by the County in lieu of any cash bond or performance bond so long as Allison ensures funds remain on deposit in advance of the County incurring expenses. In the event this amount is exhausted, Allison agrees to make additional reasonable deposits, which shall be made from time to time before completion of the work. If the work is completed and funds remain deposited with the County, said sums shall be refunded to Allison upon review and approval by the Board of County Commissioners for Columbia County, Florida.

5. WAIVER OF PROJECT APPROVAL REQUIREMENTS

Due to the simplicity of the project and as provided by statute, the County waives those project approval requirements set forth in Fla. Stat. section 287.05712(5).

6. NOTICE TO AFFECTED LOCAL JURISDICTIONS

There are no other affected local jurisdictions.

7. COMPREHENSIVE AGREEMENT

- a. No payment bond, letter of credit, or security other than the deposits under section 4 shall be required.
- b. The County shall design the qualifying project and approve all work performed thereon when same is constructed in conformity with the County's designs. The road shall be aligned in such a way that no presently standing trees are removed from Allison's lands.
- c. A policy of public liability insurance shall not be required as Allison shall not be permitted to perform work or control work performed on the qualifying project.
- d. All monitoring of the qualifying project shall be by the County only.

- e. Allison's duties in connection with this agreement relate to payment of the deposit under section 4, donation of necessary right-of-way for the current improvements to Cypress Lake Road, and funding the completion of the qualifying project. Failure by Allison to timely perform these duties shall constitute a material breach of this Agreement and work shall be suspended until such time as any breach is cured.

8. POWERS AND DUTIES OF ALLISON

Allison shall:

- a. Donate such portions of right-of-way as are determined by the County Engineer or his designee to complete paving of Cypress Lake Road for the qualifying project hereunder. Donation shall include only such lands as are owned or controlled by Allison, or either one of them, or any trust or corporate entity controlled by or held for the benefit of Allison or either one of them.
- b. Comply with the comprehensive agreement.

9. EXPIRATION OR TERMINATION OF AGREEMENTS

Upon the expiration or termination of a comprehensive agreement, the County may use revenues from the qualifying project to pay current operation and maintenance costs of the qualifying project. If Allison materially defaults under the comprehensive agreement, the compensation that is otherwise due to the private entity is payable to satisfy all financial obligations on the qualifying project. Revenues in excess of the costs for operation and maintenance costs may be repaid to Allison. The County may terminate with cause and without prejudice a comprehensive agreement, and may exercise any other rights or remedies that may be available to it in accordance with the provisions of the comprehensive agreement. The full faith and credit of the County is not pledged to secure the financing of Allison in connection with this or any other Agreement.

10. SOVEREIGN IMMUNITY

No part of this Agreement shall be construed to waive the sovereign immunity of the County or an officer or employee thereof with respect to participation in, or approval of, any part of a qualifying project or its operation, including, but not limited to, interconnection of the qualifying project with any other infrastructure or project. The County possesses sovereign immunity with respect to the project, including, but not limited to, its design, construction, and operation.

11. CONSTRUCTION OF AGREEMENT

This agreement shall be liberally construed to effectuate the purposes hereof and in support of the legality of the relationship between the parties hereto. Although this agreement was prepared by counsel for the County, a court of competent jurisdiction called upon to construe this agreement shall not apply any rule of construction favoring either party by reason of the party responsible for the drafting of same.

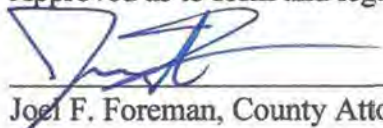
12. CHOICE OF LAW, VENUE

This Agreement shall be and is governed by the laws of the State of Florida. Venue for any proceeding hereunder shall lie exclusively in the state court, in the Third Judicial Circuit of Florida, in and for Columbia County, Florida. In any action to enforce this agreement, the prevailing party to such suit shall be entitled to recover reasonably incurred attorneys' fees and costs in that action.

Approved by the Board of County Commissioners on December ____, 2018.

**COLUMBIA COUNTY
BOARD OF COUNTY COMMISSIONERS**

Approved as to form and legality


Joel F. Foreman, County Attorney

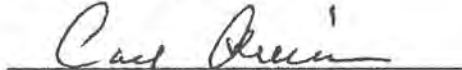
Ron Williams, Chair

ATTEST: _____
P. DeWitt Cason, Clerk

Witnesses as to Allison:



CARL L. ALLISON

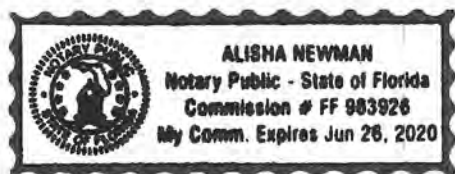


JOAN M. ALLISON



**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 12th day of December, 2018, by Carl L. Allison and Joan M. Allison. They are personally known to me or have produced FL DL as identification and did take an oath.



NOTARY PUBLIC:

Sign 
State of Florida at Large (Seal)
My Commission Expires:



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 12/13/2018 Meeting Date: 12/20/2018

Name: David Kraus Department: Library

Division Manager's Signature:

1. Nature and purpose of agenda item:

BA 19-16 -- This grant will replace the interior lighting in all 3 branches of the Library with energy efficient lighting

2. Recommended Motion/Action:

To approve Federal Financial Assistance Subrecipient Agreement with the Florida Department of Agriculture and Consumer Services for the Energy Efficient Lighting Grant

3. Fiscal impact on current budget.

This item is not budgeted. The proposed budget amendment to fund this request is provided below.

The budget amendment number is BA 19-16 using fund 302-GENERAL CAPITAL PROJECTS.

FROM:	TO:	AMOUNT:
302-0000-331.31-03 302-0000-331.31-03	302-7100-571.30-46 302-7100-571.30-46	\$26,353.00
302-0000-331.31-03 302-0000-331.31-03	302-7110-571.30-46 302-7110-571.30-46	\$11,400.00
302-0000-331.31-03 302-0000-331.31-03	302-7150-571.30-46 302-7150-571.30-46	\$12,095.00
302-0000-381.90-01 302-0000-381.90-01	302-7104-571.10-12 302-7104-571.10-12	\$6,420.00
001-1000-511.10-12 PERSONAL SERVICES / SALARIES	001-8100-581.91-32 INTERFUND TRANSFERS OUT / TO GENERAL CAP PROJECTS	\$3,770.00
001-1830-519.10-12 PERSONAL SERVICES / SALARIES	001-8100-581.91-32 INTERFUND TRANSFERS OUT / TO GENERAL CAP PROJECTS	\$2,650.00

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

M E M O R A N D U M

TO: Columbia County Board of County Commissioners
FR: David Kraus, Assistant County Manager
DATE: December 13, 2018
RE: Grant Agreement – Energy Efficient Lighting at Library

Columbia County has been awarded a \$50,030 grant to replace the interior lighting in each of the three branches of the library with energy efficient lighting. The grant is from the US Department of Agriculture through the Florida Department of Agriculture and Consumer Services. Under this grant, the County will provide an in-kind match of \$6,420 to oversee the contractors, administer the grant, and monitor energy savings for 1 year after completion. All work on the grant is to be completed by October 31, 2019.

XC:

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

PHONE (386) 755-4100



ADAM H. PUTNAM
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Division of Administration

FDACS CONTRACT #

025858

FEDERAL FINANCIAL ASSISTANCE
SUBRECIPIENT AGREEMENT

This Federal Financial Assistance Subrecipient Agreement ("AGREEMENT") made and entered into this _____ day of _____, 20__ by and between the FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, ("RECIPIENT"), and Columbia County Board of County Commissioners, ("SUBRECIPIENT"). The SUBRECIPIENT shall perform the Scope of Work contained in Attachment A of the agreement.

The Department of Management Services' designated United Nations Standard Products and Services Code (UNSPSC) is: 83101902 (Energy Use Reduction Measures).

A. SUBAWARD AMOUNT

1. The total award amount for satisfactorily completing the Scope of Work is \$50,030.00. In no event shall the RECIPIENT be liable for payment of any amount, which exceeds the total award amount.

B. EFFECTIVE DATE/TERM

1. The effective date of this AGREEMENT shall commence on execution and, unless sooner terminated or canceled, shall end on the 31st day of October of 2020. All installation work must be completed by October 31, 2019 ("Term").
2. No-cost extensions require the prior written approval of the RECIPIENT and must be submitted not less than sixty (60) days prior to the end of the Term. Extension requests, which exceed the federal agency award period, will not be granted.

C. UNIVERSAL IDENTIFIER AND SYSTEM OF AWARD MANAGEMENT

1. The SUBRECIPIENT shall comply with 2 CFR, Part 25, "Financial Assistance Use of Universal Identifier and System of Award Management" (SAM). The SUBRECIPIENT must register and maintain a registration in SAM until submittal of the final financial report. A data universal numbering system (DUNS) number is required for registration in SAM.
2. Compliance with 2 CFR, Part 25 is not required for individuals.

p. 223

D. FINANCIAL AND PROGRAM MANAGEMENT

1. Statutory and National Policy Requirements

- a. All expenditures of federal financial assistance under the AGREEMENT shall be in compliance with all applicable laws, rules and regulations applicable to expenditures of federal funds.
- b. The SUBRECIPIENT shall implement applicable National Policy Requirements.

2. Deliverables

- a. The SUBRECIPIENT must provide quantifiable, measureable and verifiable units of Deliverables (Deliverables) which must be received and accepted in writing by the RECIPIENT before payment. Deliverables must be directly related to the Scope of Work; specify minimum levels of service to be performed; and contain criteria for evaluating the successful completion of each Deliverable. The Deliverables are set forth in the Scope of Work contained in Attachment A, Scope of Work.

3. Financial Management

- a. The SUBRECIPIENT shall maintain an accounting system and a set of accounting records, which allow for the identification of revenues and expenditures related to this AGREEMENT.
- b. The SUBRECIPIENT shall comply with 2 CFR, Part 200 and adhere to the accounting principles and procedures required therein, use adequate internal controls and maintain necessary source documentation for all costs incurred.

4. Reimbursement Requests

- a. The allowability of costs shall be in accordance with the federal financial assistance cost principles applicable to the SUBRECIPIENT and terms of this AGREEMENT.
- b. The SUBRECIPIENT shall submit the payment request packet to the RECIPIENT's grant manager not more often than monthly, but not less often than quarterly. To be eligible for reimbursement, costs shall be allowable, necessary and reasonable, and must be submitted by budget category consistent with the budget plan outlined in the Attachment A, Scope of Work.

- c. All reimbursement requests must be submitted using the RECIPIENT's standard payment request packet and provide supporting documentation for each cost. An authorized SUBRECIPIENT representative shall sign the certifications on the payment request packet submitted.
 - d. The payment request packet is downloadable from <http://forms.freshfromflorida.com/02019.pdf>.
 - e. A SUBRECIPIENT whose federal financial assistance grant provides an online reimbursement system for reporting reimbursement details shall use the online reimbursement system instead of the payment request packet.
 - f. Bills for any authorized travel expenses shall be submitted and paid in accordance with the rates specified in Section 112.061, Florida Statutes, governing payments by the State for travel expenses. Any travel expenses must be specified in the Budget Plan and Scope of Work.
5. Payment of Reimbursement Requests
- a. Payment for allowable, necessary and reasonable costs shall be made within thirty (30) days after acceptance by the RECIPIENT. Payment request packets returned to the SUBRECIPIENT due to omissions or preparation errors will result in a payment delay.
 - b. Payment requests for a percentage of work completed on each task deliverable are allowed.
 - c. Payment is contingent upon the availability of funding from the federal agency and SUBRECIPIENT'S compliance with the terms and conditions of this AGREEMENT.
 - d. The final payment under this AGREEMENT shall be made upon completion of the Scope of Work including all deliverables and the receipt and approval of all reports required hereunder.
 - e. Disallowance or adjustments due to audit findings may require the SUBRECIPIENT to return funds to the RECIPIENT. The SUBRECIPIENT is solely responsible for reimbursing the RECIPIENT for amounts incorrectly paid to the SUBRECIPIENT.

6. Program Income

- a. "Program income includes but is not limited to income from fees for services performed, the use or rental of real or personal property acquired under federal awards, the sale of

commodities or items fabricated under a federal award, license fees and royalties on patents and copyrights, and principal and interest on loans made with federal award funds". 2 CFR, 200.80

- b. The SUBRECIPIENT must report to the RECIPIENT any program income received or anticipated from the activities performed under this AGREEMENT.

7. Revision of Budget Plan

- a. The Budget Plan contained in Attachment "A," Scope of Work lists costs and budget categories to fund the SUBRECIPIENT's performance of the Scope of Work, including the completion of Deliverables.
- b. SUBRECIPIENT is required to report any transfers from one approved budget category to another approved budget category. If the cumulative budget transfers meet or exceed ten percent (10%), prior approval, evidenced by contract amendment, is required.
- c. Prior approval, evidenced by contract amendment, is required for:
 - (1) any transfers from an approved budget category to an unapproved budget category. An unapproved budget category is defined as having no funds allocated in the original Budget Plan.
 - (2) any equipment purchases not noted in the original Budget Plan and/or Scope of Work.
 - (3) any subawarding or contracting out of any work not noted in the original Budget Plan and/or Scope of Work.

8. Revision of Scope of Work

- a. The SUBRECIPIENT shall report any changes to the Scope of Work including but not limited to changes in the objectives, changes in key personnel, reduction of work effort by key personnel and delays in completion of the work.

9. Acknowledgements

- a. The SUBRECIPIENT shall have an acknowledgement of the United States Department of Energy support placed on any publication written or published or audiovisual produced with grant support and, if feasible, on any publication reporting the results of, or describing, a grant-supported activity, or

audiovisuals produced with grant support. This requirement does not apply to audiovisuals produced as research instruments or for documenting experimentations or findings and not intended for presentation or distribution to the public.

- b. Publication means a published book, periodical, pamphlet, brochure, flier, or similar item.
- c. Audiovisual means a product containing visual imagery or sound or both.
- d. The SUBRECIPIENT acknowledgement must contain a disclaimer that says: "Any opinions, findings, conclusions, or recommendations expressed in this publication or audiovisual are those of the author(s) and do not necessarily reflect the view of the United States Department of Energy".
- e. Language shall read:

The work upon which this (insert publication or audiovisual or both) is based was funded, in whole or in part through a subrecipient grant awarded by the United States Department of Energy through the Florida Department of Agriculture and Consumer Services. The contents do not necessarily reflect the views or policies of the United States Department of Energy nor does mention of trade names, commercial productions, services or organization imply endorsement by the U.S. Government.

E. PROPERTY STANDARDS

1. Equipment and Real Property

- a. Equipment must be used in the project for which the federal funds are derived.
- b. The federal agency has a vested interest in equipment and/or real property which, when purchased, exceeds \$5,000 in value. If a title is issued for the equipment and/or real property, the federal agency must be listed on the title.
- c. The SUBRECIPIENT must maintain property records, which include, but are not limited to, the description, serial number or other identification number, acquisition date, cost, location, percentage of federal participation in the cost of the property, use and condition of the property. When the property is disposed of, the property records must be updated with the date of disposal and sale price of the property.

- d. A physical inventory is required at least once every two years.
- e. If the equipment and/or real property are to be sold or used as a trade-in, approval of the RECIPIENT is required.
- f. At the end of the award period, the SUBRECIPIENT is required to request from the RECIPIENT disposal instructions and is required to notify the RECIPIENT of the fair market value of the equipment and/or real property.

2. Insurance Coverage

- a. The SUBRECIPIENT will carry sufficient insurance coverage to protect all assets required under the AGREEMENT from loss due to theft, fraud and/or undue physical damage. SUBRECIPIENT shall carry insurance on its own assets in commercially reasonable amounts and all statutorily required insurance, including without limitation Workers' Compensation insurance.

3. Intellectual Property

- a. Anything by whatsoever designation it may be known, that is produced by, or developed in connection with this AGREEMENT shall become the exclusive property of the RECIPIENT and may be copyrighted, patented or otherwise restricted as provided by Florida or federal law. Neither the SUBRECIPIENT nor any individual employed under this AGREEMENT shall have any proprietary interest in such property.
- b. With respect to each Deliverable that constitutes a work of authorship within the subject matter and scope of U.S. Copyright Law, 17 U.S.C. Sections 102-105, such work shall be a "work for hire" as defined in 17 U.S.C. Section 101 and all copyrights subsisting in such work for hire shall be owned exclusively by the RECIPIENT.
- c. In the event it is determined as a matter of law that any such work is not a "work for hire," SUBRECIPIENT shall immediately assign to the RECIPIENT all copyrights subsisting therein for the consideration set forth in the AGREEMENT and with no additional compensation.
- d. The foregoing shall not apply to any preexisting software, or other work of authorship used by SUBRECIPIENT to create a Deliverable but which exists as work independent of the Deliverable, unless the preexisting software or work was developed by SUBRECIPIENT pursuant to a previous AGREEMENT with the RECIPIENT or by a purchase by the RECIPIENT under a state term contract.

F. MATCHING OR COST SHARE (IF APPLICABLE)

1. The matching or cost share portion must be tracked using a unique identifier in the SUBRECIPIENT accounting system.
2. If the matching or cost share portion is not met, the RECIPIENT may disallow costs paid with federal funds in proportion to the reduction in the matching or cost share amount.
3. The matching or cost share portion must be incurred in direct proportion to the amount of federal funds used.
4. The matching or cost share portion must be reported based upon the Budget Plan submitted with the APPLICATION and Attachment A, Scope of Work.
5. Records for in-kind contributions, which are based upon volunteer hours, must have timesheets or a sign in/sign out log and must explicitly state the method for valuation of the hours. The value must be reasonable.
6. Records for in-kind contributions, which are based upon goods or services provided, must have an invoice, if available, or must explicitly state the method for the valuation. The value must be reasonable.
7. In-kind contributions must be provided by a third party during the period for which they are being claimed.
8. The matching or cost share portion must not be counted towards other cost sharing requirements. Neither costs nor values of third party in-kind contributions may count if they have been used towards other cost sharing requirements.

G. GENERAL PROCUREMENT STANDARDS

1. The SUBRECIPIENT will follow the same policies and procedures it uses for procurements from other funding sources.
2. The SUBRECIPIENT must have documented procurement procedures.
3. The SUBRECIPIENT must have written policies on standards of conduct covering conflicts of interest. No employee, officer, or agency may participate in the selection, award or administration of a contract supported by federal funds if he or she has a real or apparent conflict of interest.

H. PERFORMANCE MONITORING AND REPORTING

1. The SUBRECIPIENT shall submit detailed monthly reports using the format and content shown on the RECIPIENT's performance progress report.
2. In the event the AGREEMENT is terminated, the SUBRECIPIENT shall furnish a report detailing progress made under this AGREEMENT through the date of termination within twenty (20) days of termination.
3. The SUBRECIPIENT shall cooperate in all on-site reviews from the RECIPIENT, its authorized representatives or federal government personnel.
4. The review personnel will be given full and complete access during normal business hours to all information related to the performance of this AGREEMENT to ensure compliance with project activities and statutes, regulations and rules.
5. The RECIPIENT will give 48 hours of notice of any on site review.
6. The SUBRECIPIENT shall make available all personnel involved in the performance of work on this AGREEMENT.
7. Failure to correct substandard performance within thirty (30) days after written notice from the RECIPIENT shall result in suspension and/or termination of the AGREEMENT.

I. RECORD RETENTION AND ACCESS

1. Retention Requirements for Records

- a. Upon reasonable notice, the RECIPIENT shall have access to the SUBRECIPIENT'S records during normal business hours.
- b. The SUBRECIPIENT shall maintain all records pertinent to the activities to be funded under this AGREEMENT for a period of five (5) years after final payment is received and for such additional period as may be required until all claims, litigation and appeals pertaining or related to the AGREEMENT have been completely resolved.

2. Public Access to Records

- a. The SUBRECIPIENT shall comply with all applicable requirements of Chapter 119, Florida Statutes.

IF THE SUBRECIPIENT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE SUBRECIPIENTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS:

OFFICE OF GENERAL COUNSEL
407 SOUTH CALHOUN STREET, SUITE 520
TALLAHASSEE, FL 32399
PHONE: (850) 245-1000
EMAIL: PRCUSTODIAN@FRESHFROMFLORIDA.COM

J. REMEDIES FOR NONCOMPLIANCE

1. Prior to the exercise of any remedy provided for herein, the RECIPIENT shall provide thirty (30) calendar days written notice of default and shall provide the SUBRECIPIENT the opportunity to cure such failure or default within said thirty (30) day period. Upon the failure or inability to cure, the RECIPIENT shall have all rights and remedies provided at law or in equity, including without limitation the following:
 - a. Temporarily withhold cash payments pending correction of the deficiency by the SUBRECIPIENT.
 - b. Disallow all or part of the cost of the services not in compliance.
 - c. Wholly or partly suspend or terminate this AGREEMENT.
2. Termination
 - a. The RECIPIENT may suspend or terminate this AGREEMENT if the SUBRECIPIENT:
 - (1) Fails to comply with any applicable rules, regulations or provisions referred to herein, or any other applicable state or federal statutes, rules, regulations, executive orders, federal guidelines, policies or directives;
 - (2) Fails, to timely fulfill its obligations under the AGREEMENT;
 - (3) Improperly or illegally uses funds provided under this AGREEMENT; or
 - (4) Submits reports that are incorrect in any material respect.

- b. This AGREEMENT may be terminated for convenience by either party upon giving not less than thirty (30) days advance written notice to the other party. SUBRECIPIENT shall be paid for all work satisfactorily performed prior to the date of termination provided SUBRECIPIENT has otherwise complied with the terms of this AGREEMENT, including the submission of all reports.

K. CLOSE OUT

1. Notwithstanding the termination or expiration of this AGREEMENT, the SUBRECIPIENT'S obligations to the RECIPIENT shall survive until all close out requirements are completed. Close out activities shall include but are not limited to: completing and submitting final reports, properly disposing of property, accounting for unspent cash advances and program income and transferring custodianship of records to RECIPIENT or its designee.
2. Post-close Out Adjustments
 - a. Any funds paid in excess of the amount to which the SUBRECIPIENT is entitled under the AGREEMENT must be refunded to the RECIPIENT within thirty (30) days after demand therefore by RECIPIENT.

L. AUDIT REQUIREMENTS

1. Audit Provisions

- a. If the SUBRECIPIENT is a state or local government or a nonprofit organization, the audit provisions as defined in 2 CFR, Part 200 Subpart F are applicable.
- b. If the SUBRECIPIENT is a commercial organization (For-Profit), the organization will provide the RECIPIENT with its annual audited financial statement or the annual tax return provided to the Internal Revenue Service.
- c. Audit provisions are not required for a SUBRECIPIENT who is an individual.
- d. In the event that the SUBRECIPIENT expends \$750,000 or more in federal awards in its fiscal year, the SUBRECIPIENT must have a single or program-specific audit conducted in accordance with the 2 CFR, Part 200 Subpart F.
- e. If the SUBRECIPIENT expends less than \$750,000 in federal awards in its fiscal year, an audit conducted in accordance with the provisions of 2 CFR, Part 200 Subpart F is not

required. Records must be available for audit or review if necessary.

- f. If the SUBRECIPIENT expends less than \$750,000 in federal awards in its fiscal year and elects to have an audit conducted, the cost of the audit must be paid from non-federal resources.

2. Basis for Determining Federal Awards Expended

- a. In determining the federal awards expended in its fiscal year, the SUBRECIPIENT shall consider all sources of federal awards, including federal resources received from the RECIPIENT.
- b. The determination of amounts of federal awards expended should be in accordance with the guidelines established by 2 CFR, Part 200 Subpart F.

3. Relation to Other Audit Requirements

- a. If the SUBRECIPIENT has an audit conducted in relationship to any other federal regulation or statute, the RECIPIENT may determine upon review if the audit reports meet the needs of the RECIPIENT. If so, an additional audit will not be required.
- b. An audit of the SUBRECIPIENT conducted by the Auditor General in accordance with provisions of 2 CFR, Part 200 Subpart F will meet these requirements.
- c. These provisions do not limit the authority of the federal agency, Inspector General, General Accounting Office (GAO) or RECIPIENT to conduct or arrange for the conduct of audits or evaluations of federal financial assistance awards.

4. Frequency of Audits

- a. Audits shall be performed annually to meet this requirement.

5. Sanctions

- a. If the SUBRECIPIENT is unwilling or has a continued inability to have an audit conducted, the provisions for noncompliance will be enforced.

6. Subrecipient Responsibilities

- a. The SUBRECIPIENT shall arrange for the audit to be conducted in a timely manner and submitted as required in 2 CFR, 200.512.

- b. The SUBRECIPIENT shall prepare the financial statements in accordance with 2 CFR, 200.510.
- c. The SUBRECIPIENT shall promptly follow up and take corrective action on audit findings.
- d. The SUBRECIPIENT will provide the auditor with access to records, personnel, documentation and other information as needed by the auditor.

7. Audit Findings Follow-up

- a. At the completion of the audit, the SUBRECIPIENT must prepare, in a document separate from the auditor's findings a corrective action plan to address each audit finding included in the current year auditor's reports.
- b. The corrective action plan must provide the name(s) of the contact person(s) responsible for corrective action, the corrective action planned and the anticipated completion date.
- c. If the SUBRECIPIENT does not agree with the audit findings or believes corrective action is not required, then the corrective action plan must include an explanation and specific reasons.
- d. Any deficiencies noted in audit reports must be fully cleared by the SUBRECIPIENT within thirty (30) days after receipt by the SUBRECIPIENT.
- e. Failure of the SUBRECIPIENT to comply with the above requirement will constitute a violation of this AGREEMENT and may result in the withholding of future payments.

8. Report Submission

- a. The audit must be completed and the data collection form and reporting package must be submitted within the earlier of thirty (30) calendar days after receipt of the auditor's report(s) or nine months after the end of the audit period. If the due date falls on a Saturday, Sunday, or Federal holiday, the reporting package is due the next business day.
- b. The SUBRECIPIENT must submit required data elements described in Appendix X to 2 CFR, Part 200 - Data Collection Form (SF-SAC), which states whether the audit was completed in accordance with this part and provide information about the

SUBRECIPIENT, its federal programs and the results of the audit.

- c. A senior representative of the SUBRECIPIENT must sign a statement to be included as part of the data collection that the SUBRECIPIENT has complied with the audit requirements, the data was prepared in accordance with 2 CFR, 200.512, the reporting package does not include protected personally identifiable information, the information is accurate and complete and the reporting package and form will be publicly available on the web.
- d. The SUBRECIPIENT shall also submit to the RECIPIENT's Grant Manager one copy of the audit report, reporting package, any management letter issued by the auditor and data collection form described in Appendix X to 2 CFR, Part 200.
- e. The SUBRECIPIENT is required to use the internet submission form on the Federal Audit Clearinghouse (FAC) website. The FAC website is located at <http://harvester.census.gov/fac/>.
- f. The SUBRECIPIENT shall ensure that audit working papers are made available to the RECIPIENT, or its designee, Chief Financial Officer or Auditor General upon request for a period of five (5) years from the date the audit report is issued, unless extended in writing by the RECIPIENT.

M. GENERAL CONDITIONS

- 1. Nothing contained in the AGREEMENT is intended to, or will be construed in any manner, as creating or establishing the relationship of principal and agent or employer and employee between the parties. The SUBRECIPIENT will at all times remain an independent contractor with respect to the services to be performed under the AGREEMENT.
- 2. Any changes to the AGREEMENT require the written approval of each party's authorized official.
- 3. The RECIPIENT shall have the right of unilateral cancellation for refusal by the SUBRECIPIENT to allow public access to all documents, papers, letters or other material made or received by the SUBRECIPIENT in conjunction with the AGREEMENT, unless the records are confidential or exempt from s. 24(a) of Article I of the State Constitution and s. 119.07(1), Florida Statutes.
- 4. The SUBRECIPIENT is informed that a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid

on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a SUBRECIPIENT, supplier, subcontractor, or consultant under a contract with any public entity and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

5. The CONTRACTOR shall not discriminate on the basis of race, sex, religion, color, national origin age or disability and shall comply with all applicable state and federal laws and regulations related thereto, including without limitation, the Americans with Disabilities Act (42 USC 12101 et. Seq.); Section 504 of the Rehabilitation Act of 1973 (29 USC 795); and the Age Discrimination Act of 1975 (42 USC 6101-6107).
6. The SUBRECIPIENT is informed that the employment of unauthorized aliens by any SUBRECIPIENT is considered a violation of Section 274A (e) of the Immigration and Nationality Act. If the SUBRECIPIENT knowingly employs unauthorized aliens, such violation shall be cause for unilateral cancellation of the AGREEMENT.
7. The SUBRECIPIENT is informed that an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid on a contract to provide goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not award or perform work as a SUBRECIPIENT, supplier, subcontractor, or consultant under contract with any public entity and may not transact business with any public entity.
8. This AGREEMENT is contingent upon the availability of funding from the federal agency. The AGREEMENT may be terminated if funding from the federal agency is reduced or terminated.
9. The SUBRECIPIENT certifies that neither it, nor its principals, is presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal

department or agency; and, that the SUBRECIPIENT shall not knowingly enter into any lower tier contract, or other covered transaction, with a person who is similarly debarred or suspended from participating in this covered transaction.

10. Any work or services subcontracted by the SUBRECIPIENT shall be specifically by written contract or agreement, and such subcontracts shall be subject to each provision of this AGREEMENT and applicable Federal, State or County guidelines and regulations. Prior to execution by the SUBRECIPIENT of any subcontract hereunder, the SUBRECIPIENT must submit such subcontracts to the RECIPIENT for its review and approval.
11. The SUBRECIPIENT will, to the extent permitted by law, hold harmless, defend and indemnify the RECIPIENT from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the SUBRECIPIENT's performance or nonperformance of the services or subject matter called for in this AGREEMENT. Nothing herein contained shall be construed or operate as a waiver of sovereign immunity to the extent sovereign immunity may otherwise apply.
12. The SUBRECIPIENT will comply with section 20.055, Florida Statutes.

This AGREEMENT may be amended at any time provided that such amendments make specific reference to this AGREEMENT and are executed in writing and signed by a duly authorized representative of each party.

In the event that two or more documents combine to form this AGREEMENT, and in the event that there is any contradictory or conflicting clause or requirement in these documents, the provisions of the document(s) prepared by the RECIPIENT shall be controlling.

This AGREEMENT shall be controlled by Florida law, contrary or conflict of law provisions notwithstanding.

In the event that any clause or requirement of this AGREEMENT is contradictory to, or conflicts with the requirements of Florida law, the clause or requirement shall be without force and effect and the requirements of the Florida Statutes and rules promulgated thereunder on the same subject shall substitute for that clause or requirement and be binding on all parties hereto.

Special Conditions: See attachment

- A - Scope of Work
- B - Monthly/Quarterly Performance Progress Report
- C - Exhibit 1
- D - Certification Regrading Debarments, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Federally Funded Transactions
- E - Final Report
- F - Disclosure of Lobbying Activities
- G - Property Reporting Form
- H - Federal Funding Grantee, Sub-Grantee and Contractor Provisions

This AGREEMENT constitutes the entire AGREEMENT between the RECIPIENT and the SUBRECIPIENT for the use of the funds received under this AGREEMENT.

The Grant Manager for the RECIPIENT is Anne Boland and is located at 600 South Calhoun Street, Tallahassee, Florida 32399-0001.

The Grant Manager for the SUBRECIPIENT is David Kraus and is located at 263 Northwest Lake City Avenue, Lake City, Florida 32055.

Federal resources awarded to the SUBRECIPIENT pursuant to this agreement are from (United States Department of Energy, federal Grant Number DE-EE000241 State Energy Program (SEP)) and Catalog of Federal Domestic Assistance (81.041), United States Department of Energy.

Signed by parties to this AGREEMENT:

FLORIDA DEPARTMENT OF AGRICULTURE SUBRECIPIENT
AND CONSUMER SERVICES



[Handwritten Signature]
Signature

Signature

Director of Administration
Title

Title

11/28/18
Date

Date



ADAM H. PUTNAM
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Office of Energy

ATTACHMENT A
GRANT AGREEMENT NO. LG015
SCOPE OF WORK

A. PROJECT TITLE: Columbia County Public Library Lighting Upgrade

B. PROJECT LOCATION: Main Branch (308 Northwest Columbia Avenue, Lake City, Florida 32055), West Branch (435 Northwest Hall of Fame Drive, Lake City, Florida 32055), and Fort White Branch (17700 Southwest State Road 47, Lake City, Florida 32038)

C. PROJECT BACKGROUND: This funding was allocated to the Florida Department of Agriculture and Consumer Services, Office of Energy from the U.S. Department of Energy (USDOE). The purpose of this grant program is to assist eligible small local government entities (local municipalities with a population of up to 50,000; and counties with an unincorporated population of up to 200,000) in reducing their total energy use, increase energy efficiency, reduce energy costs through the replacement of inefficient lighting with energy efficient lighting, and evaluate actual energy savings received as a result of the project. This competitive grant program is designed to provide funding to eligible local governments to make energy efficient upgrades to indoor or outdoor lighting in publicly accessible, community-oriented facilities, such as libraries, museums, parks, and community centers (examples given for illustrative purposes only). Energy savings must be tracked by the subrecipient for at least one year following completion of the project and reported to the department.

D. PROJECT OBJECTIVES: The goal of the SEP is to provide leadership to maximize the benefits of energy efficiency and renewable energy through communications and outreach activities, technology deployment and accessing new partnerships and resources. The USDOE has established the following objectives that complement program goals articulated in the SEP Strategic Plan:

- Transform energy markets in partnership with states to accelerate near term deployment of energy efficiency and renewable technologies.
- Promote an integrated portfolio of energy efficiency and renewable energy solutions to meet US energy security, economic vitality and environmental quality objectives.
- Strengthen core state energy programs to develop and adopt leading market transformation initiatives.

E. PROJECT DESCRIPTION:

- Task 1: Remove 210 four bulb florescent light fixtures and five can light fixtures at the Main Branch and replace them with 190 energy efficient LED bulbs and 20 dim-able energy efficient LED panels.
 - Task 1a: Select a vendor following the procurement procedures of 2 CFR 200, to provide energy efficient LED lighting.
 - Task 1b: Select a vendor following the procurement procedures of 2 CFR 200, to help install energy efficient LED lighting.
 - Task 1c: Complete engineering and design plans.
 - Task 1d: Obtain permits, if necessary.

- Task 1e: Install lights, controls and wiring.
- Task 1f: Submit a report to the Office of Energy including the procurement documents used to select the vendor(s), the contract between the Grantee and the vendor(s), photographs of the installed lighting, and a copy of the operation and maintenance manual.
- Task 2: Remove 95 four bulb florescent light fixtures and one two bulb florescent light fixtures at the West Branch and replace them with 85 energy efficient LED bulbs and 11 dim-able energy efficient LED panels.
 - Task 2a: Select a vendor following the procurement procedures of 2 CFR 200, to provide energy efficient LED lighting.
 - Task 1b: Select a vendor following the procurement procedures of 2 CFR 200, to help install energy efficient LED lighting.
 - Task 2c: Complete engineering and design plans.
 - Task 2d: Obtain permits, if necessary.
 - Task 2e: Install lights, controls and wiring.
 - Task 2f: Submit a report to the Office of Energy including the procurement documents used to select the vendor(s), the contract between the Grantee and the vendor(s), photographs of the installed lighting, and a copy of the operation and maintenance manual.
- Task 3: Remove 89 four bulb florescent light fixtures and seven can light fixtures at the Fort White Branch and replace them with 81 energy efficient LED bulbs and eight dim-able energy efficient LED panels.
 - Task 3a: Select a vendor following the procurement procedures of 2 CFR 200, to provide energy efficient LED lighting.
 - Task 1b: Select a vendor following the procurement procedures of 2 CFR 200, to help install energy efficient LED lighting.
 - Task 3c: Complete engineering and design plans.
 - Task 3d: Obtain permits, if necessary.
 - Task 3e: Install lights, controls and wiring.
 - Task 3f: Submit a report to the Office of Energy including the procurement documents used to select the vendor(s), the contract between the Grantee and the vendor(s), photographs of the installed lighting, and a copy of the operation and maintenance manual.
- Task 4: Monitor Energy usage/savings. Energy savings/usage will be tracked for a 1-year period after the completion of the installation.

F. PROJECT MILESTONES/DELIVERABLES/OUTPUTS:

The table below identifies the month of the project each task will start and be accomplished.

No.	Task/Activity Description	Deliverables/ Outputs	Start Month	Deadline Month
1	Main Branch Lighting Retrofit (Remove 210 four bulb florescent light fixtures and five can light fixtures and replace them with 190 energy efficient LED bulbs and 20 dim-able energy efficient LED panels)	Submit a report to the Office of Energy including the procurement documents used to select the vendor(s), the contract between the Grantee and the vendor(s), photographs of the installed lighting, and a copy of the operation and maintenance manual.	1	3
2	West Branch Lighting Retrofit (Remove 95 four bulb florescent light fixtures and one two bulb florescent light fixtures and replace them with 85 energy efficient LED bulbs and 11 dim-able energy efficient LED panels)	Submit a report to the Office of Energy including the procurement documents used to select the vendor(s), the contract between the Grantee and the vendor(s), photographs of the installed lighting, and a copy of the operation and maintenance manual.	1	5
3	Fort White Branch Lighting Retrofit (Remove 89 four bulb florescent light fixtures and seven can light fixtures and replace them with 81 energy efficient LED bulbs and eight dim-able energy efficient LED panels)	Submit a report to the Office of Energy including the procurement documents used to select the vendor(s), the contract between the Grantee and the vendor(s), photographs of the installed lighting, and a copy of the operation and maintenance manual.	1	7
4	Monitor Energy Savings	Submit energy savings report on a monthly basis to the Office of Energy for a 1-year period after installation completion	10	22

G. PROJECT BUDGET:

The budget below summarizes the project by Funding Category. All dollar amounts are rounded to the nearest whole dollar value.

Funding Category	Grant Funds	Cost Share: Matching Funds and Other In-Kind Contributions	
		Funding	Source of Funds
1. Salaries		\$4,324	County In-Kind
2. Fringe Benefits		\$2,096	County In-Kind
3. Travel (if authorized)			
4. Supplies/Other Expenses	\$30,030		
5. Equipment			
6. Contractual Services	\$20,000		
7. Indirect (if authorized)			
Total Project Budget	\$50,030	\$6,420	
Total Project Cost	\$56,450	= Grants Funds + Cost Share	
Cost Share Percentage*	11%	= Cost Share / Total Project Cost	

H. TOTAL BUDGET BY TASK:

The project budget below summarizes the project by Project Task. Project Tasks correspond to the "Project Description" section. All dollar amounts are rounded to the nearest whole dollar value.

Project Task		Grant Funds	Cost Share: Matching Funds and Other In-Kind Contributions	
			Matching Funds	Source
1	Main Branch Lighting Retrofit	\$26,535	\$2,140	County In-Kind
2	West Branch Lighting Retrofit	\$12,095	\$2,140	County In-Kind
3	Fort White Branch Lighting Retrofit	\$11,400	\$2,140	County In-Kind
4	Monitor Energy Savings	\$0.00	\$0.00	
Totals:		\$50,030	\$6,420	
Total Project Cost:		\$56,450	= Grant Funds + Cost Share	

2025-2026 FUNDING REQUEST AND BUDGET

1. BUDGET DETAIL:

Using the definitions provided below, the detailed, line-item budget clarifies the Budget Summary shown in Section G. Budget Category Sub-Totals have been rounded to the nearest whole dollar value. Up to 10% of grant funds may be used for administrative costs, excluding the cost of meeting reporting requirements of the program. Administrative costs are defined as: allowable, reasonable, and allocable Direct and Indirect costs related to overall management of the awarded grant (including travel). For each budget line-item, the appropriate column identifies if the cost is: 1) Grant or Match, 2) a Direct cost used to calculate Indirect Costs (if approved) and 3) whether the cost is Administrative in nature. A description of what is required for each budget category is as follows:

1. Salaries – Identify the persons to be compensated for work on this project by name (if known), position, and title. Show the hourly cost and total hours to be charged for each person or position. Divide annual salaries by 2080 hours and nine month academic salaries by 1560 hours, to find the hourly rate.
2. Fringe Benefits – Multiply the rate by the total salaries to which fringe benefits apply. If the rate is variable, explain and show calculations.
3. Travel – List trips by their purpose and/or destination. Indicate the number of days for each trip. The Department will only reimburse for travel at the appropriate State of Florida rate (Section 112.061, Florida Statutes), using the forms referenced in Payment Packet Summary Form. Be prepared to provide the Department with details on costs utilized to calculate the “Amount Budgeted” for each trip.
4. Supplies & Other Expenses – List expendable supplies by category description, unit costs and quantity. List other expenses not included in any of the above categories. Examples would be printing, copying, postage, communications, etc. Non-expendable equipment valued at less than \$1,000 may be listed also. Include only expenses directly related to the project, not expenses of a general nature. For Match only, list costs related to donated real property such as land (not to exceed the fair market value of the property).
5. Equipment – List non-expendable personal property/equipment valued at \$1,000 or more by description, unit cost, and quantity. Computers and data-processing equipment should be described in detail.
6. Contractual Services – Subcontractors should provide the same information required by this budget table, with the following exceptions: (a) when professional services are provided at a pre-existing approved rate or fee shown on the budget; or (b) the subcontract is to be obtained competitively. For either (a) or (b), show an estimated maximum amount.
7. Total Budget Category – Show the total of all line-items within a Budget Category.
8. Total Budget – Show the total of all categories.

1. Salaries								
Salaries (Name/Position)	Hourly Cost (\$)	*	Hours/wk. or % FTE	=	Total Gross Salary (\$)	Grant = G or Match = M	Direct costs used to calculate Indirect Cost? Y/N	Admin. Cost? Y/N
David Kraus/Risk Manager	\$41.37	*	60	=	\$2,482	M	N	Y
Donald DuPree/Maintenance Director	\$28.38	*	40	=	\$1,135	M	N	N
Jerry Russell/Electrician	\$17.67	*	40	=	\$706	M	N	N
Sub-Totals for Salaries Category					\$4,324			

2. Fringe Benefits									
Name of Employee	Amount Gross Salary (\$)	Approved % per Work Plan or enter "N/A" & provide break-out	Benefit # 1 & Cost	Benefit # 2 & Cost	Benefit # 3 & Cost	Total Fringe Benefits (\$)	Grant = G or Match = M	Direct costs used to calculate Indirect Cost? Y/N	Admin. Cost Y/N
David Kraus		\$2,482.20	\$189.89	\$597.22	\$502.81	\$1,289	M	N	Y
Donald DuPree		\$1,135.20	\$86.84	\$89.91	\$281.79	\$458	M	N	N
Jerry Russell		\$706.80	\$54.07	\$55.98	\$237.76	\$347	M	N	N
Sub-Total of Fringe Benefits Category						\$2,096			

3. Travel * Cannot exceed cost limitations required by Section 112.061, Florida Statutes							
Name of Employee	Destination	Period of Trip (# of days)	Purpose of Trip	Amount Budgeted	Grant = G or Match = M	Direct costs used to calculate Indirect Cost? Y/N	Admin. Cost Y/N
N/A				\$			
Sub-Total of Travel Category				\$			

4. Supplies – Other Expenses								
Description	Unit Cost (\$)	*	Quantity	=	Total Cost (\$)	Grant = G or Match = M	Direct costs used to calculate Indirect Cost? Y/N	Admin. Cost Y/N
LED Replacement Fixtures/Bulbs	\$74.07	*	395	=	\$29,260	G	N	N
LED Can Light Replacements	\$64.16	*	12	=	\$770	G	N	N
		*		=				
Sub-Total of Supplies – Other Expenses Category					\$30,030			

5. Equipment								
Description	Unit Cost (\$)	*	Quantity	=	Total Cost (\$)	Grant = G or Match = M	Direct costs used to calculate Indirect Cost? Y/N	Admin. Cost Y/N
	\$	*		=	\$			
	\$	*		=	\$			
		*		=				
Sub-Total of Equipment Category					\$			

6. Contractual Services									
Name of Vendor	Description	Fee/Rate (\$)	*	Quantity	=	Total Cost (\$)	Grant = G or Match = M	Direct costs used to calculate Indirect Cost? Y/N	Admin. Cost Y/N
TBD	Electrical Contractor	\$50/hour	*	400	=	\$20,000	G	N	N
Sub-Total of Contractual Services Category						\$20,000			

7. Indirect Cost (if approved)

Budget Category included in Base of Indirect Cost Calculations	Total Direct Costs for Budget Category	*	Approved Indirect Cost Rate (%) from Scope of Work	=	Total Indirect Cost for Budget Category (\$)	=	Total Indirect Costs for Grant	+	Total Indirect Costs for Match
	\$	*		=	\$	=	\$	+	\$
	\$	*		=	\$	=	\$	+	\$
	\$	*		=	\$	=	\$	+	\$
	\$	*		=	\$	=	\$	+	\$
Sub-Total of Indirect Costs Category					\$	=	\$	+	\$

8. Total Project Budget

Budget Category	Total Costs for Budget Category	=	Total Grant Costs	+	Total Match Costs
Salaries	\$4,324	=	\$0	+	\$4,324
Fringe Benefits	\$2,096	=	\$0	+	\$2,096
Travel	\$0	=	\$0	+	\$0
Supplies - Other Expenses	\$30,030	=	\$30,030	+	\$0
Equipment	\$0	=	\$0	+	\$0
Contractual	\$20,000	=	\$20,000	+	\$0
Total Project Budget	\$56,450	=	\$50,030	+	\$6,420

THIS SPACE IS INTENTIONALLY LEFT BLANK

J. MEASURES OF SUCCESS:

The disbursement of cost-share funds under this Agreement is contingent on the solicitation and participation of eligible recipients during the Agreement period. The number of recipients participating and energy efficiency measures funded will vary according to interest, need, and timing of implementation. Therefore, it is not possible to set a minimum standard for the number of recipients, energy efficiency measures implemented, or amount of funds to be disbursed within the Agreement period. The Agreement amount is based on a preliminary assessment of need, but the funds allocated may be less or more than the need anticipated. In addition, this Agreement provides only an administrative fee to the Subrecipient to cover the costs of carrying out the tasks/responsibilities identified in section II. Therefore, the minimum performance standard for this Agreement is to complete the items listed in that section.

In the Final Report, the Subrecipient shall address how the project objectives were accomplished.



Florida Department of Agriculture and Consumer Services
Office of Energy

ATTACHMENT B
GRANT AGREEMENT NO. LG015
MONTHLY/QUARTERLY PROGRESS REPORT FORM

ADAM H. PUTNAM
COMMISSIONER

Grant Agreement No.:			
Grantee Name:			
Grantee Address:			
Grantee's Representative:		Telephone No.:	
Monthly Reporting Period:			
Project Number and Title:			
A. Provide a summary of project accomplishments to date. (Include a comparison of actual accomplishments to the objectives established for the period. If goals were not met, provide reasons why.)			
B. Provide an update on the number of jobs created or retained, quantify the reduction of greenhouse gasses and the energy saved in kWh or BTU.			
C. Provide an update on the estimated time for completion of the project and an explanation for any anticipated delays.			

D. Provide any additional pertinent information including, when appropriate, analysis and explanation of cost overruns or high unit costs.

E. Identify below, and attach copies of, any relevant work products being submitted for the project for this reporting period (e.g., report data sets, links to on-line photographs, etc.).

F. REPORTING

Activities:

Metric Area Description	Metric Description	Unit of Measure
Emissions Reductions	Criteria air pollutants reduced (tons)	
	Greenhouse gases reduced (CO ₂ equivalents)	
Energy Cost Savings	Dollars Saved	
Energy Savings	Reduction in natural gas consumption (million cu ft)	
	Reduction in electricity consumption (megawatt hours)	
	Reduction in electricity demand (megawatts)	
	Reduction in fuel oil consumption (gallons)	
	Reduction in propane consumption (gallons)	

G. SUBCONTRACTOR LIST

The Grantee may subcontract work under this Grant Agreement without the prior approval of the Grant Manager, upon the condition that each Monthly/Quarterly Progress Report must contain a current list of subcontractors.

**If grantee does not have subcontractors, please state 'None' below.*

Name of Subcontractor	Address	Current Total Amount of each Subcontract	Description of Work Performed

H. MINORITY/WOMAN/SERVICE-DISABLED VETERAN-OWNED BUSINESS LIST

The Grantee is encouraged to use small businesses, including minority, woman and service-disabled veteran-owned businesses as subcontractors under this Grant Agreement. The Grantee is required to report information concerning their use of such businesses in each Monthly/Quarterly Progress Report.

**If grantee does not have any subcontracts with minority/woman/service-disabled veteran-owned businesses, please state 'None' below.*

Name of Business	Address	Reporting Period (month)	Total Amount Paid to Business during this Reporting Period	Description of Goods/Services provided by Business	Type of Business (Minority, Woman, Service-disabled veteran-owned)

This report is submitted in accordance with the reporting requirements of Grant Agreement No. LG015 and accurately reflects the activities and costs associated with the subject project.

Signature of Grantee's Representative

Date

...

ATTACHMENT C (EXHIBIT – 1)

FUNDS AWARDED TO THE RECIPIENT PURSUANT TO THIS AGREEMENT CONSIST OF THE FOLLOWING:

Federal Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following:					
Federal Program Number	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
DE-EE0000241	United States Department of Energy	81.041	State Energy Program	\$43,268.08	146556-18
DE-EE0000241	United States Department of Energy	81.041	State Energy Program	\$6,761.92	146556-19

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Matching Resources for Federal Programs:					
Federal Program Number	Federal Agency	CFDA	CFDA Title	Funding Amount	State Appropriation Category

State Resources Awarded to the Recipient Pursuant to this Agreement Consist of the Following Resources Subject to Section 215.97, F.S.:						
State Program Number	Funding Source	State Fiscal Year	SFA Number	CSFA Title or Funding Source Description	Funding Amount	State Appropriation Category

Total Award					\$50,030.00	

For each program identified above, the recipient shall comply with the program requirements described in the Catalog of Federal Domestic Assistance (CFDA) (<http://12.46.245.173/cfda/cfda.html>) and/or the Florida Catalog of State Financial Assistance (CSFA) (<https://apps.fldfs.com/fsaa/catalog.aspx>). The services/purposes for which the funds are to be used are included in the Contract scope of services/work. Any match required by the recipient is clearly indicated in the Contract.



ADAM H.
PUTNAM
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Office of Energy

ATTACHMENT D
CERTIFICATION REGARDING DEBARMENTS, SUSPENSION,
INELIGIBILITY AND VOLUNTARY EXCLUSION-LOWER TIER
FEDERALLY FUNDED TRANSACTIONS

1. The undersigned hereby certifies that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
2. The undersigned also certifies that it and its principals:
 - (a) Have not within a three year period preceding this certification been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State anti-trust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.
 - (b) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph 2.(a) of this Certification; and
 - (c) Have not within a three-year period preceding this certification had one or more public transactions (Federal, State or local) terminated for cause or default.
3. Where the undersigned is unable to certify to any of the statements in this certification, an explanation shall be attached to this certification.

Dated this _____ day of _____, 20_____

By _____
Authorized Signature/Recipient

Typed Name/Title

Recipient's Firm Name

Street Address

Building, Suite Number

City/State/Zip Code

Area Code/Telephone Number



**INSTRUCTIONS FOR CERTIFICATION REGARDING DEBARMENT,
SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION-LOWER TIER
FEDERALLY FUNDED TRANSACTIONS**

1. By signing and submitting this form, the certifying party is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the certifying party knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, Florida Department of Agriculture and Consumer Services (Department) or agencies with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The certifying party shall provide immediate written notice to the person to whom this contract is submitted if at any time the certifying party learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
4. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meanings set out in the Definitions and Coverage sections of rules implementing Executive Order 12549. You may contact the person to which this contract is submitted for assistance in obtaining a copy of those regulations.
5. The certifying party agrees by submitting this contract that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier contract, or other covered transaction with a person who is proposed for debarment under 48 CFR 9, Subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the Department or agency with which this transaction originated.
6. The certifying party further agrees by executing this contract that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," without modification, in all contracts or lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not is proposed for debarment under 48 CFR 9, Subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Nonprocurement List (Telephone No. (202) 501-4740 or (202) 501-4873.)
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR 9, Subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the Department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.



ADAM H. PUTNAM
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Office of Energy

ATTACHMENT E
GRANT AGREEMENT NO. LG015
FINAL REPORT

Grant Agreement No.:			
Grantee Name:			
Grantee Address:			
Grantee's Representative:		Telephone No.:	
Reporting Period:			
Project Number and Title:			
A. Provide a summary of project accomplishments to date. (Include a comparison of actual accomplishments to the objectives established for the period. If goals were not met, provide reasons why.)			
B. Provide an update on the number of jobs created or retained, quantify the reduction of greenhouse gasses and the energy saved in kWh or BTU.			
C. Provide an update on the estimated time for completion of the project and an explanation for any anticipated delays.			

D. Provide any additional pertinent information including, when appropriate, analysis and explanation of cost overruns or high unit costs.

E. Identify below, and attach copies of, any relevant work products being submitted for the project for this reporting period (e.g., report data sets, links to on-line photographs, etc.).

F. REPORTING

Activities:

Metric Area Description	Metric Description	Unit Of Measure
Emissions Reductions	Criteria air pollutants reduced (tons)	
	Greenhouse gases reduced (CO2 equivalents)	
Energy Cost Savings	Dollars Saved	
Energy Savings	Reduction in natural gas consumption (million cu ft)	
	Reduction in electricity consumption (megawatt hours)	
	Reduction in electricity demand (megawatts)	
	Reduction in fuel oil consumption (gallons)	
	Reduction in propane consumption (gallons)	
	Reduction in gasoline consumption (gallons)	

G. SUBCONTRACTOR LIST

The Grantee may subcontract work under this Grant Agreement without the prior approval of the Grant Manager, upon the condition that each Monthly/Quarterly Progress Report must contain a current list of subcontractors..

**If grantee does not have subcontractors, please state 'None' below.*

Name of Subcontractor	Address	Current Total Amount of each Subcontract	Description of Work Performed

H. MINORITY/WOMAN/SERVICE-DISABLED VETERAN-OWNED BUSINESS LIST

The Grantee is encouraged to use small businesses, including minority, woman and service-disabled veteran-owned businesses as subcontractors under this Grant Agreement. The Grantee is required to report information concerning their use of such businesses in each Monthly/Quarterly Progress Report.

**If grantee does not have any subcontracts with minority/woman/service-disabled veteran- owned businesses, please state 'None' below.*

Name of Business	Address	Reporting Period (month)	Total Amount Paid to Business during this Reporting Period	Description of Goods/Services provided by Business	Type of Business (Minority, Woman, Service-disabled veteran-owned)

This report is submitted in accordance with the reporting requirements of Grant Agreement No. LG015 and accurately reflects the activities and costs associated with the subject project.

Signature of Grantee's Representative

Date



Florida Department of Agriculture and Consumer Services
Office of Energy

ATTACHMENT F
DISCLOSURE OF LOBBYING ACTIVITIES

ADAM H. PUTNAM
COMMISSIONER

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action: ☐ a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance		2. Status of Federal Action: ☐ a. bid/offer/application b. initial award c. post-award		3. Report Type: ☐ a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: ☐ Prime ☐ Subawardee Tier _____, if known Congressional District, if known _____			5. If Reporting Entity in No. 4 is Subawardee, Enter Name and Address of Prime: Congressional District, if known _____		
6. Federal Department/Agency:			7. Federal Program Name/Description: CFDA Number, if applicable _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ _____		
10. a. Name and Address of Lobbying Entity (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
(attach Continuation Sheet(s) SF-LLL, if necessary)					
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____		
			Print Name: _____		
			Title: _____		
			Telephone No.: _____ Date: _____		
Federal Use Only:			Authorized for Local Reproduction Standard Form - LLL (Rev 7 - 97)		



INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by the reporting entity for this covered Federal action.
4. Enter the full name, address, city, state and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee", then enter the full name, address, city, state and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-NH1."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, state and zip code of the lobbying entity engaged by the reporting entity identified in item 4 to influence the covered Federal action.
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 30 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, D.C. 20503.



ADAM H. PUTNAM
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Office of Energy

ATTACHMENT G

PROPERTY REPORTING FORM FOR GRANT AGREEMENT NO. LG015
(For Property With Grantee/Recipient Assigned Property Control Numbers)

UNITED STATES DEPARTMENT OF ENERGY AWARDS

GRANTEE: List non-expendable equipment/personal property* costing \$1,000 or more purchased under the above Agreement. Also list all upgrades* under this Agreement, costing \$1,000 or more, of property previously purchased under a Department Grant Agreement (identify the property upgraded and the applicable Department Agreement on a separate sheet). Complete the description (including manufacturer & model no./serial no cost, location/address and property control number columns of this form. The Grantee shall establish a unique identifier for tracking all personal property/equipment purchased under this Agreement and shall report the inventory of said property, on an annual basis, to the Department's Grant Manager, by Grant Agreement number, no later than January 31 for each year this Agreement is in effect.

DESCRIPTION (INCLUDING MANUFACTURER & MODEL NO.)	SERIAL NO./COST**	LOCATION/ADDRESS	GRANTEE/RECIPIENT ASSIGNED PROPERTY CONTROL NUMBER

*Not including software. **Attach copy of invoice, bill of sale, or other documentation to support purchase.

Grantee/Recipient:	Grantee's/Recipient's Project Manager:	Date:

BELOW FOR DEPARTMENT USE ONLY

GRANT MANAGER: MAINTAIN THIS DOCUMENT WITH A COPY OF THE INVOICES SUPPORTING THE COST OF EACH ITEM IDENTIFIED ABOVE IN YOUR AGREEMENT FILE. IF THE AGREEMENT IS A COST REIMBURSEMENT AGREEMENT, MAKE SURE TO SEND INVOICES SUPPORTING THE COST OF THE ITEMS TO FINANCE AND ACCOUNTING FOR THE PROCESSING OF THE GRANTEE'S/RECIPIENT'S INVOICE FOR PAYMENT.

Grant Manager Signature: _____ Date: _____

FINANCE AND ACCOUNTING: No processing required by Finance & Accounting as the Grantee/Recipient is responsible for retaining ownership of the equipment/property upon satisfactory completion of the Agreement.



ADAM H. PUTNAM
COMMISSIONER

Florida Department of Agriculture and Consumer Services
Office of Energy

ATTACHMENT H
FEDERAL FUNDING GRANTEE, SUBGRANTEE AND
CONTRACTORS PROVISIONS

PURSUANT TO
AMERICAN RECOVERY AND REINVESTMENT ACT
UNITED STATES DEPARTMENT OF ENERGY AWARDS

All subgrants and contracts awarded by the Grantee, including small purchases, shall contain the following provisions as applicable:

1. **Equal Employment Opportunity** - All contracts shall contain a provision requiring compliance with E.O. 11246, "Equal Employment Opportunity," as amended by E.O. 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and as supplemented by regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."
2. **Copeland "Anti-Kickback" Act (18 U.S.C. 874 and 40 U.S.C. 276c)** - All contracts and subgrants in excess of \$2,000 for construction or repair awarded by recipients and subrecipients shall include a provision for compliance with the Copeland "Anti-Kickback" Act (18 U.S.C. 874), as supplemented by Department of Labor regulations (29 CFR part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient shall be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled. The recipient shall report all suspected or reported violations to the Federal awarding agency.
3. **Davis-Bacon Act, as amended (40 U.S.C. 276a to a-7)** - When required by Federal program legislation, all construction contracts awarded by the recipients and subrecipients of more than \$2,000 shall include a provision for compliance with the Davis-Bacon Act (40 U.S.C. 276a to a-7) and as supplemented by Department of Labor regulations (29 CFR part 5, "Labor Standards Provisions Applicable to Contracts Governing Federally Financed and Assisted Construction"). Under this Act, contractors shall be required to pay wages to laborers and mechanics at a rate not less than the minimum wages specified in a wage determination made by the Secretary of Labor. In addition, contractors shall be required to pay wages not less than once a week. The recipient shall place a copy of the current prevailing wage determination issued by the Department of Labor in each solicitation and the award of a contract shall be conditioned upon the acceptance of the wage determination. The recipient shall report all suspected or reported violations to the Federal awarding agency.
4. **Contract Work Hours and Safety Standards Act (40 U.S.C. 327-333)** - Where applicable, all contracts awarded by recipients in excess of \$2000 for construction contracts and in excess of \$2,500 for other contracts that involve the employment of mechanics or laborers shall include a provision for compliance with Sections 102 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-333), as supplemented by Department of Labor regulations (29 CFR part 5). Under Section 102 of the Act, each contractor shall be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than 1 1/2 times the basic rate of pay for all hours worked in excess of 40 hours in the work week. Section 107 of the Act is applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.
5. **Rights to Inventions Made Under a Contract or Agreement** - Contracts or agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government and the recipient in any resulting invention in accordance with 10 CFR part 600.325, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

6. **Clean Air Act (42 U.S.C. 7401 et seq.), and the Federal Water Pollution Control Act (33 U.S.C. 1251 et seq.), as amended** - Contracts and subgrants of amounts in excess of \$100,000 shall contain a provision that requires the recipient to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401 et seq.) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251 et seq.). Violations shall be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
7. **Byrd Anti-Lobbying Amendment (31 U.S.C. 1352)** - Contractors who apply or bid for an award of \$100,000 or more shall file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient.
8. **Debarment and Suspension (E.O.s 12549 and 12689)** - No contract shall be made to parties listed on the General Services Administration's List of Parties Excluded from Federal Procurement or Nonprocurement Programs in accordance with E.O.s 12549 and 12689, "Debarment and Suspension." This list contains the names of parties debarred, suspended, or otherwise excluded by agencies, and contractors declared ineligible under statutory or regulatory authority other than E.O. 12549. Contractors with awards that exceed the small purchase threshold shall provide the required certification regarding its exclusion status and that of its principal employees.
9. **Section 508 of the Federal Water Pollution Control Act, as amended (33 U.S.C. 1368) and Section 1424(e) of the Safe Drinking Water Act, (42 U.S.C. 300h-3(e))** - Contracts and subgrants of amounts in excess of \$100,000 shall contain a provision that requires the recipient to agree to comply with all applicable standards, orders or regulations issued pursuant to Section 508 of the Federal Water Pollution Control Act, as amended (33 U.S.C. 1368) and Section 1424(e) of the Safe Drinking Water Act, (42 U.S.C. 300h-3(e)). Violations shall be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).
10. **Compliance with all Federal statutes relating to nondiscrimination.** These include but are not limited to:
(a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of sex;
(b) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 795), which prohibits discrimination on the basis of handicaps;
(c) the Age Discrimination Act of 1975, as amended (42 U.S.C. 6101-6107), which prohibits discrimination on the basis of age;
(d) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse;
(e) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism;
(f) Sections 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. 290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records;
(g) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing;
(h) any other nondiscrimination provisions in the specific statute(s) made; and, (i) the requirements of any other nondiscrimination statute(s) which may apply.
11. **Compliance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646)** which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. **Compliance with the provision of the Hatch Act (5 U.S.C. 1501 – 1508 and 7324 – 7328)** which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. **Comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234)** which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.

14. **Compliance with environmental standards which may be prescribed to the following:** (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EP 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplain in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. 1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. 7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended, (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
15. **Compliance with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. 1271 et seq.)** related to protecting components or potential components of the national wild and scenic rivers system.
16. **Compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. 469a-1 et seq.)**
17. **Compliance with P.L. 93-348** regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
18. **Compliance with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. 2131 et seq.)** pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this Agreement.
19. **Compliance with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4801 et seq.)** which prohibits the use of lead based paint in construction or rehabilitation of residence structures.
20. **Compliance with the mandatory standards and policies relating to energy efficiency which are contained in the State energy conservation plan issued in accordance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871).**
21. **Assist the Commission in complying with the State Energy Conservation Program as described in the Code of Federal Regulations, Title 10, Parts 420 and 450 and guidance issued by the U.S. Department of Energy and subsequent guidance issued by the U.S. Department of Energy; the Financial Assistance Rules described in Title 10, Part 600, as well as those regulations concerning the use of oil overcharge recovery funds.**
22. **The Commission reserves the right to transfer equipment acquired under this grant as provided in Title 10, Part 600.117. The Recipient can obtain a release of this right upon application containing certain commitments.**
23. **Compliance with the Buy American Act (41 U.S.C. 101a-101c)** By accepting funds under this Agreement, the Grantee agrees to comply with sections 2 through 4 of the Act of March 3, 1933, popularly known as the "Buy American Act." The Grantee should review the provisions of the Act to ensure that expenditures made under this Agreement are in accordance with it. It is the sense of the Congress that, to the greatest extent practicable, all equipment and products purchased with funds made available under this Agreement should be American-made.
24. **Preservation of open and competition and government neutrality towards contractors' labor relations on federally funded construction projects**
 - a. Unless in conflict with State or local laws, you must ensure that bid specifications, project agreement, or other controlling documents in construction contracts awarded pursuant to this agreement, or pursuant to a subaward to this agreement, do not:
 1. Require or prohibit bidders, offerors, contractors, or subcontractors to enter into or adhere to agreements with one or more labor organizations, on the same or other related construction project(s); or
 2. Otherwise discriminate against bidders, offerors, contractors, or subcontractors for becoming or refusing to become or remain signatories or otherwise to adhere to agreements with one or more labor organizations, on the same or other related construction project(s).

b. The term "construction contract" as used in this provision means any contract for the construction, rehabilitation, alteration, conversion, extension, or repair of buildings, highways, or other improvements to real property.

c. Nothing in this provision prohibits bidders, offerors, contractors, or subcontractors from voluntarily entering into agreements with labor organizations.

25. **Compliance with the provision included in Title XV and Title XVI of Public Law 111-5, the American Recovery and Reinvestment Act of 2009.**
26. **Segregation of Costs** – Recipients must segregate the obligations and expenditures related to funding under the Recovery Act. Financial and accounting systems should be revised as necessary to segregate, track, and maintain these funds apart and separate from other revenue streams. No part of the funds from the Recovery Act shall be commingled with any other funds or used for a purpose other than that of making payments for costs allowable for Recovery Act projects.
27. **False Claims Act** – Recipient and sub-recipients shall promptly refer to the DOE or other appropriate Inspector General any credible evidence that a principle, employee, agent, contractor, sub-grantee, subcontractor, or other person has submitted a false claim under the False Claims Act or has committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity or similar misconduct involving these funds.



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 12/13/2018 Meeting Date: 12/20/2018

Name: Kevin Kirby Department: Public Works

Division Manager's Signature:

A handwritten signature in blue ink, appearing to be "K Kirby", is written over a light blue rectangular background.

1. Nature and purpose of agenda item:

Discuss the options for the Sign Shop Foreman position.

2. Recommended Motion/Action:

Adjust the pay range for the Sign Shop Foreman position to \$21.63/hr. to \$30.93/hr.

3. Fiscal impact on current budget.

This item has no effect on the current budget.

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Memo

Date: December 13, 2018
To: Ben Scott, County Manager
From: Kevin Kirby, Assistant County Manager 
RE: Sign Shop Foreman Position

The Sign Shop Foreman position has been open since June 2018 due to the retirement of Bobby Cecere. We have been advertising to fill this position since that time to no avail. One of the requirements for the position is to hold a Level II Certification from IMSA.

The requirement of certification is in accordance with the Traffic Signal Maintenance and Compensation Agreement between Columbia County and FDOT. (Contract # ARV18, Attachment #1, page 2, item #4.) In addition, the Federal Highway Administration which governs FDOT has the same requirements as stated in the Traffic Signal Operations and Maintenance Staffing Guidelines (FHWA-HOP-09-006) page 29 and again on page 43 (attached.)

Prior to 2011 the County contracted with the City of Lake City to perform the maintenance as they had the certified personnel and necessary equipment to do so for the sum of \$40,000 plus parts. In 2011 the County decided not to renew with the City of Lake City as they increased their fee to equal the reimbursement the County was receiving from FDOT. This increase would have caused a budget deficit for the County.

The County hired a Sign Shop Foreman with the necessary certifications but bid out the maintenance due to lack of necessary equipment. The bid was awarded to Summerville Electric who worked in coordination with the County Sign Shop Foreman. In 2014 the County had to hire a different Sign Shop Foreman due to resignation of the previous. A pay grade adjustment was made at that time due to lack of applicants. The County continued to employ Summerville Electric to handle after hours call-outs and handle maintenance requiring equipment the County did not have.

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

From 2013 through 2017 the County averaged paying Summerville Electric \$22,547 annually for parts, labor, and mileage.

Upon the retirement of Mr. Cecere in June 2018, we have been totally reliant on Summerville Electric for all maintenance. As a result, our cost has increased to an average of \$9,094 monthly or \$109,126 annually for parts, labor, and mileage vs \$1,879 monthly or \$22,547 annually average over the past 5 years.

This fiscal year (18-19) we have spent \$15,376.34 parts, labor, and mileage. This will annualize to \$184,516 vs a budgeted amount of \$35,000 which will create a potential deficit of \$150,000.

In September we met with the City of Lake City to inquire about restoring their services. It was apparent to me that they were not interested. We have also explored the possibility of FDOT providing the maintenance as they do for other small counties but they have explained that they are moving away from that option.

In light of all of the above information, a salary study was conducted indicating that our starting pay (\$15.71/hr.) is too low for the job requirements. At the last BOCC meeting it was proposed to raise the starting pay to \$21.63/hr. this would equate to \$66,827 annually including benefits, an increase of \$16,088 over the current budgeted salary including benefits.

At this point, there seem to be two (2) choices:

1. Increase the starting pay of the Sign Shop Foreman which would create a budget deficit of \$16,088 which should decrease the costs to Summerville to be more in line with the previous five (5) year average, or
2. Leave the Sign Shop Foreman pay at the current rate and increase the budget approximately \$150,000 to cover the increase in Summerville costs.

Please advise which way you wish to proceed.

ATTACHMENT 1

REVISED TERMS AND CONDITIONS FOR THE
TRAFFIC SIGNAL MAINTENANCE AND COMPENSATION AGREEMENT

who cause damages and are liable for replacement and/or repair costs to Traffic Signals and Devices. If the Maintaining Agency causes damages to the Traffic Signals and Devices, then the Maintaining Agency shall repair and/or replace the Traffic Signals and Devices, and the Maintaining Agency shall be fully responsible for the cost of repair and/or replacement to the extent the damages were caused by the Maintaining Agency.

4. The Maintaining Agency shall maintain and operate the Traffic Signals and Devices in a manner that will ensure safe and efficient movement of highway traffic and that is consistent with maintenance practices prescribed by the International Municipal Signal Association (IMSA) and operational requirements of the Manual on Uniform Traffic Control Devices (MUTCD) as amended.
5. The Maintaining Agency's maintenance responsibilities include, but are not limited to: locales, preventive maintenance (periodic inspection service and routine repairs), restoration of services, and emergency maintenance (troubleshooting in the event of equipment malfunction, failure, or damage). Restoration of services may include temporary poles and/or signals, stop signs or other methods to maintain traffic. The Maintaining Agency shall record its maintenance activities in a traffic signal maintenance log, as they occur, and include this as part of the annual report, highlighting the time it took to restore the normal service and number of times such events occurred.
6. Neither the Maintaining Agency nor the Department shall be liable to the other for any failure to perform under this Agreement to the extent such performance is prevented by a Force Majeure Event and provided that the party claiming the excuse from performance has (a) promptly notified the other party of the occurrence and its estimated duration, (b) promptly remedied or mitigated the effect of the occurrence to the extent possible, and (c) resumed performance as soon as possible.

A "Force Majeure Event" means the occurrence of:

 - (a) an act of war, hostilities, invasion, act of foreign enemies, riot, terrorism or civil disorder;
 - (b) act of God (such as, but not limited to, fires, explosions, earthquakes, drought, hurricanes, storms, lightning, tornados, tidal waves, floods, extreme weather or environmental conditions, and other natural calamities);
 - (c) or another event beyond the control of the non-performing party and which could not have been avoided or overcome by the exercise of due diligence.
7. The Department intends to conduct a structural inspection of the mast arm structures every sixty (60) months. The inspection report will serve as ninety (90) days notification to the Maintaining Agency that deficiencies exist that require preventive maintenance. Preventive maintenance of the mast arm structures includes, but is not limited to, spot painting, cleaning, all wiring repair and replacement, graffiti removal, all signal related issues (including lighting, signs and connections), tightening of nuts, replacing missing or deficient bolts, replacement of missing cap covers or equivalent, replacement of missing or deficient access hole cover plates, repairing improper grounding, and repainting any painted mast arms installed after April 30, 2015. If the preventive maintenance is not carried out after the expiration of the 90-day notice given to the Maintaining Agency, the Department shall withhold 8.33% up to a maximum of 25% of the total annual compensation amount under this Agreement for the affected signal locations each month.
8. Any and all work performed by the Maintaining Agency must conform to the current Department Standard Specifications for Road and Bridge Construction as applicable. Mast arms that the Department determines to be at the end of their useful life cycle will be replaced by the Department so long as documented preventive maintenance was satisfactorily performed by the Maintaining Agency. In the case of a total paint failure, as determined by the Department, on a mast arm installed prior to April 30, 2015, the Department may repaint or replace with a galvanized mast arm. The aforementioned requirement does not apply to any mast arm that was installed under a separate mast arm paint finish agreement; in such case, the terms of that agreement shall govern.
9. The Maintaining Agency may remove any component of the installed equipment for repair or testing, however, it shall only make permanent modifications or equipment replacements and only if the equipment provided is capable of performing at minimum the same functions as the equipment being replaced. The Department shall not make any modifications or equipment replacements without prior written notice to and consultation with the Maintaining Agency.
10. The Maintaining Agency shall implement and maintain the timing and phasing of the traffic signals in accordance with the Department's timing and phasing plans, specifications, special provisions, Department re-timing projects, and the Department's Traffic Engineering Manual. The Maintaining Agency shall obtain prior written approval from the Department for any modification in phasing of signals and flash times (where applicable). Signal Systems timings (cycle length, split, offsets) are considered operational changes and may be changed by the Maintaining Agency to accommodate changing needs of traffic. The Maintaining Agency may make changes in the signal timing provided these changes are made under the direction of a qualified Professional Engineer registered in the State of Florida. The Maintaining Agency shall make available a copy of the timings to the Department upon request. The Department reserves the right to examine equipment, timing and phasing at any time and, after consultation with the Maintaining Agency, may specify modifications. If the Department specifies modification in timing or phasing, implementation of such modifications will be coordinated with, or made by, the Maintaining Agency. All signal timing and phasing records shall be retained by the Maintaining Agency for at least three (3) years, and will be made available to the Department upon request.



Traffic Signal Operations and Maintenance Staffing Guidelines

Prepared by:

**Dunn Engineering Associates, P.C.
in cooperation with
Kittelson and Associates, Inc.**

Prepared for:

**Federal Highway Administration
Washington, D.C.**

March 2009

FHWA-HOP-09-006

Task	Person Hours per Intersection
Fine tuning	6.0
Final delivery	1.3

2.3.4. Resource Requirements for Maintenance Personnel

Qualifications

Personnel in agencies that perform their own maintenance should conform to the following as a minimum (agencies that contract maintenance services should require contractors with similar qualifications):

The technician in charge of signal maintenance should have the following qualifications:

- Combination of training, education and experience for a total minimum of five years.
- Certification to IMSA Traffic Signal Level II.
- Additional training beyond IMSA Traffic Signal Level II.

The number of subordinate positions depends on the number of signals for which the agency is responsible. Qualifications for two subordinate levels are described below:

Technician 2 - Minimum of 2 years as Technician 1 plus: certification to IMSA Traffic Signal Level II,

Technician 1 -

- High school (minimum).
- Knowledge of electrical standards, codes, practices and repair techniques.
- Certification to IMSA Traffic Signal Level I within one year of employment

In addition, all technician levels must be able to work for long periods in inclement weather and may be required to lift heavy objects and work from bucket trucks.

Staffing Levels for Maintenance Personnel

Table 2.16 provides a summary of the maintenance technician staffing levels developed by various references:

Table 2.16
Signals per Technician

Reference	Signals per Technician
2005 Traffic Signal Report Card recommendation	30-40

Personnel Experience Requirements

Title	Responsibilities	Experience Requirements
Engineer	Management, operations, and design; system checks; modifications to timing; supervision of daily activities	B.S. in Civil or Electrical Engineering (M.S. desirable), Engineer-In-Training (E.I.T.) or P.E., 1-3 years experience, IMSA certification
Supervisor	Supervise crews; schedule work activities; oversee maintenance, operations, and construction; issue work orders	IMSA certification, ECE license, CDL, journeyman skills level
Technician	Responsive and preventative maintenance, troubleshooting, equipment repair and installation	IMSA certification, CDL, electronics and electrical training or Associates degree
Mechanic	Troubleshooting, perform repairs and maintenance, installation of equipment	Controller and conflict monitor training, IMSA certification, master skills level

The guide also covers provision of various maintenance equipment including maintenance vehicles, test equipment and tools, replacement parts and supplies. For each of these categories, the guide offers an itemized list of equipment, estimated quantities and prices for average conditions. The guide also provides guidance on the preferred location of repair shops for traffic signal equipment as well as considerations for layout, size, organization, outfitting, staffing, and budget for these types of shops.

The importance of good maintenance records was also stressed within the guide. The records needed for effective maintenance are described as falling into maintenance service records, signal timing charts, and maintenance manuals and as-built plans. The maintenance service records include the two main types of maintenance performed by traffic signal departments which are preventive and responsive. Another type of maintenance record required of traffic signal departments described by the guide is design modifications. This includes the documentation of changes to the approved design and operation of existing system installation to corridor recurring problems, accommodate changes in prevailing conditions, or updates since installation.

The guide also provided information on estimated maintenance requirements associated with five common traffic signal configurations for example purposes. From these examples, the guide deduced that the "average" intersection requires a total of 60 hours of annual maintenance of which 70% is devoted to preventive maintenance, 25% to responsive maintenance, and 5% to design modification maintenance. The guide also concludes that signal mechanics have 1,627 estimated annual work hours to perform maintenance which translates to the capability of maintaining 17-27 intersections per year.

TRAFFIC SIGNAL/STREET LIGHT COSTS

	2013	2014	2015	2016	2017	2018	2019 YTD (1 mo.)	TOTALS
INCOME	\$113,150.68	\$131,432.16	\$137,148.37	\$169,235.17	\$174,314.89	\$194,899.80	\$0.00	\$920,181.07
UTILITY EXPENESE	\$104,928.21	\$107,396.68	\$108,565.40	\$106,557.72	\$111,141.57	\$102,915.92	\$11,641.74	\$653,147.24
COUNTY STAFF	\$23,077.20	\$51,783.78	\$55,125.80	\$43,882.27	\$58,600.02	\$45,617.15	\$0.00	\$278,086.22
CONTRACT MAINTENANCE	\$20,778.61	\$24,196.21	\$20,139.83	\$24,583.36	\$17,654.18	\$67,626.72	\$15,376.34	\$190,355.25
CONTRACT PARTS		incl.	incl.	\$2,024.76	\$3,357.92	\$22,177.16	\$3,555.26	
NET OPERATING COST	-\$35,633.34	-\$51,944.51	-\$46,682.66	-\$7,812.94	-\$16,438.80	-\$43,437.15	-\$30,573.34	-\$201,407.64
				parts = 8%	parts = 16%	parts = 33%	parts = 23%	



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 12/13/2018 Meeting Date: 12/20/2018

Name: Ben Scott Department: BCC Administration

Division Manager's Signature:

A handwritten signature in blue ink that reads "Ben Scott".

1. Nature and purpose of agenda item:

Update Commissioners of ongoing projects and receive future direction.

2. Recommended Motion/Action:

Proceed with Cannon Creek project in two phases as presented, south phase to be funded through current grant funds and north phase to be funded through future funding opportunities.

3. Fiscal impact on current budget.

This item is currently budgeted. The account number to be charged is 302-2117-525.60-63

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

M E M O R A N D U M

TO: Ben Scott, County Manager

FR: Chad Williams, P.E., County Engineer

DATE: December 10, 2018

RE: December 20, 2018 CCBCC Agenda

Per your request, I am preparing a Quarterly Report to update the Board of County Commissioners on Engineering Capital Projects. The update will include:

1. Completed Construction projects
 - a. SW Callahan Ave – Roadway Construction
 - b. SW Old Wire Rd – Phase 3 Roadway Construction
 - c. Ellisville – 25,000 GPD WWTF
2. Projects in Construction Phase
 - a. SW King St./SW Mauldin Ave. – Roadway Construction
 - b. SW Herlong Str. – Phase 2 Roadway Construction
 - c. NW Moore Rd. – Roadway Construction
 - d. SE High Falls Rd – Bridge Replacement
3. Projects in Design Phase
 - a. CR 241 – Roadway Construction
 - b. SW Troy Str./SW Mt. Carmel Ave – Roadway Construction
 - c. NW Bell Str. – Roadway Construction
 - d. Cannon Creek Stormwater Improvements
 - e. Clay Hole Creek Stormwater Improvements
 - f. CR 252 Sidewalks
 - g. SW Birley Ave. Sidewalks
 - h. SW Wilson Spring Rd Sidewalks

In addition, I plan to provide an in-depth update and review of the Cannon Creek Stormwater Project that will outline options of moving forward. These options will require direction from the Board.

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.



COLUMBIA COUNTY ENGINEERING DEPARTMENT

PROJECTS - QUARTERLY UPDATE

DECEMBER 2018



RECENTLY COMPLETED PROJECTS:

- SW CALLAHAN – Roadway Construction
- SW OLD WIRE Road – Phase 3 Roadway Construction
- ELLISVILLE WWTF – 25k GPD

PROJECTS IN CONSTRUCTION PHASE:

- SW KING STR/SW MAULDIN AVE – Roadway Construction
- SW HERLONG STR – Roadway Construction
- NW MOORE RD – Roadway Construction
- SE HIGH FALLS RD – Bridge Replacement

PROJECTS IN DESIGN PHASE:

- CR 241	- CLAY HOLE CREEK
- SW TROY RD/SW MT CARMEL	- LAP SIDEWALKS
- NW BELL STR	SW Birley Ave, CR 252,
- CANNON CREEK	& SW Wilson Springs

RECENTLY COMPLETED PROJECTS



RECENTLY COMPLETED PROJECTS

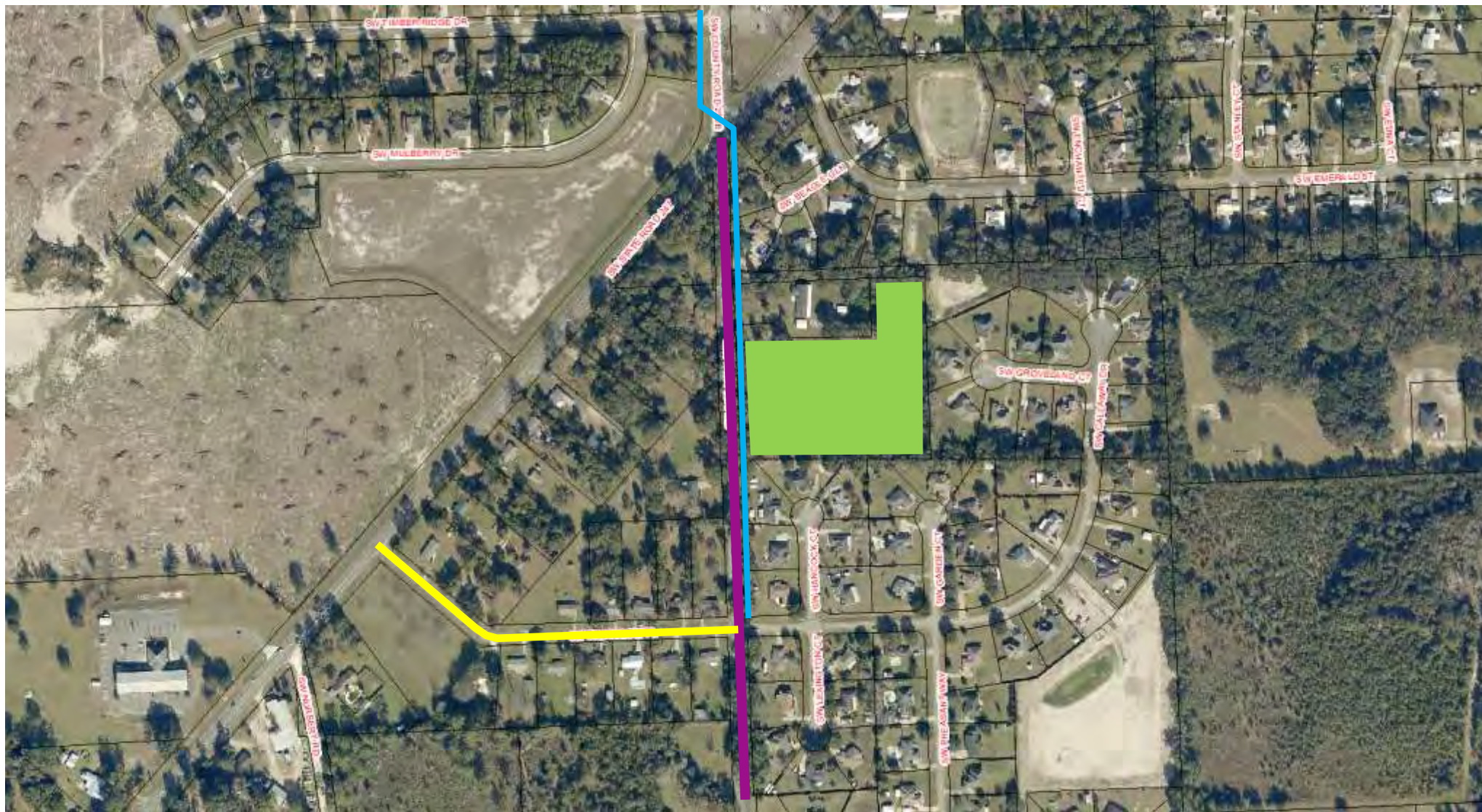
SW CALLAHAN AVE

- Reconstruction and widening of SW Callahan Ave – 0.4 miles
- Resurfacing of SW Crossbow PL – 0.4 miles
- Construction of sidewalks and pedestrian crossing
- Construction of stormwater collection system and 6 ac retention pond

➤ TOTAL PROJECT COST	\$1,350,836.13
➤ SCOP FUNDING (FDOT)	\$ 905,827.00
➤ COUNTY FUNDING	\$ 445,009.13
• CONSTRUCTION	\$1,138,736.83
• ROW	\$ 119,353.30
• Eng./Sur	\$ 92,746.00



SW CALLAHAN AVE





PROJECTS UNDER CONSTRUCTION

SW OLD WIRE RD – Phase 3

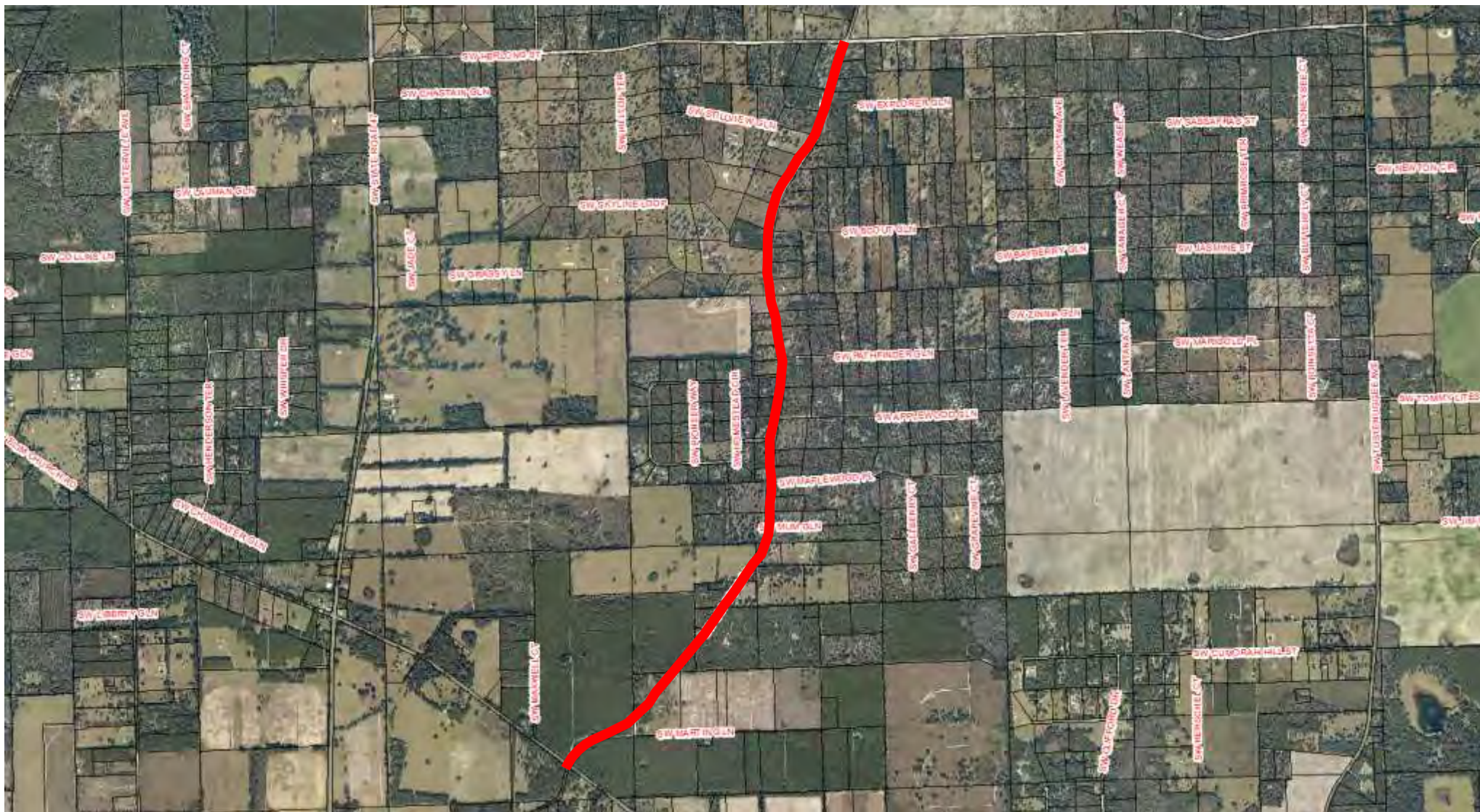
- New construction of asphalt roadway over/along existing and acquired right of way
- 3.3 miles
- Construction of stormwater collection system and 2 stormwater ponds

➤ TOTAL PROJECT COST	\$ 2,739,065
➤ SCOP FUNDING (FDOT)	\$ 1,237,500
➤ COUNTY FUNDING	\$ 1,501,564
• CONSTRUCTION	\$ 2,423,610
• ROW	\$ 224,984
• Eng./Sur	\$ 90,470



RECENTLY COMPLETED PROJECTS

SW OLD WIRE RD – Phase 3





RECENTLY COMPLETED PROJECTS

ELLISVILLE WWTF

- Construction of 25,000 GPD Wastewater Plant
- Construction of 3 wastewater collection ponds
- Construction of Southern lift station/7150 LF 4" force main
- Construction of Northern lift station/4180 LF 4" force main
- Construction of 620 LF 8" gravity main

➤ TOTAL PROJECT COST	\$1,774,183.00
➤ GRANT FUNDING	\$ 1,184,000.00
➤ COUNTY FUNDING	\$ 590,183.00
• CONSTRUCTION	\$ 1,399,645
• ROW	\$ 86,448
• Eng./Sur	\$ 288,090



RECENTLY COMPLETED PROJECTS

ELLISVILLE WWTF



PROJECTS IN CONSTRUCTION PHASE

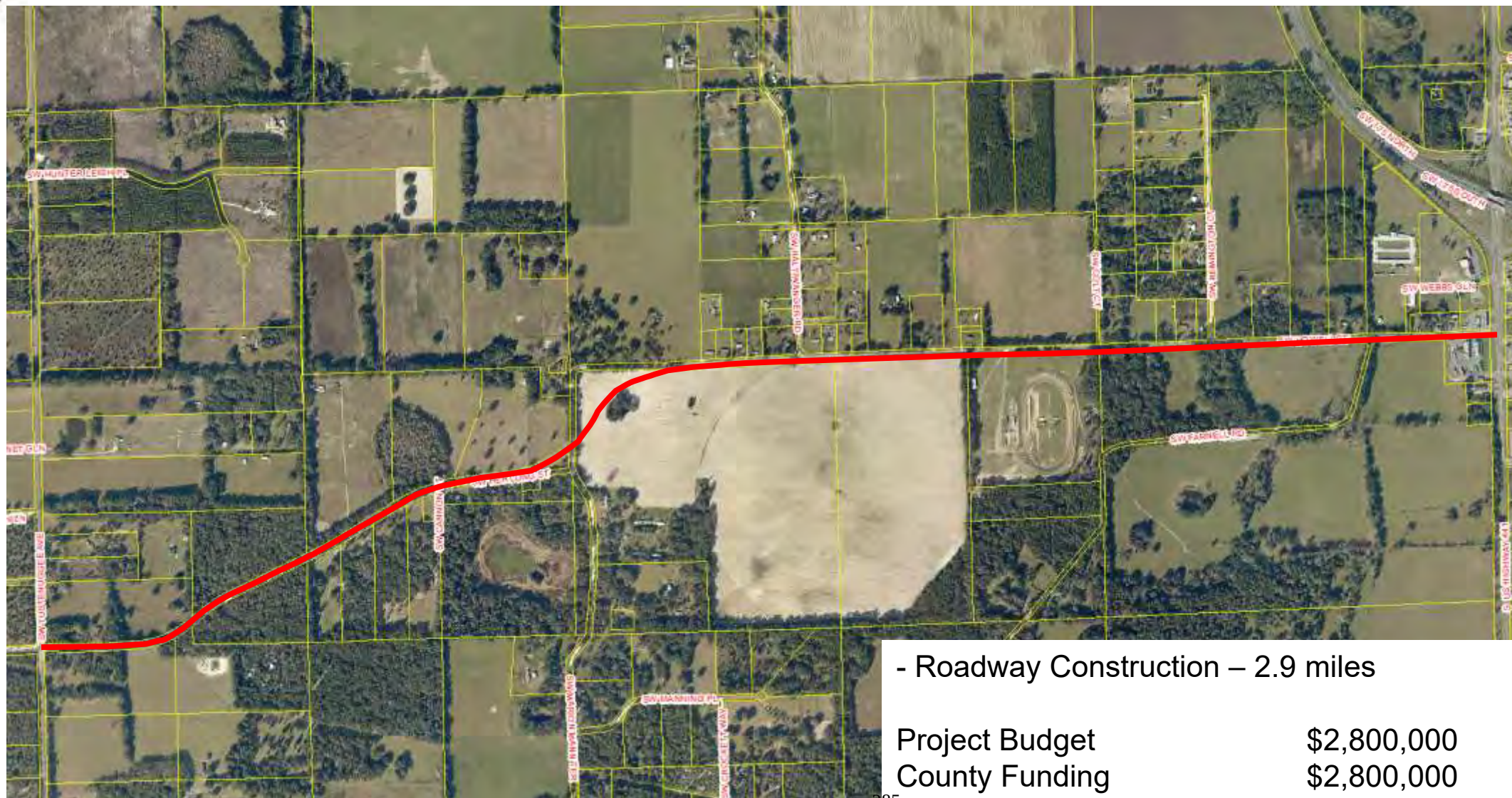
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Project Budget	\$1,390,000
SCRAP Grant	\$1,219,572
County Funding	\$ 170,428



PROJECTS IN CONSTRUCTION PHASE

SW Herlong Street



- Roadway Construction – 2.9 miles

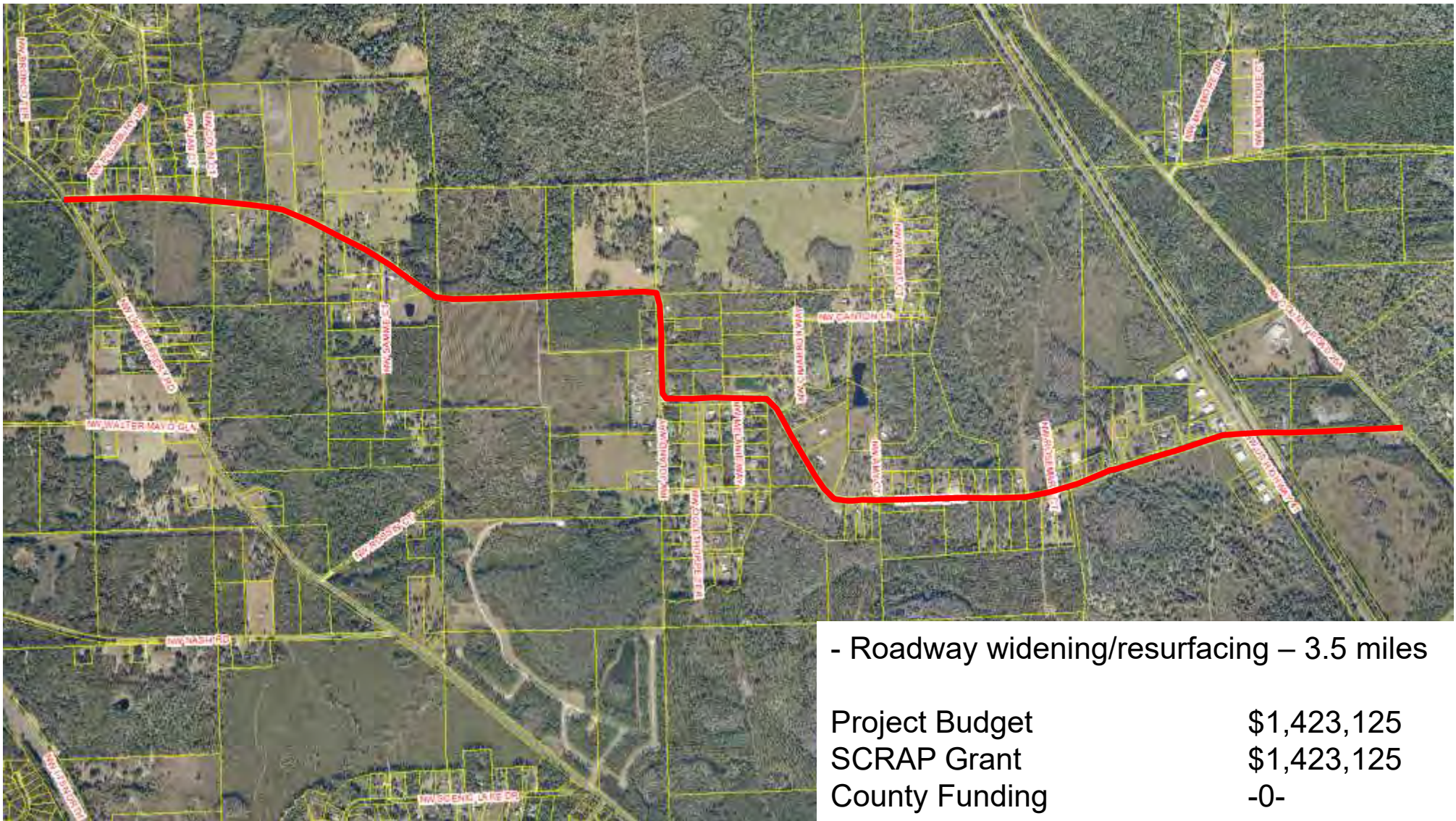
Project Budget
County Funding

\$2,800,000
\$2,800,000



PROJECTS IN CONSTRUCTION PHASE

NW Moore Road



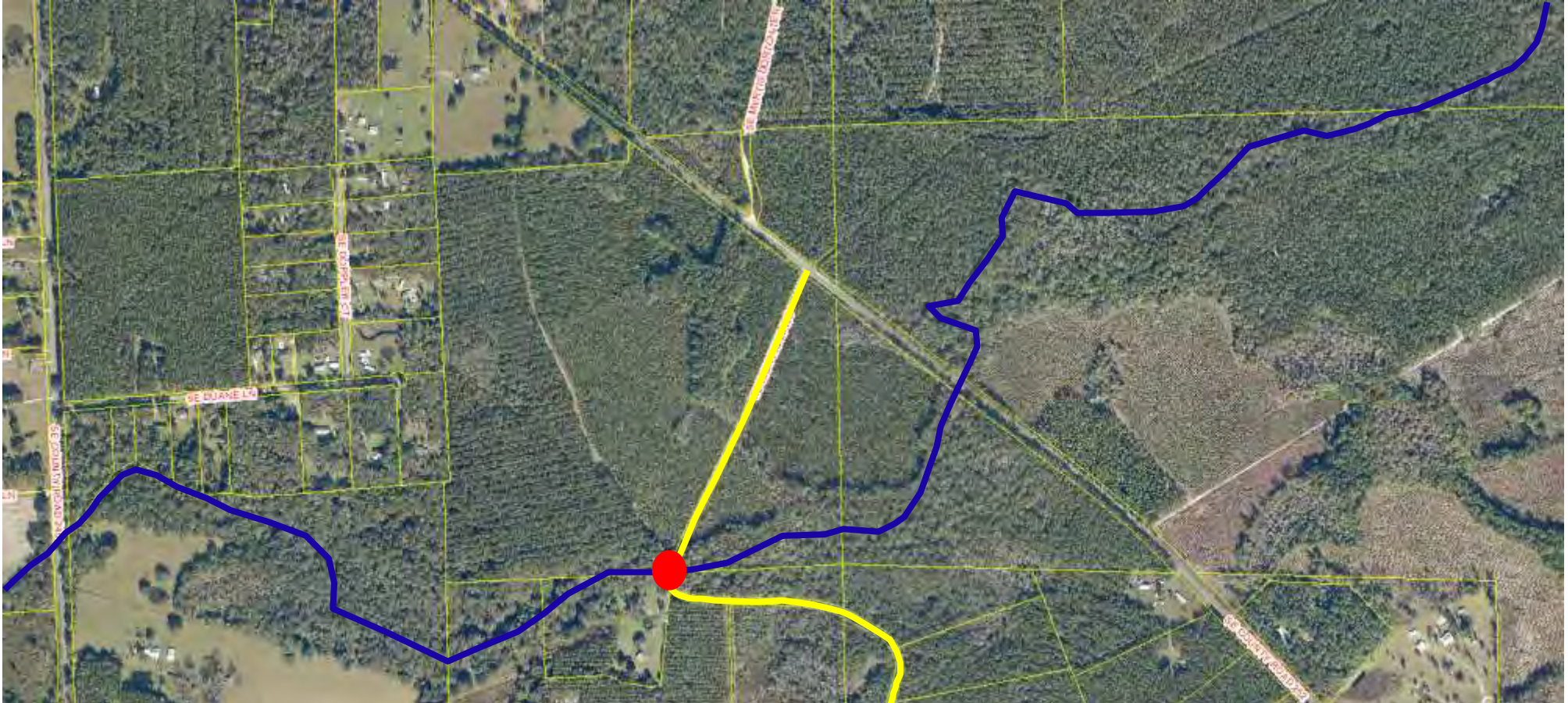
- Roadway widening/resurfacing – 3.5 miles

Project Budget	\$1,423,125
SCRAP Grant	\$1,423,125
County Funding	-0-



PROJECTS IN CONSTRUCTION PHASE

SE High Falls Road – Bridge Replacement



- Concrete Box Culvert Construction over Rose Creek

Project Budget	\$370,000
County Funding	\$370,000

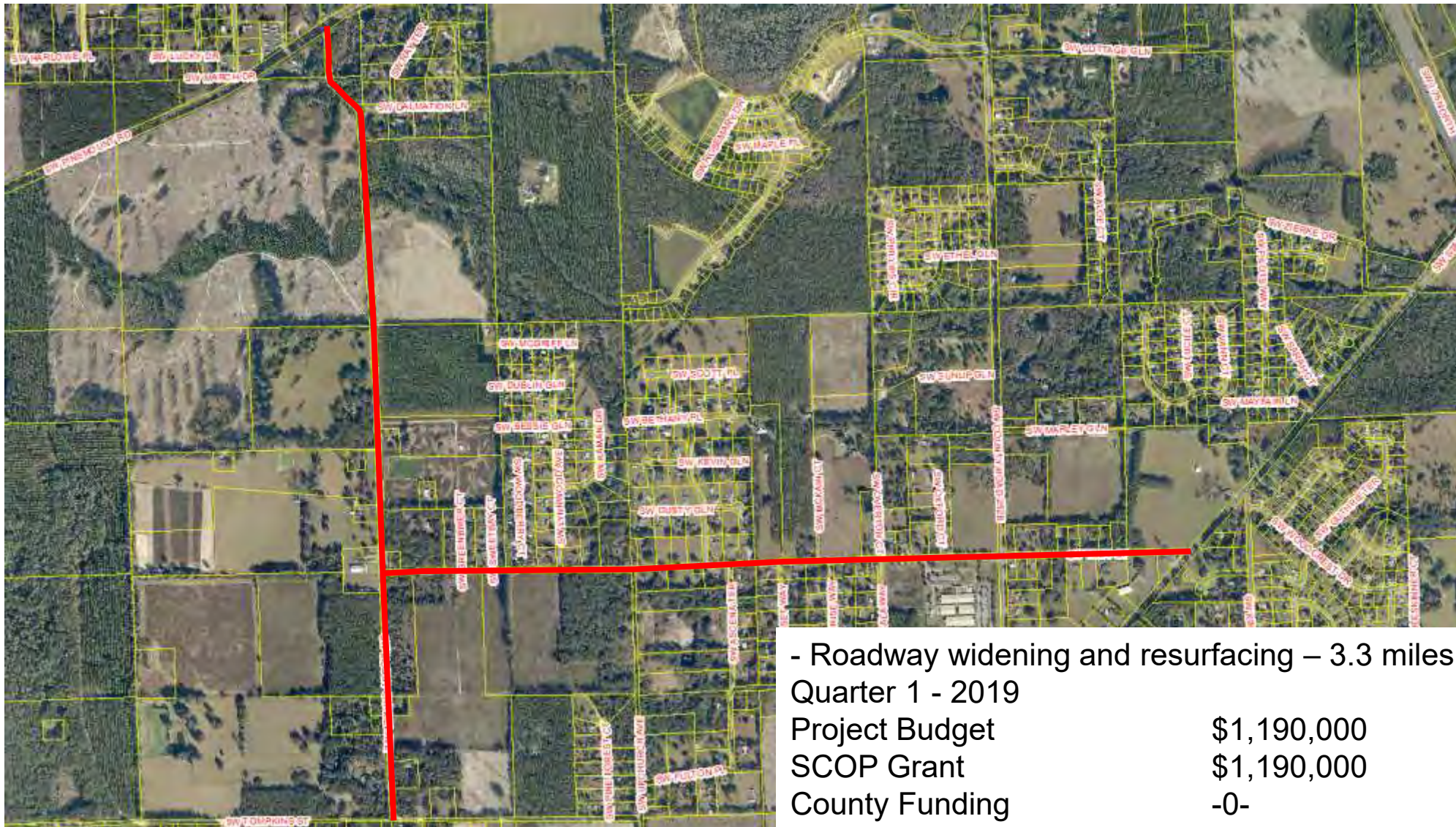
p. 287

PROJECTS IN DESIGN PHASE



PROJECTS IN DESIGN PHASE

SW Troy Street and SW Mount Carmel Ave



- Roadway widening and resurfacing – 3.3 miles

Quarter 1 - 2019

Project Budget

\$1,190,000

SCOP Grant

\$1,190,000

County Funding

-0-



- Roadway construction— 1.6 miles

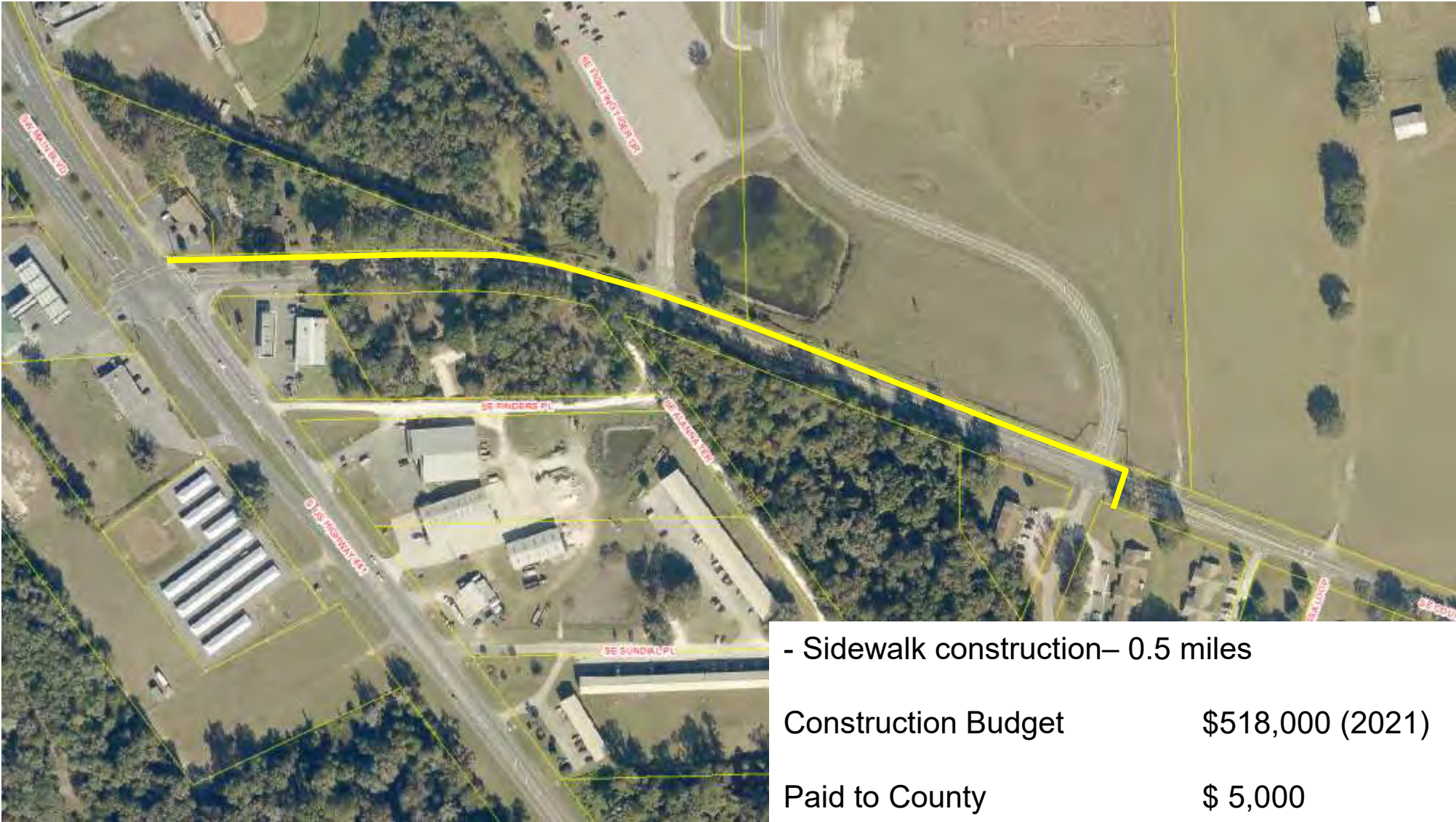
Project Budget	\$2,400,000
SCOP Grant	\$1,165,836
County Funding	\$1,234,164

Project Budget	\$2,400,000
SCOP Grant	\$1,165,836
County Funding	\$1,234,164



PROJECTS IN DESIGN PHASE

LAP – CR 252 Sidewalks



- Sidewalk construction– 0.5 miles

Construction Budget \$518,000 (2021)

Paid to County \$ 5,000



- Sidewalk construction— 0.5 miles

Construction Budget	\$324,000 (2022)
Paid to County	\$ 5,000

Construction Budget	\$324,000 (2022)

Paid to County	\$ 5,000



PROJECTS IN DESIGN PHASE

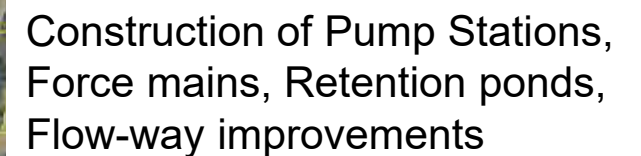
LAP – SW Birley Rd. Sidewalks



- Sidewalk construction– 1.2 miles

Construction Budget \$1,051,000 (2020)

Paid to County \$ 15,000



Budget	\$2,550,000
Grant Funding	\$2,250,000
County Funding	\$ 300,000

CANNON CREEK STORMWATER UPDATE



CANNON CREEK STORMWATER

Project Timeline

- 2008 – Columbia County and SRWMD highlighted 5 projects in critical need of stormwater improvements. Cannon Creek was one. Project initially design in two separate phases, Cannon Creek Airpark (South) and Home Depot (North).
- 2009 – Columbia County began Engineering/Surveying/Wetland services for both phases of the Cannon Creek project.
- 2012 – Columbia County combined both phases and began applying for grants using the Engineering/Surveying/Wetland work performed in 2009-2012.
- 2016 – March 6, County signs reimbursement agreement with FDEP.



CANNON CREEK STORMWATER

Project Timeline

- 2017 – Current design, uninterested land owners, and revised cost estimates required a scope change
- 2018 – Revised scope through SRWMD and FDEP to reduce project components in order to complete within budget and exclude parcels not interested in voluntary participation
- **Currently** proposing to split project into two separate phases:
 1. South (Airpark)
 2. North (Home Depot)





CANNON CREEK STORMWATER

Project Budget

ORIGINAL GRANT	\$3,000,000
EXPENDED (thru 2018)	\$750,000
REMAINING FUNDS	\$2,250,000

SOUTH PHASE COST ESTIMATE

PROPERTY ACQUISITION	\$650,000
ENGINEERING/SURVEYING/PERMITTING	\$50,000
CONSTRUCTION	<u>\$1,500,000</u>
	\$2,250,000

NORTH PHASE COST ESTIMATE

RIGHT OF WAY ACQUISITION	\$20,000
ENGINEERING/SURVEYING/PERMITTING	\$50,000
CONSTRUCTION	<u>\$335,000</u>
	\$405,000



CANNON CREEK STORMWATER

SOUTH PHASE



SOUTH PHASE – 2009 PLAN





CANNON CREEK STORMWATER

SOUTH PHASE – 2018 PLAN





CANNON CREEK STORMWATER

NORTH PHASE



CANNON CREEK STORMWATER

NORTH PHASE – 2009 PLAN





CANNON CREEK STORMWATER

NORTH PHASE – 2018 PLAN





Requested Motion:

Proceed with Cannon Creek project in two phases as presented, south phase to be funded through current grant funds and north phase to be funded through future funding opportunities, allowing staff to proceed with grant applications for north phase.



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 12/5/2018 Meeting Date: 12/20/2018

Name: Lacey Boatright Department: BCC Administration

Division Manager's Signature:

1. Nature and purpose of agenda item:

BA 19-12: Annual contract with Florida Gateway College for two additional school resource deputies at FGC.

2. Recommended Motion/Action:

Approve BA 19-12 allocating the revenue received per the annual contract with Florida Gateway College for two additional school resource deputies at FGC.

3. Fiscal impact on current budget.

This item is not budgeted. The proposed budget amendment to fund this request is provided below.

The budget amendment number is BA 19-12 using fund 001-GENERAL FUND.

FROM:	TO:	AMOUNT:
001-0000-342.10-00 PUBLIC SAFETY / SCHOOL RESOURCE OFFICER	001-8100-581.91-21 INTERFUND TRANSFERS OUT / SHERIFF SPECIAL REVENUE	\$90,000.00
121-0000-381.90-01 INTERFUND TRANSFERS IN / FROM GENERAL FUND	121-8100-581.90-21 INTERFUND TRANSFERS OUT / SHERIFF LAW ENFORCEMENT	\$90,000.00



Sheriff Mark Hunter

COLUMBIA COUNTY SHERIFF'S OFFICE

4917 US Hwy. 90 East • Lake City, Florida 32055-6288
www.columbiasheriff.org

November 26, 2018

Ben Scott, County Manager
Columbia County Board of County Commissioners
P.O. Drawer 1529
Lake City, Florida 32060-1529

RE: Budget Amendment

Ben,

I would like to request a Budget Amendment in the amount of \$90,000 to increase Personnel Services in our Patrol Division to reflect an increase in personnel and contractual revenues effective January 2019 per our contract with Florida Gateway College.

The current annual contract will renew on January 2, 2019 for a period of two years at a rate of \$222,000.00 annually. This amount reflects an increase of \$120,000 annually over our current contract/budgeted amount of \$102,000 in order to provide two additional school resource deputies for 24 hour coverage at the college. The increase in the annual contract increases our monthly reimbursement beginning January by \$10,000 per month. The \$90,000 budget increase therefore reflects the \$10,000 per month increase for the nine months January 2019 through September 2019.

Thank you for facilitating this request.

Sincerely,

A handwritten signature in blue ink that reads "Mark Hunter".

Mark Hunter
Sheriff



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 12/12/2018 Meeting Date: 12/20/2018

Name: Ray Hill Department: Purchasing

Division Manager's Signature:

A handwritten signature in blue ink, appearing to be "RH", is written over a light blue rectangular background.

1. Nature and purpose of agenda item:

Award Traffic Signal Maintenance Bid

2. Recommended Motion/Action:

Award Bid No. 2018-P Traffic Signal Maintenance Bid to Summerville Systems

3. Fiscal impact on current budget.

This item is currently budgeted. The account number to be charged is 10142405413034

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

Memo

Date: December 12, 2018

To: Board of Commissioners

From: Ray Hill, Purchasing Director *C Ray Hill*

RE: Bid Award 2018-P Traffic Signal Maintenance

I have reviewed the bids received along with the Assistant County Manager Kevin Kirby We recommend award of this bid to low bidder Summerville Systems, Inc.

I have attached the bid forms for your review.

BID FORM PAGE 1 OF 2
BID NO. 2018-P
TRAFFIC SIGNAL MAINTENANCE AND EMERGENCY REPAIR
COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Bids must be received in the office of the board of County Commissioners, Columbia County, 135 NE Hernando Ave. Room 203, P.O. Box 1529, Lake City, FL, 32056-1529. No later than 2:00 P.M. on November 26, 2018 in a Sealed Envelope, Plainly Marked: "Scaled Bid For: TRAFFIC SIGNAL MAINTENANCE AND EMERGENCY REPAIR".

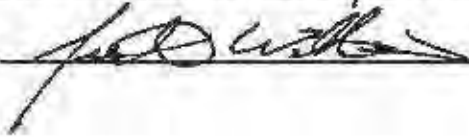
1. TOTAL COST PREVENTATIVE MAINTENANCE AND REPAIRS

Lump Sum Preventative Maintenance and Scheduled Repairs	\$ ~~150,000.00~~ <u>150,000.00</u>
Parts Cost Plus Percentage Markup	<u>18</u> %
Unscheduled and Emergency Repairs:	
Technician	\$ <u>65.00</u> /hour
Technician (after hours)	\$ <u>90.00</u> /hour
Laborer	\$ <u>40.00</u> /hour
Laborer (after hours)	\$ <u>60.00</u> /hour
Bucket Truck/Service Vehicle	\$ <u>45.00</u> /hour - see attached Rates Sheet
Parts Cost Plus Percentage Markup	<u>18</u> %
Mileage	\$ <u>0.80</u> /mile

2. TRAFFIC SIGNAL PREVENTATIVE MAINTENANCE

Traffic Signal Maintenance:	Bi-Annual	\$ <u>700.00</u> per intersection
	Annual	\$ <u>180.00</u> per intersection
Repairs as needed:		
Technician	\$ <u>65.00</u> /hour	
Technician (after hours)	\$ <u>90.00</u> /hour	
Laborer	\$ <u>40.00</u> /hour	
Laborer (after hours)	\$ <u>60.00</u> /hour	
Bucket Truck/Service Vehicle	\$ <u>45.00</u> /hour	- see attached Rates Sheet
Parts Cost Plus Percentage Markup	<u>18</u> %	
Mileage	\$ <u>0.80</u> /mile	

COMPANY: Summerville Systems DATE: 11-20-18

SIGNATURE: 

BID FORM PAGE 1 OF 2
BID NO. 2018-P
TRAFFIC SIGNAL MAINTENANCE AND EMERGENCY REPAIR
COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Bids must be received in the office of the board of County Commissioners, Columbia County, 135 NE Hernando Ave. Room 203, P.O. Box 1529, Lake City, FL, 32056-1529. No later than 2:00 P.M. on November 26, 2018 in a Sealed Envelope, Plainly Marked: "Sealed Bid For: TRAFFIC SIGNAL MAINTENANCE AND EMERGENCY REPAIR".

1. TOTAL COST PREVENTATIVE MAINTENANCE AND REPAIRS

Lump Sum Preventative Maintenance and Scheduled Repairs	\$ <u>130,000.00</u>
Parts Cost Plus Percentage Markup	<u>30</u> %
Unscheduled and Emergency Repairs:	
Technician	\$ <u>200.00</u> /hour
Technician (after hours)	\$ <u>300.00</u> /hour
Laborer	\$ <u>125.00</u> /hour
Laborer (after hours)	\$ <u>175.00</u> /hour
Bucket Truck/Service Vehicle	\$ <u>150.00</u> /hour
Parts Cost Plus Percentage Markup	<u>30</u> %
Mileage	\$ <u>.55</u> /mile

2. TRAFFIC SIGNAL PREVENTATIVE MAINTENANCE

Traffic Signal Maintenance:	Bi-Annual	\$ <u>18,000.00</u> per intersection
	Annual	\$ <u>32,000.00</u> per intersection
Repairs as needed:		
Technician		\$ <u>200.00</u> /hour
Technician (after hours)		\$ <u>300.00</u> /hour
Laborer		\$ <u>125.00</u> /hour
Laborer (after hours)		\$ <u>175.00</u> /hour
Bucket Truck/Service Vehicle		\$ <u>150.00</u> /hour
Parts Cost Plus Percentage Markup		<u>30</u> %
Mileage		\$ <u>.55</u> /mile

COMPANY: American Lighting and Signalization, LLC DATE: 11/14/2018

SIGNATURE: _____

James R. Hardiman / Senior Vice President

BID FORM PAGE 1 OF 2
BID NO. 2018-P
TRAFFIC SIGNAL MAINTENANCE AND EMERGENCY REPAIR
COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

Bids must be received in the office of the board of County Commissioners, Columbia County, 135 NE Hernando Ave. Room 203, P.O. Box 1529, Lake City, FL, 32056-1529. No later than 2:00 P.M. on December 21, 2017, In a Sealed Envelope, Plainly Marked: "Sealed Bid For: TRAFFIC SIGNAL MAINTENANCE AND EMERGENCY REPAIR".

1. TOTAL COST PREVENTATIVE MAINTENANCE AND REPAIRS

Lump Sum Preventative Maintenance and Scheduled Repairs	\$ <u>147,490⁰⁰</u>
Parts Cost Plus Percentage Markup	<u>20</u> %
Unscheduled and Emergency Repairs:	
Technician	\$ <u>109⁰⁰</u> /hour
Technician (after hours)	\$ <u>140⁰⁰</u> /hour
Laborer	\$ <u>82⁰⁰</u> /hour
Laborer (after hours)	\$ <u>104⁰⁰</u> /hour
Bucket Truck/Service Vehicle	\$ <u>93⁰⁰</u> /hour
Parts Cost Plus Percentage Markup	<u>20</u> %
Mileage	\$ <u>435</u> /mile

2. TRAFFIC SIGNAL PREVENTATIVE MAINTENANCE

Traffic Signal Maintenance:	Bi-Annual	\$ <u>1543⁰⁰</u> per intersection
	Annual	\$ <u>2,020⁰⁰</u> per intersection
Repairs as needed:		
Technician		\$ <u>77⁰⁰</u> /hour
Technician (after hours)		\$ <u>109⁰⁰</u> /hour
Laborer		\$ <u>59⁰⁰</u> /hour
Laborer (after hours)		\$ <u>82⁰⁰</u> /hour
Bucket Truck/Service Vehicle		\$ <u>75⁰⁰</u> /hour
Parts Cost Plus Percentage Markup		<u>20</u> %
Mileage		\$ <u>325</u> /mile

COMPANY: Traffic Control Devices, Inc. DATE: 11/26/2018

SIGNATURE: 
Gregory S. Workman as President



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

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Today's Date: 12/13/2018 Meeting Date: 12/20/2018

Name: Ben Scott Department: BCC Administration

Division Manager's Signature:

A handwritten signature in blue ink that reads "Ben Scott".

1. Nature and purpose of agenda item:

To budget for requested courthouse improvements.

2. Recommended Motion/Action:

Approve BA 19-13 to allocate \$45,249 from the Judges Fund Reserve to cover the costs of requested improvements.

3. Fiscal impact on current budget.

This item is not budgeted. The proposed budget amendment to fund this request is provided below.

The budget amendment number is BA 19-13 using fund 001-GENERAL FUND.

FROM:	TO:	AMOUNT:
001-0000-389.04-00 OTHER SOURCES / CASH BALANCE FORWARD	001-1620-601.30-46 OPERATING EXPENDITURES / REPAIR & MAINTENANCE	\$45,300.00

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

M E M O R A N D U M

TO: Commissioners
FR: Ben Scott, County Manager *Ben Scott*
DATE: 12/23/18
SUBJECT: Courthouse Improvements

Below is a list of improvements requested for the courthouse:

Secure Hallway Door	\$ 5,500
Additional Card Readers	\$21,962
Wave Panic System	\$10,925
Handicap Gate	<u>\$ 6,862</u>
Total	<u>\$45,249</u>

These are improvements requested to improve security. Currently there is \$49,106 in the Judges Fund Reserve that may be used to cover these costs.

I am requesting Board approval of BA 19-13 to allocate \$45,249 from the Judges Fund Reserve to cover the costs of requested improvements.

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529

LAKE CITY, FL 32056-1529

PHONE (386) 755-4100



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 12/13/2018 Meeting Date: 12/20/2018

Name: Ben Scott Department: BCC Administration

Division Manager's Signature:

1. Nature and purpose of agenda item:

Award Welcome Center Renovations Bid No. 2018-N for \$542,846 to Little and Williams, Inc. and Corresponding Budget amendment 19-12 for \$100,000.

2. Recommended Motion/Action:

Approve BA 19-17 in the amount of \$100,000 and award contract for bid 2018-N for Welcome Center Renovations to Little and Williams, Inc.

3. Fiscal impact on current budget.

This item is not budgeted. The proposed budget amendment to fund this request is provided below.

The budget amendment number is BA 19-17 using fund 302-GENERAL CAPITAL PROJECTS.

FROM:	TO:	AMOUNT:
001-8400-584.90-99 RESERVES / CONTINGENCY/RESERVE	001-8100-581.91-99 INTERFUND TRANSFERS OUT / CAPITAL PROJECTS FUND	\$100,000.00
302-0000-381.90-01 INTERFUND TRANSFERS IN / FROM GENERAL FUND	302-1881-519.30-46 OPERATING EXPENDITURES / REPAIRS & MAINTENANCE	\$100,000.00

District No. 1 - Ronald Williams
District No. 2 - Rocky Ford
District No. 3 - Bucky Nash
District No. 4 - Toby Witt
District No. 5 - Tim Murphy



BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

M E M O R A N D U M

TO: Commissioners
FR: Ben Scott, County Manager *Ben Scott*
DATE: 12/23/18
SUBJECT: Welcome Center Renovations

Please find attached for your review and approval bid tabulation for the Welcome Center Renovations and proposed contract with Little and Williams, Inc. The renovations will provide permanent offices for County Extension and Veteran Services. The budget for this project is \$450,000. Costs for the project are as follows:

Base Bid	\$542,846
Cost Reductions	\$ 42,515
Architectural Fee	<u>\$ 44,000</u>
Total	<u>\$544,331</u>

I have attached Little and Williams proposed cost reductions for your review.

In order to move forward with this project, a budget amendment in the amount of \$100,000 will be required. The budget amendment would be a transfer from general fund reserves to capital projects.

I am recommending the Board approve BA 19-12 in the amount of \$100,000 and award contract for bid 2018-N for Welcome Center Renovations to Little and Williams, Inc.

BOARD MEETS FIRST AND THIRD THURSDAY AT 5:30 P.M.

P.O. BOX 1529

LAKE CITY, FL 32056-1529

PHONE (386) 755-4100

VALUE ENGINEERING

December 11, 2018

Columbia County Board of County Commissioners
 135 NE Hernando Avenue
 Room 203
 Lake City, Florida 32055
 Attn: Donald Dupree

Project: Welcome Center Renovations
435 NW Hall of Fame Drive
Lake City, Florida 32055

7% Sales Tax – Savings by P.O.

<u>Trade</u>	<u>Material Cost</u>	<u>Less 7% Sales Tax</u>
Flooring, Spec	\$29,421.82	\$1,918.25
Toilet Accessories	7,863.00	550.41
Doors/Hardware	20,587.00	1,285.22
Drywall/Metal	17,369.93	1,215.90
ACT	6,384.19	414.97
Paint	7,000.00	490.00
Electrical	26,247.10	1,837.30
HVAC	26,389.91	1,847.29
		\$9,559.34

Alternate:

Insulation R-19 (in lieu of R-36)	\$10,500.00
Lighting fixtures	2,509.15
Lock sets	1,808.44
Alternate flooring	<u>9,064.21</u>
	\$23,881.80

Delete Room #122:

Millwork	\$ 2,000.00
Plumbing	1,050.00
Roll up shutter	2,760.00
Dehumidifier	<u>3,263.98</u>
	<u>\$9,073.93</u>

Total \$ 42,515

Sincerely,
Mark Little
 President

Bid No. 2018-N Columbia County Board of County Commissioners

Welcome Center Renovation

Bid Opening 11/14/2018

Company Name	Amount
Shine and Company	Base Bid \$652,000 Alternate Bid \$16,800
Little and Williams	Base Bid \$542,846 Alternate Bid \$16,369
BH Builders	Base Bid \$639,700 Alternate Bid \$15,900
BBI Construction Management	Base Bid \$646,899 Alternate Bid \$14881
RWB, Inc.	Base Bid \$605,872 Alternate Bid \$16,900
Gray Construction Services	Base Bid \$564,887 Alternate Bid \$12,500

BID Sheet

Columbia County Board of County Commissioners

Date: 11/14/2018

Project Bid No: 2018-N

Welcome Center Renovation

Company Name	Bid Amount	
	<u>Base bid</u>	<u>Alternate bid #1</u>
1. <u>Shine and Company, Inc.</u>	<u>\$652,000.00</u>	<u>\$16,800.00</u>
2. <u>Little & Williams, Inc.</u>	<u>\$542,846.00</u>	<u>\$16,369.00</u>
3. <u>BH Builders, Inc.</u>	<u>\$639,700.00</u>	<u>\$15,900.00</u>
4. <u>BBT Construction Management, Inc.</u>	<u>\$646,899.00</u>	<u>\$14,881.00</u>
5. <u>RWB, Inc.</u>	<u>\$605,872.00</u>	<u>\$16,900.00</u>
6. <u>Gray Construction Services, Inc.</u>	<u>\$564,887.00</u>	<u>\$12,500.00</u>
7. _____		
8. _____		
9. _____		
10. _____		
11. _____		

Danette Brand
11-14-18

SECTION 00 4113

BID FORM

TO: COLUMBIA COUNTY, FLORIDA
POST OFFICE BOX 1529
LAKE CITY, FLORIDA 32058-1529

PROJECT: COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
WELCOME CENTER RENOVATIONS
LAKE CITY, FLORIDA

The undersigned Contractor, "Bidder", proposes to furnish all labor and materials for the construction of the above project, in accordance with the Contract Documents, as prepared by Kail Partners Architecture & Interiors for the following bid amounts.

BASE BID Five Hundred Forty Two Thousand, Eight Hundred Forty Six DOLLARS (\$ 542,846.00)

ALTERNATE BID ONE Sixteen Thousand, Three Hundred Sixty Nine DOLLARS (\$16,369.00)

The undersigned agrees that if this Proposal is accepted, construction of this project will begin within time specified after award of Contract, and shall be Finally Completed within the specified time as evidenced by my willingness to sign and execute a Contract so stating

The Bidder agrees, that this Proposal shall remain valid for a period of thirty calendar days after the time of the opening of this Proposal, and that the Bidder will not revoke nor cancel this Proposal or withdraw from the competition within said thirty calendar day period; that in the event the Contract is awarded to this Bidder, they will enter into a written Contract with the Owner in accordance with the accepted bid

Acknowledgment is hereby made of receipt of the following Addenda issued during the bidding period

ADDENDUM NO. 1 DATED: 10/29/18 ADDENDUM NO. 3 DATED: 11/9/18

ADDENDUM NO. 2 DATED: 11/8/18

In witness, the Bidder has set his signature and affixed his seal

this 14th day of November, 2018

Little & Williams, Inc.

(FIRM NAME)

(SEAL)

BY: Mark Little
(Authorized Signature)

Mark Little, President

(Typed Name and Title)

Certificate Number and Type CBC 1259800 as issued to

Matthew R. Cummings

(Name of Holder Representing Firm)

by the

State of Florida Construction Industry Licensing Board.

Columbia County Board of County Commissioners
Welcome Center Renovations
Lake City, Florida

kail
partners

KP Project No. 1801
Bid Form
00 4113 - 1

SECTION 00 4113

BID FORM

TO: COLUMBIA COUNTY, FLORIDA
POST OFFICE BOX 1529
LAKE CITY, FLORIDA 32056-1529

PROJECT: COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
WELCOME CENTER RENOVATIONS
LAKE CITY, FLORIDA

The undersigned Contractor, "Bidder", proposes to furnish all labor and materials for the construction of the above project, in accordance with the Contract Documents, as prepared by Kall Partners Architecture & Interiors for the following bid amounts:

BASE BID: Six Hundred Fifty-two Thousand ----- 00/100 DOLLARS (\$ 652,000.00)

ALTERNATE BID ONE: Add: Sixteen Thousand Eight Hundred--00/100 DOLLARS (\$ 16,800.00)

The undersigned agrees that if this Proposal is accepted, construction of this project will begin within time specified after award of Contract, and shall be Finally Completed within the specified time as evidenced by my willingness to sign and execute a Contract so stating.

The Bidder agrees, that this Proposal shall remain valid for a period of thirty calendar days after the time of the opening of this Proposal, and that the Bidder will not revoke nor cancel this Proposal or withdraw from the competition within said thirty calendar day period; that in the event the Contract is awarded to this Bidder, they will enter into a written Contract with the Owner in accordance with the accepted bid.

Acknowledgment is hereby made of receipt of the following Addenda issued during the bidding period:

ADDENDUM NO. 1 DATED: 11-7-18 ADDENDUM NO. 3 DATED: 11-9-18

ADDENDUM NO. 2 DATED: 11-8-18

In witness, the Bidder has set his signature and affixed his seal

this 14th day of November, 2018

Shine and Company, Inc.

(FIRM NAME)

(SEAL)

BY:



(Authorized Signature)

Jason Shine - Vice President

(Typed Name and Title)

Certificate Number and Type CBC 1256918 as issued to

Gary Jason Shine

(Name of Holder Representing Firm) by the

State of Florida Construction Industry Licensing Board.

Columbia County Board of County Commissioners
Welcome Center Renovations
Lake City, Florida

kall
partners

KP Project No. 1801
Bid Form
00 4113 - 1

SECTION 00 4113

BID FORM

TO: COLUMBIA COUNTY, FLORIDA
POST OFFICE BOX 1529
LAKE CITY, FLORIDA 32056-1529

PROJECT: COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
WELCOME CENTER RENOVATIONS
LAKE CITY, FLORIDA

The undersigned Contractor, "Bidder", proposes to furnish all labor and materials for the construction of the above project, in accordance with the Contract Documents, as prepared by Kail Partners Architecture & Interiors for the following bid amounts:

BASE BID: Six Hundred Thirty-Nine Thousand Seven Hundred DOLLARS (\$ 639,700)

ALTERNATE BID ONE: Fifteen Thousand Nine Hundred DOLLARS (\$ 15,900)

The undersigned agrees that if this Proposal is accepted, construction of this project will begin within time specified after award of Contract, and shall be Finally Completed within the specified time as evidenced by my willingness to sign and execute a Contract so stating.

The Bidder agrees, that this Proposal shall remain valid for a period of thirty calendar days after the time of the opening of this Proposal, and that the Bidder will not revoke nor cancel this Proposal or withdraw from the competition within said thirty calendar day period; that in the event the Contract is awarded to this Bidder, they will enter into a written Contract with the Owner in accordance with the accepted bid.

Acknowledgment is hereby made of receipt of the following Addenda issued during the bidding period

ADDENDUM NO. 1 DATED: 10/30/18

ADDENDUM NO. 2 DATED: 11/8/18

ADDENDUM NO. 3 DATED: 11/9/18

In witness, the Bidder has set his signature and affixed his seal

this 14th day of November, 2018

B H Builders, Inc.

(FIRM NAME)

(SEAL)

BY:


(Authorized Signature)

Rodney Hyden, President

(Typed Name and Title)

Certificate Number and Type CGC023083 as issued to

Rodney Hyden by the
(Name of Holder Representing Firm)

State of Florida Construction Industry Licensing Board.

Columbia County Board of County Commissioners
Welcome Center Renovations
Lake City, Florida



KP Project No. 1801
Bid Form
00 4113 - 1

SECTION 00 4113

BID FORM

TO: COLUMBIA COUNTY, FLORIDA
POST OFFICE BOX 1529
LAKE CITY, FLORIDA 32056-1529

PROJECT: COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
WELCOME CENTER RENOVATIONS
LAKE CITY, FLORIDA

The undersigned Contractor, "Bidder", proposes to furnish all labor and materials for the construction of the above project, in accordance with the Contract Documents, as prepared by Kail Partners Architecture & Interiors for the following bid amounts:

BASE BID: SIX HUNDRED FORTY SIX THOUSAND SIX HUNDRED ^{ALTERNATE ONE} DOLLARS (\$ 646,899)

ALTERNATE BID ONE: fourteen thousand, eight hundred and eighty one DOLLARS (\$ 14,881.00)

The undersigned agrees that if this Proposal is accepted, construction of this project will begin within time specified after award of Contract, and shall be Finally Completed within the specified time as evidenced by my willingness to sign and execute a Contract so stating.

The Bidder agrees, that this Proposal shall remain valid for a period of thirty calendar days after the time of the opening of this Proposal, and that the Bidder will not revoke nor cancel this Proposal or withdraw from the competition within said thirty calendar day period; that in the event the Contract is awarded to this Bidder, they will enter into a written Contract with the Owner in accordance with the accepted bid.

Acknowledgment is hereby made of receipt of the following Addenda issued during the bidding period:

ADDENDUM NO. 1 DATED: October 30, 2018 Addendum: 3

Dated: November 9, 2018

ADDENDUM NO. 2 DATED: November 8, 2018

In witness, the Bidder has set his signature and affixed his seal

this 14th day of November, 20 18



BBi Construction Management, Inc.
(FIRM NAME) (SEAL)

BY: [Signature] Joe Burns, President
(Authorized Signature) (Typed Name and Title)

Certificate Number and Type CGC011936 as issued to

Joe Burns, President of BBI Construction Management, Inc. by the
(Name of Holder Representing Firm)

State of Florida Construction Industry Licensing Board.

Columbia County Board of County Commissioners
Welcome Center Renovations
Lake City, Florida



KP Project No. 1801
Bid Form
00 4113 - 1

SECTION 00 4113

BID FORM

TO: COLUMBIA COUNTY, FLORIDA
POST OFFICE BOX 1529
LAKE CITY, FLORIDA 326 66-1529

RWB CONSTN. INC.
P.O. BOX 7175
JAX, FL. 32238

PROJECT: COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
WELCOME CENTER RENOVATIONS
LAKE CITY, FLORIDA

The undersigned Contractor, "Bidder", proposes to furnish all labor and materials for the construction of the above project, in accordance with the Contract Documents, as prepared by Kail Partners Architecture & Interiors for the following bid amounts:

BASE BID: Six hundred five thousand, Eight hundred Seventy Two DOLLARS (\$ 605,872)

ALTERNATE BID ONE: Sixteen Thousand, Nine hundred DOLLARS (\$ 16,900)

The undersigned agrees that if this Proposal is accepted, construction of this project will begin within time specified after award of Contract, and shall be Finally Completed within the specified time as evidenced by my willingness to sign and execute a Contract so stating.

The Bidder agrees, that this Proposal shall remain valid for a period of thirty calendar days after the time of the opening of this Proposal, and that the Bidder will not revoke nor cancel this Proposal or withdraw from the competition within said thirty calendar day period, that in the event the Contract is awarded to this Bidder, they will enter into a written Contract with the Owner in accordance with the accepted bid.

Acknowledgment is hereby made of receipt of the following Addenda issued during the bidding period:

ADDENDUM NO. 1 DATED: 10/30/2018

ADDENDUM NO. 2 & 3 DATED: 11/8, 9/2018

In witness, the Bidder has set his signature and affixed his seal

this 13th day of NOVEMBER, 2018

RWB CONSTRUCTION, INC
(FIRM NAME)

(SEAL)

BY:

Robert Benjamin
(Authorized Signature)

ROBERT BENJAMIN, PRESIDENT
(Typed Name and Title)

Certificate Number and Type CGC022019 as issued to

ROBERT BENJAMIN by the
(Name of Holder Representing Firm)

State of Florida Construction Industry Licensing Board.

Columbia County Board of County Commissioners
Welcome Center Renovations
Lake City, Florida

Kail
Partners

KP Project No. 1804
Bid Form
00 4113 - 1

SECTION 00 4113

BID FORM

TO: COLUMBIA COUNTY, FLORIDA
POST OFFICE BOX 1529
LAKE CITY, FLORIDA 32056-1529

PROJECT: COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
WELCOME CENTER RENOVATIONS
LAKE CITY, FLORIDA

The undersigned Contractor, "Bidder", proposes to furnish all labor and materials for the construction of the above project, in accordance with the Contract Documents, as prepared by Kall Partners Architecture & Interiors for the following bid amounts:

BASE BID: Five hundred sixty four thousand, eight hundred eighty seven DOLLARS (\$ 564,887)

ALTERNATE BID ONE: Twelve thousand five hundred DOLLARS (\$ 12,500)

The undersigned agrees that if this Proposal is accepted, construction of this project will begin within time specified after award of Contract, and shall be Finally Completed within the specified time as evidenced by my willingness to sign and execute a Contract so stating.

The Bidder agrees, that this Proposal shall remain valid for a period of thirty calendar days after the time of the opening of this Proposal, and that the Bidder will not revoke nor cancel this Proposal or withdraw from the competition within said thirty calendar day period; that in the event the Contract is awarded to this Bidder, they will enter into a written Contract with the Owner in accordance with the accepted bid.

Acknowledgment is hereby made of receipt of the following Addenda issued during the bidding period:

ADDENDUM NO. 1 DATED: 11/6/18 Addendum No. 3 Dated: 11/9/18

ADDENDUM NO. 2 DATED: 11/8/18

In witness, the Bidder has set his signature and affixed his seal

this 14th day of November, 2018.

Gray Construction Services, Inc.

(FIRM NAME)

(SEAL)

BY:



(Authorized Signature)

Todd Gray, President

(Typed Name and Title)

Certificate Number and Type CGC#062854 as issued to

Matthew Todd Gray

(Name of Holder Representing Firm)

by the

State of Florida Construction Industry Licensing Board.

Columbia County Board of County Commissioners
Welcome Center Renovations
Lake City, Florida

Kall
partners 

KP Project No. 1801
Bid Form
00 4113 - 1

ATTACHMENT NO. 1

COLUMBIA COUNTY, FLORIDA

LAKE CITY, FLORIDA

AGREEMENT BETWEEN OWNER AND CONTRACTOR

THIS AGREEMENT, made this ____ day of _____ in the year Two Thousand and _____ between the Owner: **COLUMBIA COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1529, Lake City, Florida 32056-1529; and the Contractor:

Little & Williams, Inc., whose mailing address is 319 SW Solstice Court, Lake City, Florida 32024

ARTICLE 1

THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract for Construction (General, Supplementary and other Conditions), the Project Manual and Drawings for Columbia County Board of County Commissioners – Welcome Center Renovations, Lake City, Florida, Architect's Project No. 1801, Addenda issued prior to execution of this Agreement and Modifications issued subsequent to. These form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated in.

ARTICLE 2

THE WORK

The Contractor shall perform the work required by the Contract Documents in accordance with the Drawings, Project Manual and Addenda for Columbia County Board of County Commissioners – Welcome Center Renovations, Lake City, Florida, Architect's Project No. 1801, and shall execute the work described in the documents, working whatever schedule is required to complete the work in the time allotted, including overtime work and weekend work as required.

ARTICLE 3

TIME OF COMMENCEMENT AND COMPLETION

Contractor shall execute the Owner/Contractor Contract within five calendar days from date of receipt and return to the Owner for his execution, along with required insurance certificates. Contractor shall begin work within seven calendar days from date of receipt of a Letter of Intent, Building Permit and/or Notice to Proceed issued by the appropriate authority.

All work shall be Substantially Complete within 120 calendar days from date of Notice to Proceed and Finally Completed within 14 calendar days from the date the project is declared Substantially Complete.

Where delays are not justified under the General Conditions of the Contract for Construction or otherwise, the Contractor shall be liable for and shall pay to the Owner liquidated damages as follows:

If the Project is not Substantially Completed, the Contractor shall pay to the Owner as liquidated damages, Two Hundred Dollars for each calendar day elapsing between the date fixed for Substantial Completion and the date such Substantial Completion shall have been accomplished. It is also hereby agreed that if the project is not Finally Completed, the Contractor shall pay to the Owner as liquidated damages, Two Hundred Dollars per calendar day past Final Completion date.

ARTICLE 4

CONTRACT SUM

The Owner shall pay the Contractor for the performance of the work, subject to additions and deductions by Change Orders as provided in the conditions of the Contract, in current funds, the Contract Sum of

Five Hundred Forty Two Thousand, Eight Hundred Forty Six DOLLARS (\$542,846.00)

ARTICLE 5

PROGRESS, FINAL PAYMENTS AND CONTRACTOR PAYMENT TO SUBCONTRACTORS

Upon Application for Payment submitted by the Contractor to the Architect and Certificates of Payments, the Owner shall make progress payments on account of the Contract Sum and a final payment to the Contractor as provided in the conditions of the Contract and as follows:

- 5.1 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month.
 - a. Contractor shall present to the Architect an Application for Payment. Owner shall remit payment, less any contested amount, not later than the 25th business day after the date on which the payment request or invoice is stamped as received.
 - b. The Owner may reject the payment request or invoice within 20 business days after the date on which the payment request or invoice is stamped as received. The rejection shall specify the deficiency in the payment request and the action necessary to make the payment request proper.
 - c. If a payment request or an invoice is rejected and the Contractor submits a corrected payment request or invoice which corrects the deficiency specified, the corrected payment request or invoice shall be paid or rejected not later than the 10th business day after the date the corrected payment request or invoice is stamped as received.
 - d. If a dispute between the Owner and the Contractor cannot be resolved, the dispute shall be resolved in accordance with the dispute resolution procedure prescribed in the construction contract.
 - e. If the Owner disputes a portion of a payment request or an invoice, the undisputed portion shall be paid timely.
 - f. Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Application for Payment.
 - g. Applications for Payment shall indicate the percentage of completion of each portion of the work as of the end of the period covered by the Application for Payment
- 5.2 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:
 - a. Until such time as the contract work reaches 50% completion, the Owner shall, within the time period set forth above, make a progress payment to the Contractor in the amount provided in such certificate; provided such payment in addition to previous payments does not exceed ninety percent (90%) of the portion of the Contract Sum properly allocable to labor, materials and

equipment incorporated in the work plus ninety percent (90%) of the Contract Sum properly allocable to materials and equipment not incorporated in the work but delivered and suitably stored at the site or at a location suitable to Owner when agreed upon by the parties.

- b. After such time as the Contract work reaches or exceeds 50% completion, the Owner shall, within the time period set forth above, make a progress payment to the Contractor in the amount provided in such certificate; provided such payment in addition to all previous payments does not exceed ninety-five percent (95%) of the portion of the Contract Sum properly allocable to labor, materials and equipment incorporated in the work plus ninety-five percent (95%) of the Contract Sum properly allocable to materials and equipment not incorporated in the work but delivered and suitably stored at the site or at a location suitable to Owner when agreed upon by the parties.
- c. Any progress payments of this Agreement shall be reduced by any amounts that are the subject of a good faith dispute, the subject of a claim brought or otherwise the subject of a claim or demand by the Owner or Contractor.
- d. The Contractor has fourteen days from the date the Owner accepts the work as Substantially Complete to complete punch list items for the project. If punch list items are not completed and Finally Accepted by the Architect and the Owner, liquidated damages for each calendar day of such delay will be assessed. The Contractor will be liable for and shall pay the Owner such amount. Waiver of this provision shall be approved by the Owner. When final punch list items have been completed to the satisfaction of Owner and Architect, and Final Closeout Documents have been reviewed and approved, Final Payment of the remaining 5% will be made upon Final Acceptance by Columbia County, Florida.

5.3 The Application for Payment for the final payment under the contract shall include the following forms:

- a. Contractor's Affidavit to Owner stating that liens have been paid in full. If Subcontractor, fabricator or supplier fails to furnish a release or waiver in full, the prime Contractor will furnish an Indemnity Bond for release of lien to the Owner, or other collateral satisfactory to the Owner, to indemnify the Owner against lien.
- b. Consent of Surety to Final Payment on appropriate A.I.A. Document or other form acceptable to the Owner.
- c. Contractor's Affidavit of Release of Liens on A.I.A. Documents G706 and G706A, or other forms acceptable to the Owner, certifying that the prime Contractor, Subcontractors, suppliers of materials and equipment, and performers of work, labor or services on the project release or waive lien against the Owner arising in the construction project.

5.4 Subcontractors, forty-five days after satisfactory completion of their work on the Contractor's project, can invoice the Contractor for the remainder of unpaid work, including the full value of the retainage related to their work, less the value of any item contested in accordance with the terms and conditions of the construction Contract.

- a. The Contractor shall require the Subcontractor to include a conditional release of lien and appropriate warranties and closeout documentation with this final payment invoice to the Contractor.
- b. The Contractor shall include this subcontractor payment request in the next Application for Payment in the pay application cycle to the Architect following the receipt of the subcontractor payment request, if deemed to be complete and in compliance with this section.
- c. When a Contractor receives payment from the Owner for labor, services or materials furnished by subcontractors and suppliers hired by the Contractor, the Contractor shall remit payment due to those subcontractors and suppliers, less the value of any item contested in accordance with the terms and conditions of the construction Contract, within ten days after the Contractor's receipt of payment.

- 5.5 Paragraph 5.4 shall not be construed to create a contractual relationship (1) between the Architect and Contractor, (2) between the Owner and a Subcontractor or Sub-subcontractor, (3) between the Owner and Architect or (4) between persons or entities other than the Owner and Contractor.
- 5.6 Columbia County, Florida may occupy the facilities prior to the completion of punch list items; however, retainages specified will remain in force.

ARTICLE 6

MISCELLANEOUS PROVISIONS

- 6.1 Terms used in the Agreement which are defined in the Conditions of the Contract shall have the meanings designated in those Conditions.
- 6.2 The Contract Documents shall constitute the Agreement between the Owner and the Contractor, except for Modifications issued after execution of this Agreement, and shall include Alternates set forth in. In the event of a conflict between the Project Manual, then specific provisions of the Project Manual shall control.
- 6.3 The Owner's representative is:
- Donny Dupree, Maintenance Director
Columbia County Board of Commissioners
Lake City, Florida
(386) 758-2138 - Telephone
- 6.4 The Contractor's representative is:
- Name and Title: Mark Little, President
Name of Company: Little & Williams, Inc.
Address: 319 SW Solstice Court, Lake City, Florida 32024
Telephone: 386-755-3139
- 6.5 The Contractor's representative shall not be changed without notice to, and approval of, the Owner.

ARTICLE 7

ENUMERATION OF CONTRACT DOCUMENTS

- 7.1 The Specifications are those contained in the Project Manual; see Exhibit A and incorporated by reference.
- 7.2 The Drawings are as follows and are dated August 13, 2018. See Exhibit B and incorporated by reference.
- 7.3 The Addenda, if any, (to be provided after bid opening) are as follows:

<u>Number</u>	<u>Date</u>	<u>Pages</u>
One	November 2, 2018	One
Two	November 8, 2018	Two with Three Attachments
Three	November 9, 2018	One

THIS AGREEMENT executed as of the day and year first above written, and is executed in at least three original copies of which one is to be delivered to the Contractor, one to the Architect for use in the administration of the Contract, and the remainder to the Owner.

Signed, sealed and delivered
in the presence of:

COLUMBIA COUNTY, FLORIDA

ATTEST:

By:

Signature

Print or type name

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this ____ day of _____
20____, by _____, as **COLUMBIA COUNTY**, who is personally known to me.

(**NOTARIAL
SEAL**)

Notary Public, State of Florida

(Print or Type Name)

My Commission Expires:

Signed, sealed and delivered
in the presence of:

GENERAL CONTRACTOR

Witness

By: _____
Name and Title

Print or type name

Witness

Print or type name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20_____,
by _____, as _____
of _____, a Florida corporation, on behalf of
the corporation, who is personally known to me or who has produced _____
as identification.

Notary Public, State of Florida

**(NOTARIAL
SEAL)**

(Print or Type Name)
My Commission Expires:

ATTACHMENT NO. 2

APPLICATION AND CERTIFICATE FOR PAYMENT

Date_____ For Period Ending_____ Payment No._____

CONTRACTOR:_____

CONTRACT FOR: COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
WELCOME CENTER RENOVATIONS
LAKE CITY, FLORIDA
ARCHITECT'S PROJECT NUMBER: 1801

Original Contract Sum	\$ _____	Contract Time	_____	Calendar Days	_____
Adds to Date	\$ _____	Authorized Ext	_____	Calendar Days	_____
Total	\$ _____	Pending Requests	_____	Calendar Days	_____
Deducts to Date	\$ _____	Time Lapsed To Date	_____	Calendar Days	_____
Adj. Contr. Sum	\$ _____		_____	Calendar Days	_____

WORK PERFORMED TO DATE	\$ _____
MATERIAL SUITABLY STORED	\$ _____
(Itemized list of materials attached)	
TOTAL TO DATE	\$ _____
Less Retainage	\$ _____
Less Previous Payments	\$ _____
 TOTAL	 \$ _____
 DUE THIS PAYMENT	 \$ _____

CERTIFICATION OF THE CONTRACTOR: I certify that items and amounts shown on the face of this Certificate are correct and that work has been performed and material supplied in full accordance with the terms and conditions of the Contract. I further certify that just and lawful bills against the undersigned and his subcontractors have been paid in full accordance with their terms and conditions and that Subcontractors listed on the previous month's Application and Certificate for Payment have been paid the full amount listed on that Application as evidenced by Partial Releases of Liens attached.

Date:_____ Contractor:_____(Printed Name)
(Notarized Signature Required)

Date:_____ Notary:_____

CERTIFICATE OF THE ARCHITECT: I certify that I have checked and verified this Certificate and the accompanying Partial Releases of Liens; that to the best of my knowledge and belief it is a true statement of the value of the work performed and material suitably stored on the site or other approved location by the Contractor; that work and material included in this Certificate have been reviewed; and that work has been performed and material supplied in accordance with the terms of the Contract.

Date:_____

Architect:_____

APPROVED FOR PAYMENT:

Date:_____

Owner:_____

(Authorized Signature)

ATTACHMENT NO. 3

EQUAL OPPORTUNITY

CERTIFICATE OF COMPLIANCE

PROJECT TITLE:

COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS
WELCOME CENTER RENOVATIONS
LAKE CITY, FLORIDA
ARCHITECT'S PROJECT NO. 1801

This is to certify that the undersigned Contractor on subject project does now and will during the length of this project comply with applicable laws, rules and regulations relating to equal employment opportunity, and Federal, State, or Local laws, rules or regulations pertaining to; and further certifies compliance specifically with Executive Order 11246 originally issued by the President of the United States on September 24, 1965, as amended from time to time thereafter, including:

1. The Contractor does not discriminate in its employment policies as to race, color, religion, sex or national origin; and,
2. The Contractor does maintain an affirmative action plan to recruit, employ and promote qualified members of groups that may have been formerly excluded because of race, color, religion, sex or national origin.

CONTRACTOR

By: _____
Name / Title

Date: _____

ATTACHMENT NO. 4

SUPPLEMENTARY CONDITIONS

1. **Conditions of the Contract** General Conditions, these Supplementary Conditions and Divisions 00 and 01 are applicable to divisions and sections of the specifications and it is the Contractor's responsibility to so inform parties who should be influenced by.
2. **Applicable Drawings** The Drawings applicable to this work are titled:

Columbia County Board of County Commissioners
Welcome Center Renovations

Dated: August 13, 2018

Prepared by: Kail Partners Architecture & Interiors
PO Box 359055
Gainesville, Florida 32635-9055

The Drawings accompany these Specifications and become a part of. The applicable Drawings consist of the sheets listed on Sheet G-1, Sheet Index.

The Contractor shall purchase sets of Drawings and Project Manual as required of his use and the use of the Subcontractors on the project.
3. **Contract Time** The work shall be commenced within seven calendar days after receipt of the Notice to Proceed and shall be Substantially Complete within 120 calendar days, and shall be Finally Completed within 14 calendar days after the date of Substantial Completion.
4. **Liquidated Damages** Since actual damages for delay are impossible of agreed determination, the fixed, agreed and liquidated damages described in the General Conditions shall be for each calendar day beyond the specified Contract Time as described in the Project Manual, shall be Two Hundred Dollars per calendar day past the date of Substantial Completion and Two Hundred Dollars per calendar day past Final Completion.
5. **Notice to Owner** - If a Subcontractor or supplier files a Notice to Owner under the Florida Lien Law, the Owner will notify the Contractor of its receipt. Payment request delivered subsequent to receipt of that Notice to Owner that contains payment in full or in part for that Subcontractor or supplier shall require a Final or Partial Release of Lien from each Subcontractor or supplier so affected.
6. **Contractor's Liability Insurance**
 - a) The Contractor shall purchase and maintain in a company or companies licensed to do business in the State of Florida, possess an AM Best rating of A-, and acceptable to the Owner and his Insurance Counselor such insurance as will protect him from claims, which may rise out of or result from the Contractor's operations under the Contract, whether such operations be by himself or by Subcontractor or by anyone directly or indirectly employed by any of them, or by anyone else for whose acts any of them may be liable. The specific delineation of coverage in this paragraph is a minimum guide only, it being the specific intent of the Owner that it shall be fully and completely protected and indemnified from any and all claims which may arise out of Contractor's operation under the Contract; including among others those checked below:
 - a)i claims under workers' compensation, disability benefit and other similar employee benefit acts;
 - a)ii claims for damages because of bodily injury, occupational sickness or disease, or death of his employees;

- a)iii claims for damages because of bodily injury, sickness or disease, or death of any person other than his employees;
- a)iv claims for damages by usual personal injury coverage including but not limited to libel, slander, and false arrest which are sustained (1) by any person including, but not limited to, a Contractor, Subcontractor or Sub-subcontractor or their employees as a result of an occurrence directly or indirectly related to the employment of such person by the Contractor, or (2) by any other person;
- a)v claims for damages because of injury to or destruction of tangible property, including loss of use resulting therefrom;
- a)vi claims resulting from explosion, collapse, or underground accident, (X-C-U coverage required) and other on-premises operations.
- a)vii claims resulting from owned, hired and non-owned motor vehicles and equipment;
- a)viii claims for damage resulting from the actions or inactions of independent Contractors;
- a)ix claims arising under products and completed operations insurance.
- b) The insurance required shall be written for not less than the limits of liability specified below, or that required by law, whichever is greater, and shall include contractual liability insurance as applicable to the Contractor's obligations in the General Conditions. Contractor shall provide Owner with Certificate of Insurance evidencing that Owner shall receive a thirty day (30) notice of cancellation, nonrenewal or material change in coverage with a ten (10) day notice if cancellation is for nonpayment of premium. Contractor shall provide Owner with Certificate of Insurance prior to beginning any work.

b)i Workers' Compensation:

State, Florida Statutes	Statutory
Applicable Federal	Statutory
Employer's Liability	\$200,000

- b)ii Comprehensive General Liability:
Including Premises-Operations; Products Completed Operations; Contractor's Liability
Broad Form Property Damage; Contractual Liability.

General Liability	\$1,000,000 per Claimant
Property Damage	\$1,000,000 per Occurrence
Personal Injury	\$1,000,000 per Claimant
Liability	\$1,000,000 per Occurrence
	\$2,000,000 per Annual Aggregate

Property Damage Liability Insurance will provide X, C, or U coverage as applicable.

The Owner shall be named as additional insured on the Contractor's Comprehensive General Liability Policy.

Personal Injury Liability shall be separate coverage from Bodily Injury.

b)iii Owner's Protective Liability:

The Owner shall be named as the insured; ORIGINAL policy shall be submitted to the Owner.

Bodily/Personal Injury	\$1,000,000 per Claimant
	\$1,000,000 per Occurrence
Property Damage	\$1,000,000 Single Limit per Occurrence

b)iv Contractor's Protective Liability:

The Owner shall be named as additional insured on the Contractor's Protective Liability Policy.

Bodily/Personal Injury	\$1,000,000 per Claimant
	\$1,000,000 per Occurrence
Property Damage	\$1,000,000 Single Limit per Occurrence

b)v Comprehensive Automobile Liability:

The Owner shall be named as additional insured on the Contractor's Comprehensive Automobile Liability Policy. Policy shall cover owned, hired and all classes of non-owned vehicles.

Bodily Personal Injury:	\$1,000,000 per Claimant
	\$1,000,000 per Occurrence
Property Damage:	\$1,000,000 Single Limit per Occurrence

b)vi Coverage to be certified by the Contractor (and Subcontractors) shall include, but not be limited to the following:

- x Workers' Compensation
- x Automobile owned, hired and non-owned
- x Premises
- x Operations
- x Contractual
- x Personal injury - Hazards, A, B and C with employee exclusion removed
- x Broad Form Property Damage
- x Removal of X, C and U exclusions
- x Products and Completed Operations
- x Independent Contractors

- c) A Certificate of Insurance, executed on a standard ACORD form, shall be filed with the Owner simultaneously with the Contractor's execution of the Agreement. The certificate shall contain a provision that coverages afforded under the policies will not be cancelled until at least thirty days prior written notice has been given to the Owner. The Certificate of Insurance will include the following statement: "Interest of the Certificate Holder is included as an Additional Insured."

7. **Property Insurance**

- a) Until the work is completed and accepted by the Owner, the Contractor shall purchase and maintain property insurance upon the entire work at the site to the full insurable value of. This insurance shall include the interest of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the work and shall insure against the perils of fire, extended coverage, vandalism and malicious mischief. Coverage shall include damages, losses, and expenses arising out of or resulting from any insured property including fees and charges of Architects, Engineers and Attorneys.
- b) The Contractor shall purchase and maintain such machinery insurance as may be required by the Contract Documents or by law. The insurance shall include the interest of the Owner, the Contractor, Subcontractors and Sub-subcontractors in the work.
- c) The Contractor shall file a copy of policies with the Owner and the Architect.
- d) The Owner and Contractor waive rights against each other or damages caused by fire or other perils to the extent covered by insurance provided, except such rights as they may have to the proceeds of such insurance held by the Owner as trustee. The Contractor shall require similar waivers by Subcontractors and Sub-subcontractors. In waiving rights of recovery under terms, the term "Owner" shall be deemed to include his employees and the Architect, and its employees as the Owner's representative.
- e) Such insurance shall be no less than that required by the Project Manual.

- 8. General Contractor contract / subcontract shall use State of Florida licensed contractors / subcontractors.

EXHIBIT A TABLE OF CONTENTS

DIVISION 0 – PROCUREMENT AND CONTRACTING REQUIREMENTS

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00 4113	Bid Form.....
00 4300	Procurement Form Supplements
00 5214	Agreement Form

DIVISION 01 – GENERAL REQUIREMENTS

01 0145	Cutting and Patching
01 0390	Coordination and Meetings
01 0811	Release of Lien Forms
01 2000	Price and Payment Procedures
01 3000	Administrative Requirements
01 3300	Submittal Procedures
01 4000	Quality Requirements
01 5000	Temporary Facilities and Control
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END OF DRAWING SHEET INDEX



COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM REQUEST FORM

The Board of County Commissioners meets the 1st and 3rd Thursday of each month at 5:30 p.m. in the Columbia County School Board Administrative Complex Auditorium, 372 West Duval Street, Lake City, Florida 32055. All agenda items are due in the Board's office one week prior to the meeting date.

Today's Date: 12/13/2018 Meeting Date: 12/20/2018

Name: Ben Scott Department: BCC Administration

Division Manager's Signature:

A handwritten signature in blue ink that reads "Ben Scott".

1. Nature and purpose of agenda item:

To review cost estimates and various options for construction of a new jail. attached is a PowerPoint for discussion, a breakdown of the cost estimates with changes and options, and Ajax's detailed estimate.

2. Recommended Motion/Action:

Requesting Board direction.

3. Fiscal impact on current budget.

This item has no effect on the current budget.



Board of County Commissioners

CCSO Detention Center & Law Enforcement Operations

Cost Reduction Options

December 20, 2018

School Board Administrative Complex Auditorium



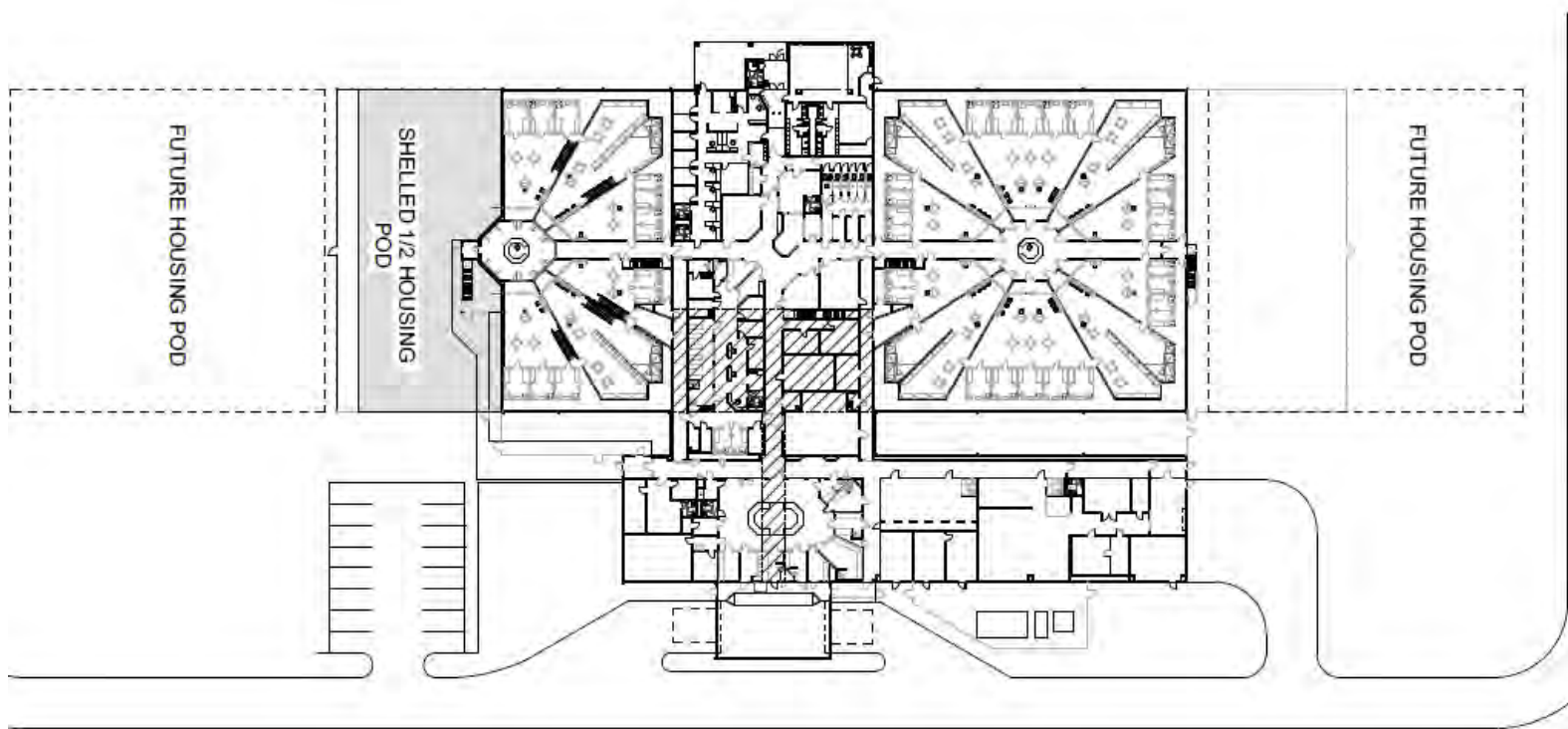


Floor Plan

Original Schematic Design: Sheriff's Admin Site

Full Pod + Build Out of Half
Pod /Shell ½ Pod.

\$29,062,540



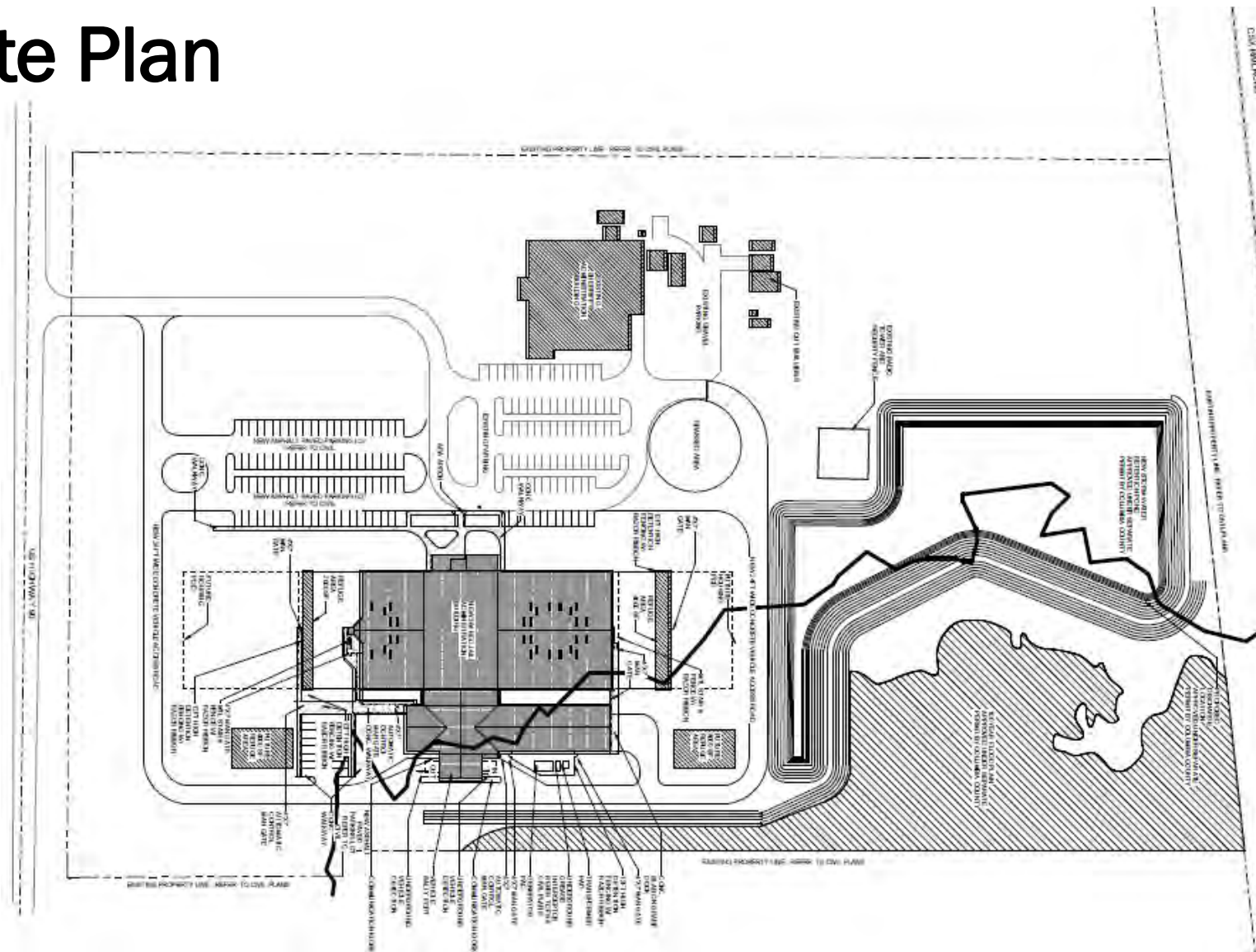


Site Plan

Original Schematic Design: Sheriff's Admin Site

Full Pod + Build Out of Half Pod /Shell ½ Pod.

\$29,062,540





Original Schematic Design: Sheriff's Admin Site

Full Pod + Build out of Half
Pod /Shell ½ Pod.

\$29,062,540

Pro's / Con's

Pro's

- Provides 384 Initial Beds
- Provides Near Term Expansion Opportunity
- Core Designed to Support 512 Beds
- Provides a Safe and Operationally Efficient Facility

Con's

- Highest First Time Cost
- Wetland Impacts, and Delays due to ACOE Approvals
- Mitigation Credits Required



Proposed Cost Reductions:

Option 1 : Sheriff's Admin Site

Full Pod + Build out of Half
Pod /Delete Shelled ½ Pod

\$27,849,420

1. Eliminate Half Shelled Pod
2. Reduce Square Footage by 3,337 SF
 - a. No compromises in operations
3. Relocate New Construction to Avoid Wetlands
 - a. Eliminates Wetland Mitigation.
 - b. Eliminate ACOE Permitting Delays



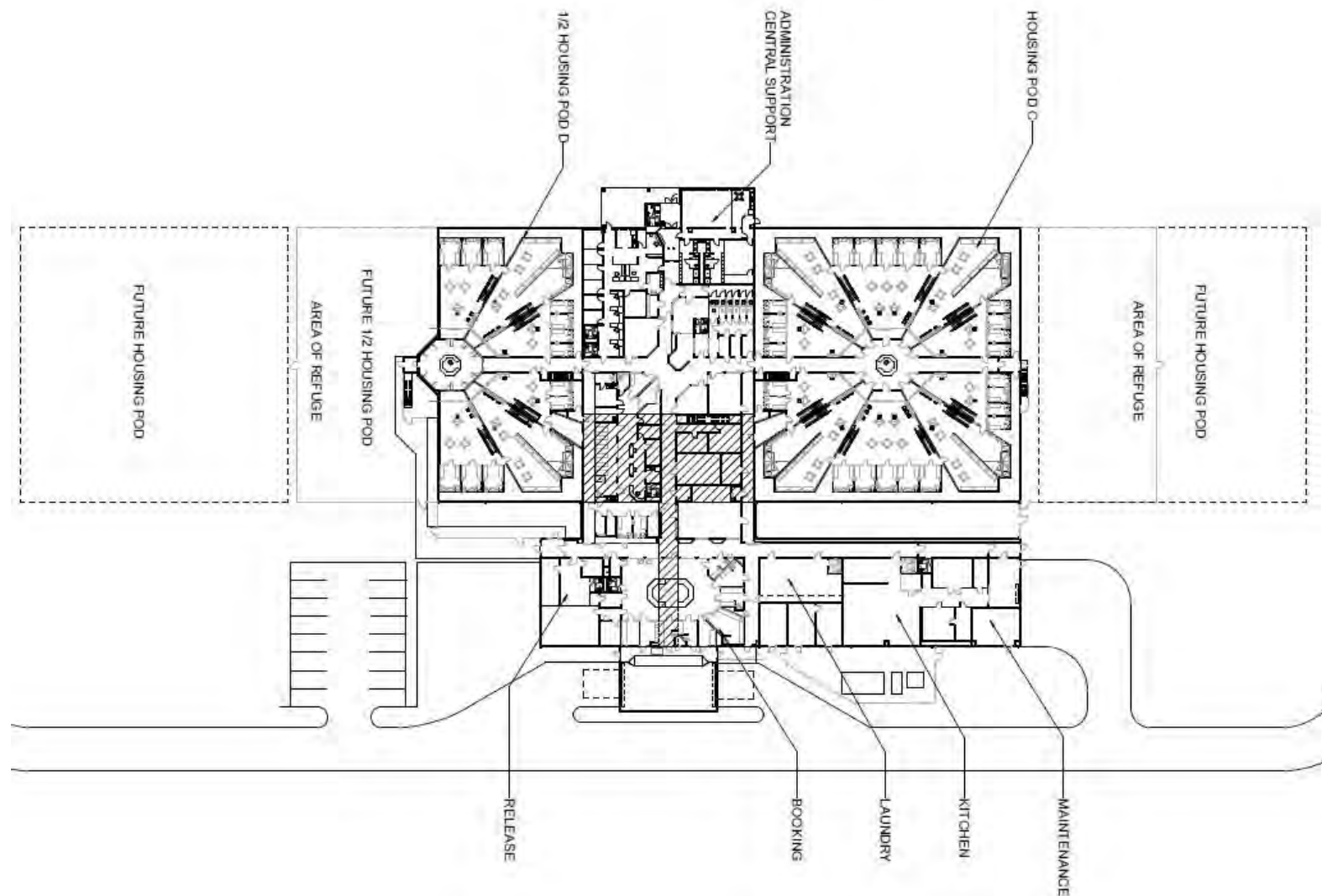


Option 1 : Sheriff's Admin Site

Full Pod + Build out of Half
Pod /Delete Shelled ½ Pod

\$27,849,420

Floor Plan



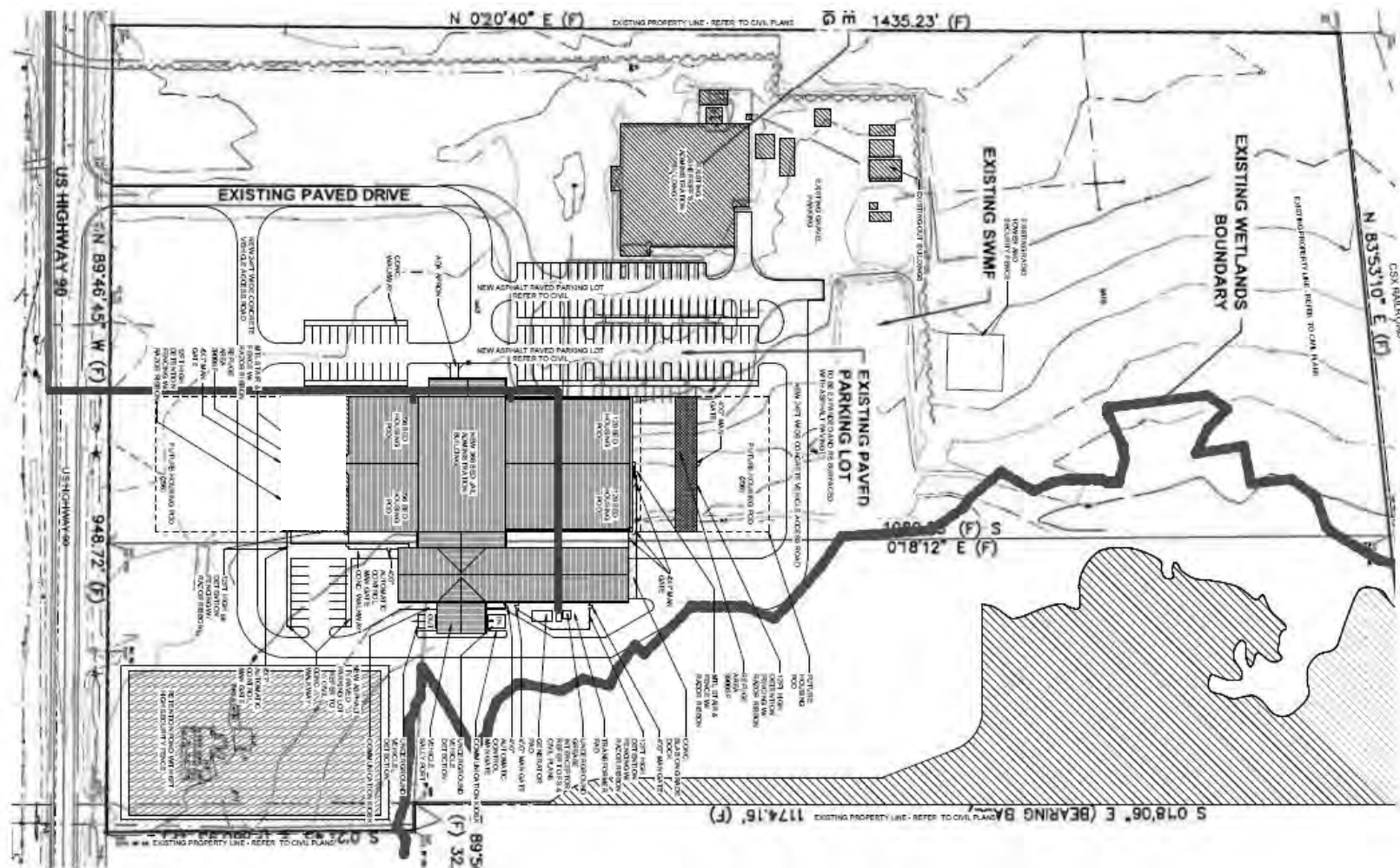


Site Plan

Option 1: Sheriff's Admin Site

Full Pod + Build out of Half
Pod /Delete Shelled ½ Pod

\$27,849,420





Option 1 : Sheriff's Admin Site

Full Pod + Build out of Half
Pod /Delete Shelled ½ Pod

\$27,849,420

**Note: Add ½ Shelled Pod Add \$400,000*

Pro's / Con's

Pro's

- Provides 384 Initial Beds
- Core Designed to Support 512 Beds
- Provides a Safe and Operationally Efficient Facility
- Reduces Initial Construction Costs

Con's

- Eliminates Short Term Internal Expansion*



Proposed Cost Reductions:

Option 2 : Sheriff's Admin Site

Build One Full Pod, Delete
Second Pod in it's Entirety

\$23,184,800

1. Delete Second Pod in it's Entirety
 - a. Provides 256 Initial Beds
2. Relocate New Construction to Avoid Wetlands
 - a. Eliminates Wetland Mitigation.
 - b. Eliminate ACOE Permitting Delays

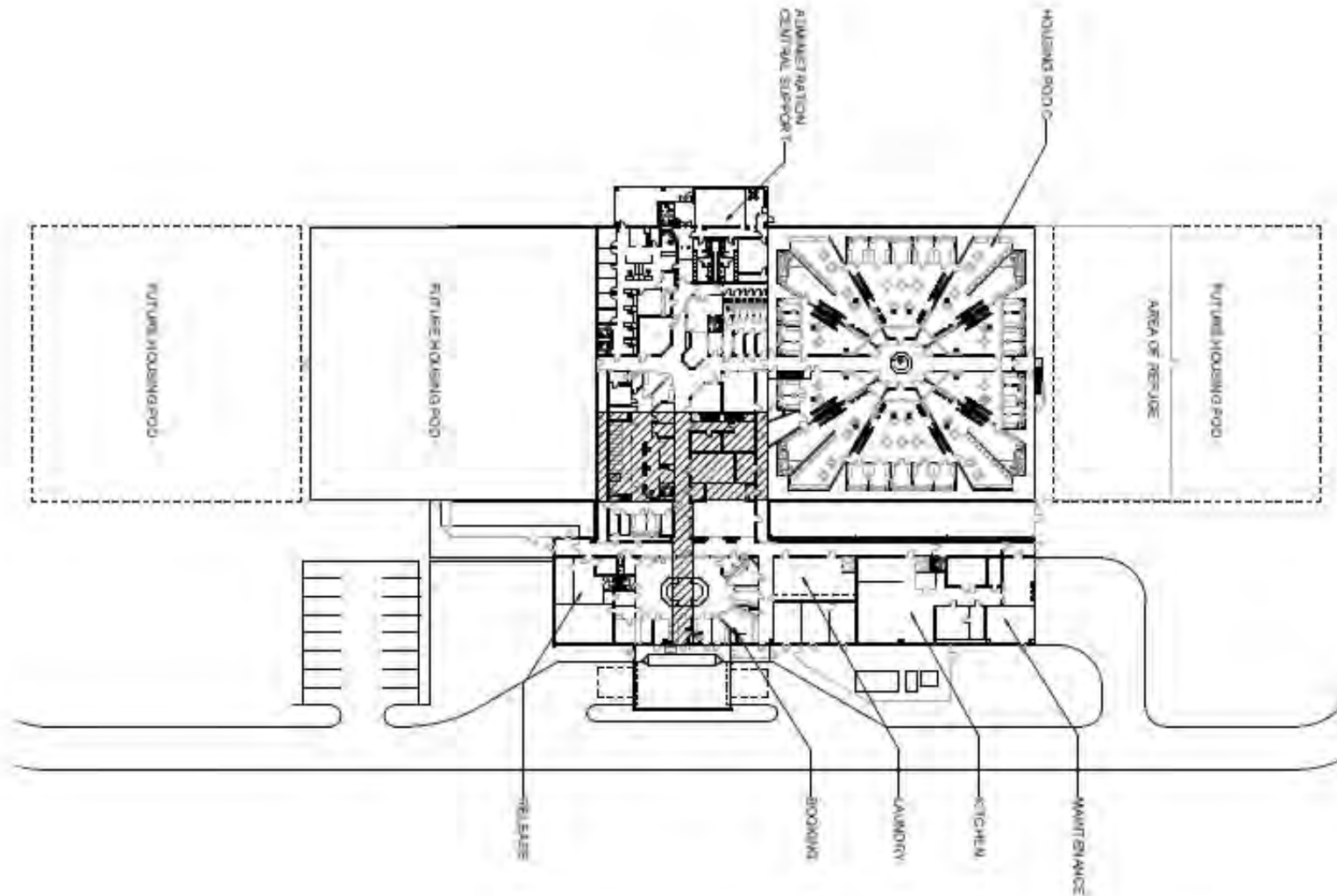


Floor Plan

Option 2 : Sheriff's Admin Site

Build One Full Pod, Delete
Second Pod in it's Entirety

\$23,184,800



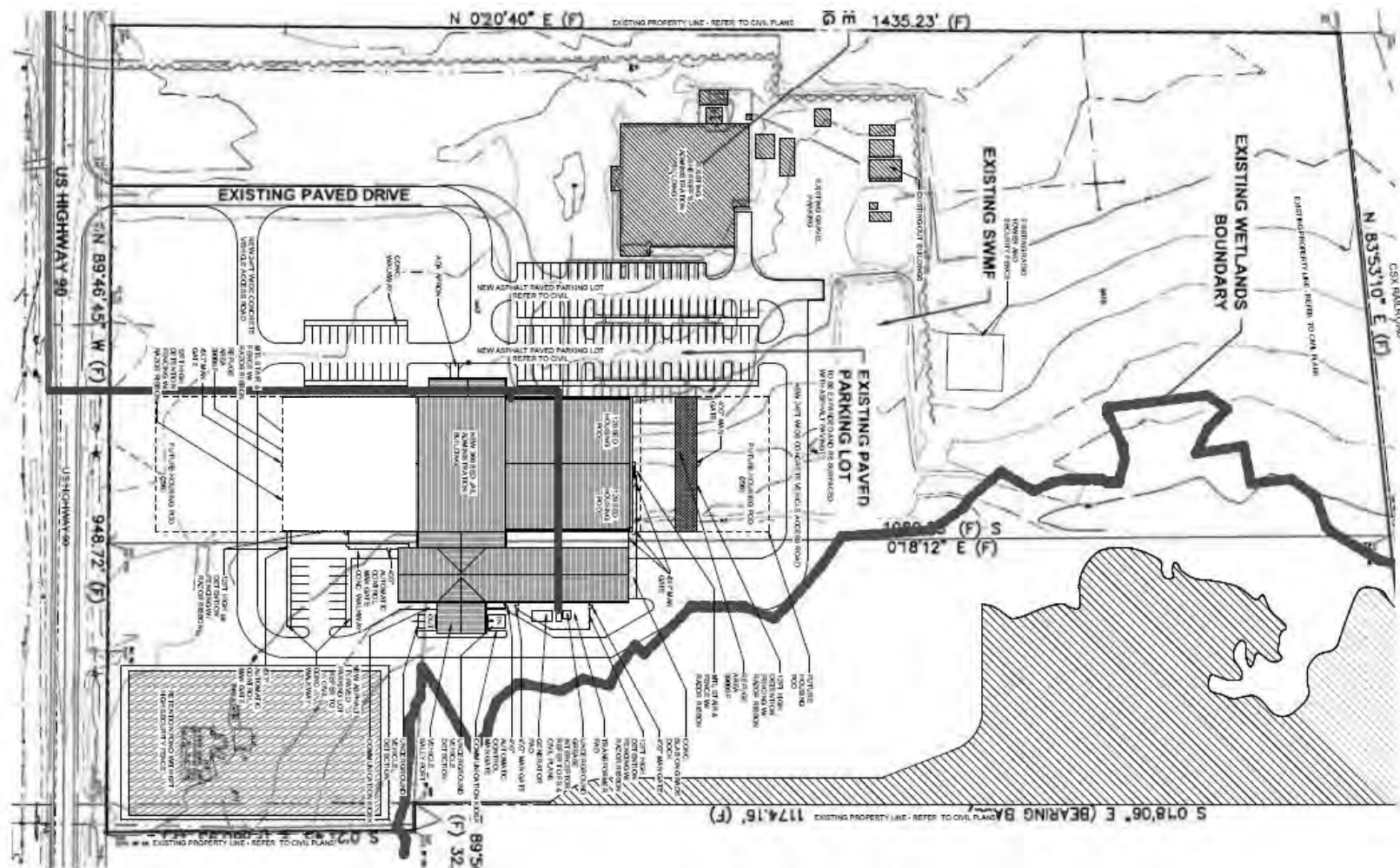


Site Plan

Option 2 : Sheriff's Admin Site

Build One Full Pod, Delete
Second Pod in it's Entirety

\$23,184,800





Option 2 : Sheriff's Admin Site

Build One Full Pod, Delete
Second Pod in it's Entirety

\$23,184,800

Pro's / Con's

Pro's

- Core Designed to Support 512 Beds
- Provides a more safe and efficient facility for 256 Beds
- Aligns Construction Cost with Project Budget
- Easy to Expand in the Future
- Lower Operational Cost (Staff and Utilities)

Con's

- Loss of 128 Beds From Current Schematic Design
- No Net Increase in Current Bed Capacity
- Reduced Ability to Classify and Separate Inmate Populations
- Increased Escalation Cost for Future Expansion



Option 3 : Current Jail Site

Build New Jail on Existing
Jail Site, Partial Reuse of
Existing Jail

\$23,839,620

Proposed Cost Reductions:

1. New Construction to include Full Core and Construction of One Housing Pod
2. Delete Second Pod in it's Entirety
 - a. Provides 256 Initial Beds
3. Reuse Portion of Existing Jail Housing for Female and Juvenile Housing
4. Demolish the Balance of the Existing Jail



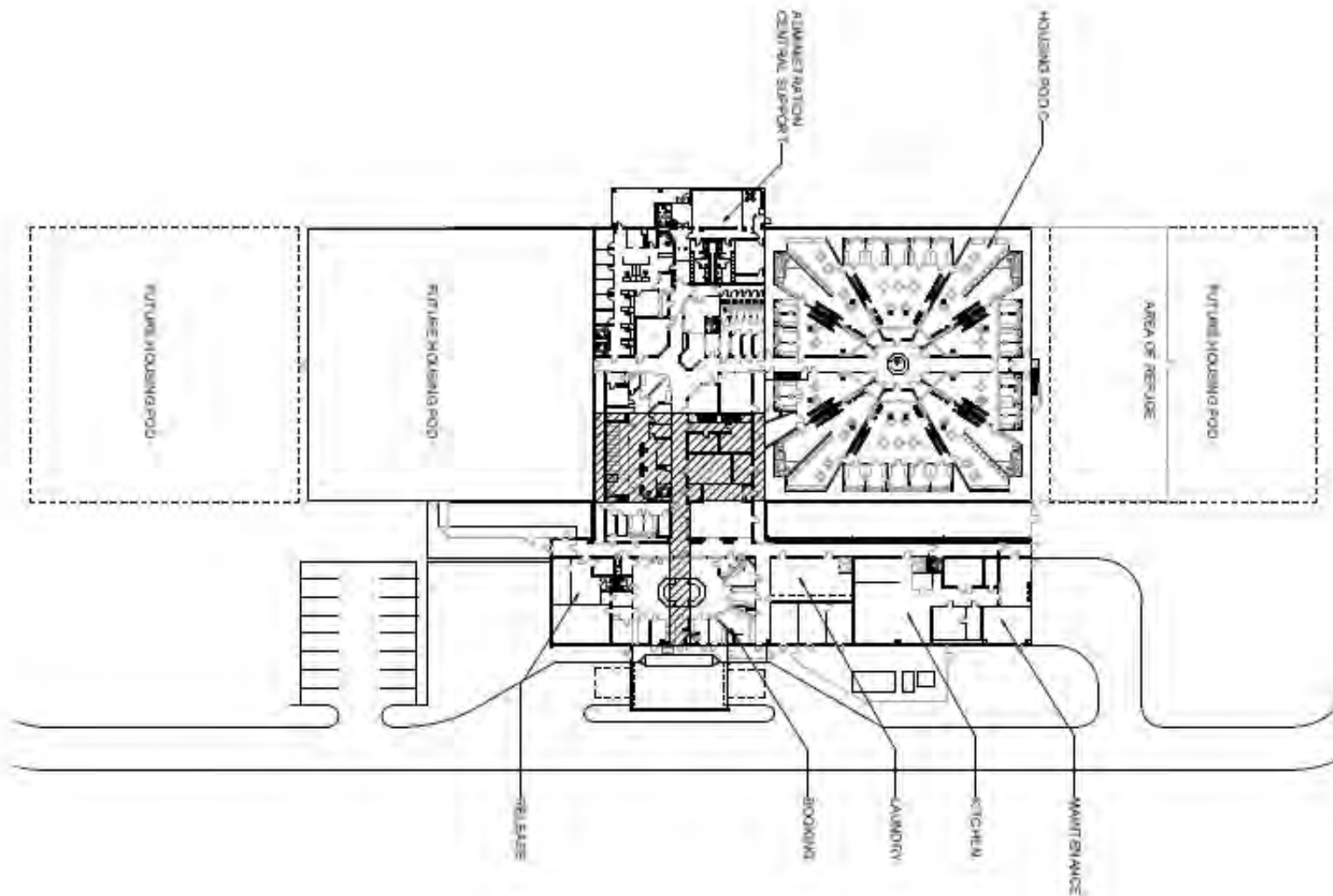


Floor Plan

Option 3 : Current Jail Site

Build New Jail on Existing
Jail Site, Partial Reuse of
Existing Jail

\$23,839,620



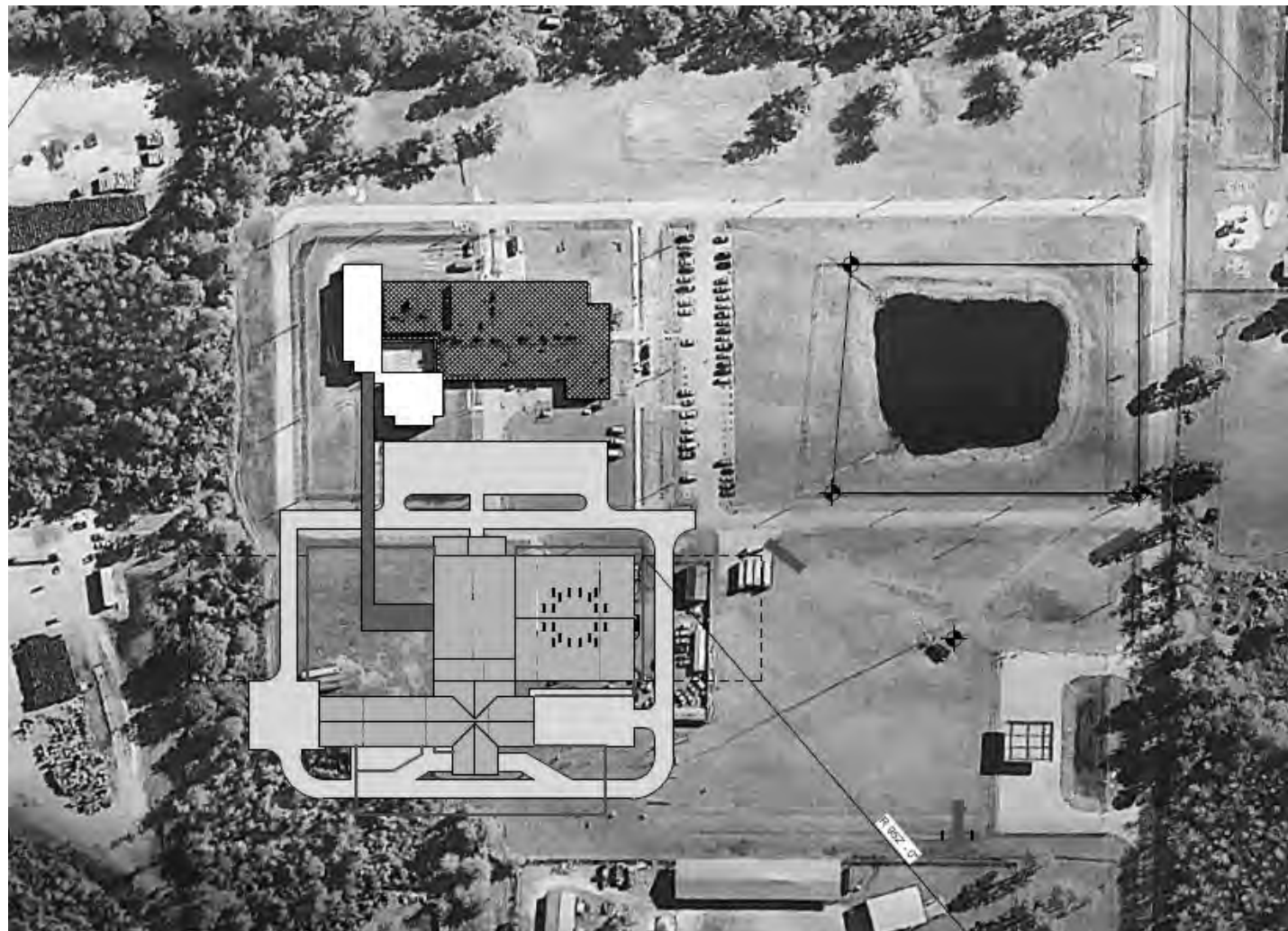


Option 3 : Current Jail Site

Build New Jail on Existing
Jail Site, Partial Reuse of
Existing Jail

\$23,839,620

Site Plan





Option 3 : Current Jail Site

Build New Jail on Existing
Jail Site, Partial Reuse of
Existing Jail

\$23,839,620

Pro's / Con's

Pro's

- Core Designed to Support 512 Beds
- Aligns Construction Cost with Project Budget
- Minimizes interface with the City on Sewer Related Issues
- Provides Ability for Classification of Females and Juveniles

Con's

- Reduction of 78 Beds From Current Schematic Design
- Increased Escalation Cost for Future Expansion
- Increased operational costs
- Phasing Challenges
- In Violation of County Ordinance which Restricts distance Sex Offenders can reside near an Elementary School
- Renovation Costs Associated with the Existing F max Pod



Option 3 : Current Jail Site

Build New Jail on Existing
Jail Site, Partial Reuse of
Existing Jail

\$23,839,620

Increased Operational Costs

5 Detention Deputies annual debt services;
\$235,230.00 (recurring)

1 LPN annual debt services costs
\$ 53,638.00 (recurring)

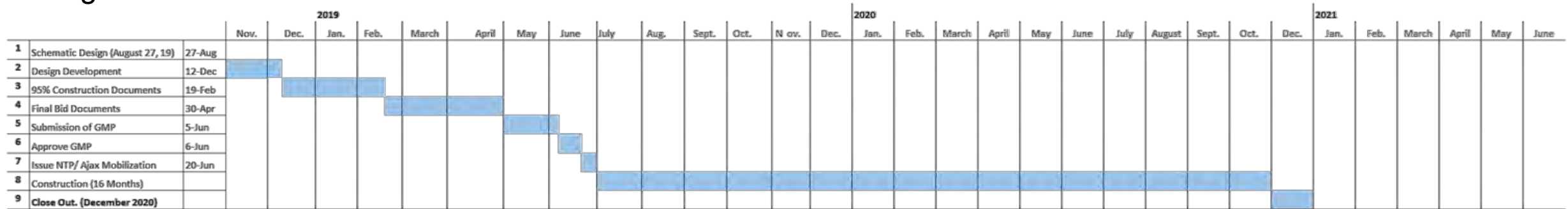
Total Yearly Recurring Costs
\$288,868.00

Equipment / uniforms / training costs;
\$57,500 (one time)

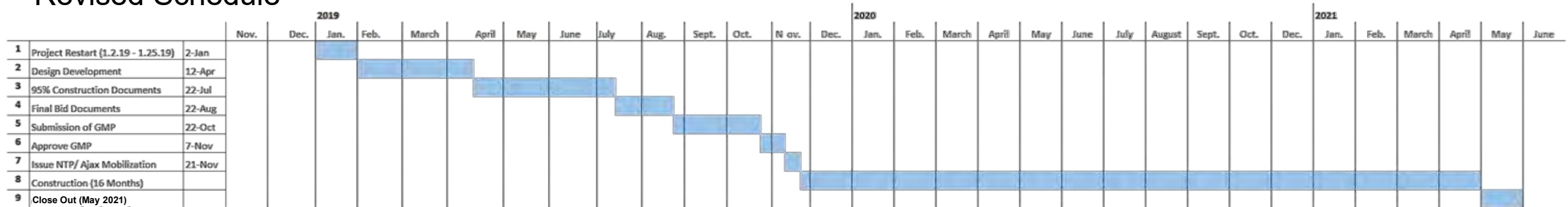


Revised Schedule

Original Schedule



Revised Schedule





Summary

Original SD : Sheriff's Admin Site

Full Pod + Build out of Half
Pod /Shell ½ Pod.

Option 1 : Sheriff's Admin Site

Full Pod + Build out of Half
Pod /Delete Shelled Pod

Option 2 : Sheriff's Admin Site

Build One Full Pod, Delete
Second Pod in it's Entirety

Option 3 : Current Jail Site

New Jail on Existing Jail Site,
Partial Reuse of Existing Jail

Base Const.	\$29,062,540*	\$27,849,240*	\$23,184,800*	\$23,839,620* **
Escalation	\$ 1,089,845	\$ 1,044,347	\$ 869,430	\$ 893,986
A/E Fees	\$ 2,425,484	\$ 2,451,589	\$ 2,289,589	\$ 2,586,089
Total Cost	\$32,577,869	\$31,345,176	\$26,343,819	\$27,319,695

*Represents Constructions Costs Based on the Schematic Design Estimate

**Need to add annual Operating Cost Increase of \$288,868 per year, (\$1,444,340 over 5 years)



Columbia County Jail

Meeting 11/16/18 to discuss cost options and REVISED after webinar meeting 11/28/18.

Below are 3 alternatives incorporating select options from below. All 3 Alternatives are compared to the **Ajax SD base estimate of \$28,362,540. Add \$700,000 for county costs of fill and sanitary allowance for a total \$29,062,540**

Alternative #1 and #2 locates the jail as designed on the site of the Sheriff's administration building.

Alternative #3 moves the location to the existing jail site.

Alternative # 1: Incorporate options 1-5 below. These options were a result of refining the design and maintains the entire program as designed. Total deduct of **\$1,213,300** or a revised base estimate of **\$27,149,240. Add \$700,000 for county costs of fill and sanitary allowance for a total of \$27,849,240.**

Alternative #2: Incorporate options 1,2,3,5,6 and 7. This deletes the POD that would have been ½ shelled and results in a reduction of 128 beds. It does provide for the entire Core space and situates the building to simply add this POD in the future when the County has funding without the need for more Core space. This does not increase current capacity but does provide a new facility and provides Core support and efficient design to add a POD with another 254 beds for just the cost of the POD. Total deduct of **\$5,627,740** or a revised base estimate of **\$22,734,800.** Moving building resulted in less fill required by county. **Add \$450,000 for fill and sanitary allowance for a total of \$23,184,800**

Alternative #3: Move the Jail to the existing Jail site and remove the POD that would have been ½ shelled. This will save on sitework costs but will add cost to renovate a portion of the existing Jail to account for Juveniles/females and commit to allocate costs to demolish the existing jail due to stormwater requirements. There are some sitework unknowns to this option and would require some additional review. Total deduct **\$4,522,920** or a revised base estimate of **\$23,839,620.** This option would also save the county approximately **\$600,000** of fill not required for the new site.

As discussed in meeting there will be additional escalation costs attributable to the delay in design. These costs will be estimated once the design is authorized and a date for final bid documents can be established. The SD estimate included escalation assuming a bid date in March of 2019. The market is currently experiencing escalation of approximately .5% per month. For example, If the bid documents were now to become ready in September of 2019 that would result in a 3% increase over values stated above and in the SD estimate.

Below are conceptual cost savings ideas from team meeting discussed on 9/7/18

REVISED 11/19/18

1. Item A from SDVE-1. Cut 5-6' from Admin –Booking and lose 1 holding cell.
Delete 1,555SF out of Core support. **Calc at \$200/SF **Deduct (\$311,100)**

2. Item B from SD VE-1 Cut 2' out of Booking/Kitchen entire length
Delete 534SF **Calc at \$200/SF **Deduct (\$106,800)**

3. Item C from SD VE-1. Cut 4' out of housing
Delete 1284 SF **Calc at \$200/SF **Deduct (\$256,800)**

4. Item D from SD VE-1. Delete ½ of the PEMB from POD that's shelled.
This can't be taken with #6 below 11,000SF times \$32/SF **Deduct (\$352,000)**

5. Item G from SD VE-1Take out future 911 and move Training into core
Redesign entrance to only a covered entrance delete 913SF at \$200/SF **Deduct (\$186,600)**

6. Delete the 2nd POD that is ½ shelled altogether.
From SD estimate **Deduct (4,465,820)**

7. Assuming one POD gets deleted and the remaining structure moves
South to SR 90 as much as right of way will allow. This will potentially
get building out of wetlands and significantly reduce excavation and
quantity required for import fill. **Deduct (\$325,000)**
Ajax value assumes 52,000CY less fill brought in to spread compact.
This would also translate in approx.. \$400,000 savings from county for
not bringing in this amount of fill.

8. Move entire project to existing Jail site. This would significantly reduce excavation and
Import fill required. Assumes existing Staff Parking lot at existing to remain. Pond at existing jail
site would need to be enlarged as required but should be much less than digging pond at new
site. Total deduct value is based on following assumptions/credits below as compared to SD
estimate. A detailed layout would be required to further define/refine value.
 - A. This change may/should eliminate concern/ need to
use mitigation credits.
 - ~~B. 13,000CY less excavation to pond (\$77,610)~~
Existing pond may need to be enlarged to accomodate
 - C. Less clear grub (\$30,000)
 - D. No unsuitable excavation (\$24,000)
 - E. 60,000 CY less import to spread/compact (\$345,000)
Not part of Ajax Estimate but this less fill would translate
To approx. \$600,000 savings to owner for not importing

F. Reduce paving in half. Deduct 4800SY	(\$232,070)
G. Reduce SOD by half	(\$60,000)
H. Delete lift station for sanitary	(\$85,000)
I. Reduce Storm piping system	<u>(\$50,000)</u>
J. TOTAL EST. SITEWORK DEDUCT FROM NEW SITE	(\$826,000)
K. Add demolition of existing Jail	\$430,200
L. Add \$200,000 allowance for unknown sitework	\$200,000
M. Add \$200,000 allowance for cattle shoot to connect Existing to new	\$200,000
N. ADD \$600,000 TO MODIFY EXISTING JUVENILE/ FEMALE AND ADD SECURED CORRIDOR TO NEW	\$800,000
O. DELETE THE POD THAT WAS ½ SHELL	(\$4,465,820)
P. APPLY ITEMS 1,2,3 AND 5 ABOVE	<u>(\$861,300)</u>
Q. TOTAL DEDUCT FROM AJAX SD ESTIMATE	(\$4,522,920)

This option 8 also would save the County approximately \$600,000 in cost for not bringing in the excess fill required on the new site.

COLUMBIA COUNTY DETENTION FACILITY

SCHEMATIC PHASE REPORT

SEPTEMBER 11, 2018



Columbia County Detention Facility
4917 US Highway 90 East
Lake City, Florida
(386) 755-4100



Dewberry Architects, Inc.
800 N. Magnolia Ave., Suite 1000
Orlando, Florida 32803
(407)843-5120



10365 Hood Rd S. Suite 203
Jacksonville, FL 32257
Phone - 904-262-8660
Fax - 904-262-8623



COLUMBIA COUNTY DETENTION FACILITY Schematic Design Estimate Report

September 11, 2018

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- I. Executive Summary
- II. List of Documents
- III. Estimate
 - A. Estimate Narrative
 - B. Summary Estimate Report
 - C. Detailed Estimate Report
 - D. Summary Estimate Report by Area
 - E. Detailed Estimate Report by Area
 - F. Clarifications, Qualifications and Assumptions
 - G. Allowance Schedule
 - H. Estimate Comparison (Conceptual Phase Estimate vs. Schematic Design Estimate)
 - I. Value Engineering and Budget Options
- IV. Alternates
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 - B. Alternates Summary Estimate
- V. Design Review Comments
 - A. Constructability Review Comments
- VI. Anticipated Bid Packages
- VII. Site Utilization
 - A. Site Utilization Plan Narrative
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- VIII. Schedule
 - A. Schedule Narrative
 - B. Project Schedule

**COLUMBIA COUNTY DETENTION FACILITY
Schematic Design Estimate Report**September 11, 2018

EXECUTIVE SUMMARY

Ajax Building Corporation is pleased to present this Schematic Design report for the Columbia County Detention Facility for consideration by Columbia County. This report will recap the status of the project through the end of the Schematic Design phase and will provide estimate, schedule and other project information to be utilized by the project team as the project moves forward.

Project Description

The project consists of building a new Detention Facility on the property where the current Sheriff's Administration complex is located. The new Detention Facility will consist of 2 Housing Pods with its Core support functions. One housing POD will be fully fitted out to house 256 inmates. The other housing POD will initially be fitted out to house 128 inmates. Half of this POD will be shelled and able to be fitted out in the future to accommodate an additional 128 inmates. These housing PODs and adjacent Core Support building will be constructed of a Pre Engineered Metal Building system with a standing seam metal roof. The individual cells will be constructed of either precast concrete or steel. This option will be further analyzed as the project design progresses. All required security walls/ceilings will be installed where required. The Core Support areas will house a new kitchen, medical area, booking/intake along with the other ancillary support areas required for a fully functioning facility. The sitework will include a new holding pond, filling the low lying wetland areas and installing all required underground utilities and asphalt paving areas. Portions of the earthwork/asphalt may be performed by the County. These values, scope of work and schedule impacts will be detailed in subsequent design phases.

Schematic Design Estimate

Ajax Building Corporation is confident that the Programming/Conceptual Design Estimate included herein is representative of the proposed scope of work depicted in the Programming/Conceptual design phase documents. The work included in this design phase estimate is based upon the List of Documents included in Section II of this report subject to amendments by 1) the Clarifications, Qualifications, and Assumptions, 2) the Allowance Schedule, 3) the accepted Value Engineering and Budget Options, 4) the Constructability Review Comments all contained in Sections III and V of this report.

The Base Bid Schematic Design estimate for the Columbia County Detention Facility totals \$28,362,540.

In addition to the Base Bid Estimate, Ajax Building Corporation has provided pricing for various Alternates in Section IV of this report for consideration by Columbia County. The following is a summary of the Alternates:

- Alternate No. 1 – Remove/Replace 3' Deep Unsuitable Soil Add \$171,776

Project Schedule

The project schedule included within this report is based on the information represented in the Programming/Conceptual Design phase documents. The project schedule reflects an overall duration of Sixteen (16) months for the construction phase of the project from mobilization to substantial completion plus one month for closeout and owner training. The estimate values above included all Earthwork by CM except the trucked in fill by Columbia County. This will be discussed and further detailed in the next design phase

The following are various Milestone Dates that are included within the project schedule:

- CM Mobilization / Start of Construction June 13, 2019





COLUMBIA COUNTY DETENTION FACILITY Schematic Design Estimate Report

September 11, 2018

▪ Substantial Completion	October 21, 2020
▪ Final Completion	November 20, 2020
▪ Begin Owner Occupancy	November 23, 2020

In order for construction activities to commence on June 13, 2019 as scheduled, the following contractual activities will need to be completed as indicated:

▪ GMP Negotiations Complete	June 7, 2019
▪ CM Contract Amendment Executed	June 12, 2019
▪ Notice to Proceed	June 12, 2019

In order to expedite the project start-up activities, the Design Team, the Construction Manager and the Owner will be required to closely coordinate and expedite submittal review/approval, respond to information requests, respond to conflicts/unforeseen conditions, etc.



COLUMBIA COUNTY DETENTION FACILITY Schematic Design Estimate Report

September 11, 2018

LIST OF DOCUMENTS

The work included in this [name of design phase report] is based upon the List of Documents immediately following this narrative subject to amendments by 1) the Clarifications, Qualifications, and Assumptions, 2) the Allowance Schedule, 3) the accepted Value Engineering and Budget Options, 4) the Constructability Review Comments, all contained in Sections III and V of this report.

The List of Documents includes the:

- Drawings.
- Schematic Design Narrative

**COLUMBIA COUNTY DETENTION FACILITY
Schematic Design Estimate Report**

September 11, 2018

SCHEMATIC DESIGN DRAWINGS**"Schematic Documents"**

07/31/2018

<u>Sheet</u>	<u>Description</u>	<u>Date</u>	<u>Revised</u>	<u>Revised</u>
<u>A-111</u>	<u>FIRST FLOOR OVERALL PLAN</u>	<u>7/31/2018</u>		
<u>A-112</u>	<u>FIRST FLOOR OVERALL DIMENSION PLAN</u>	<u>7/31/2018</u>		
<u>A-121</u>	<u>UPPER TIER OVERALL PLAN</u>	<u>7/31/2018</u>		
<u>A-201</u>	<u>EXTERIOR ELEVATIONS</u>	<u>7/31/2018</u>		
<u>A-301</u>	<u>BUILDING SECTIONS</u>	<u>7/31/2018</u>		
<u>A-311</u>	<u>WALL SECTIONS</u>	<u>7/31/2018</u>		
<u>A-312</u>	<u>WALL SECTIONS</u>	<u>7/31/2018</u>		
<u>A-313</u>	<u>WALL SECTIONS</u>	<u>7/31/2018</u>		
<u>A-401</u>	<u>LARGE SCALE FLOOR PLANS</u>	<u>7/31/2018</u>		
<u>A-402</u>	<u>LARGE SCALE FLOOR PLANS</u>	<u>7/31/2018</u>		
<u>A-403</u>	<u>LARGE SCALE FLOOR PLANS</u>	<u>7/31/2018</u>		
<u>A-404</u>	<u>LARGE SCALE FLOOR PLAN</u>	<u>7/31/2018</u>		
<u>A-533</u>	<u>ROOF DETAILS</u>	<u>7/31/2018</u>		
<u>A-551</u>	<u>INTERIOR - WALL PARTITIONS & ASSEMBLY DETAILS</u>	<u>7/31/2018</u>		
<u>A-552</u>	<u>INTERIOR - WALL PARTITIONS & ASSEMBLY DETAILS</u>	<u>7/31/2018</u>		
<u>A-563</u>	<u>INTERIOR - METAL FRAMING DETAILS</u>	<u>7/31/2018</u>		
<u>A-564</u>	<u>INTERIOR - METAL FRAMING DETAILS</u>	<u>7/31/2018</u>		
<u>A-582</u>	<u>INTERIOR - CEILING DETAILS</u>	<u>7/31/2018</u>		
<u>A-601</u>	<u>ARCHITECTURAL DOOR SCHED- ELEVATIONS & DETAILS</u>	<u>7/31/2018</u>		
<u>A-701</u>	<u>PROJECTED AREA PHASE 1 CONSTRUCTION</u>	<u>7/31/2018</u>		
<u>A-703</u>	<u>FIRST FLOOR AREA PLAN</u>	<u>7/31/2018</u>		
<u>A-704</u>	<u>UPPER TIER AREA PLAN</u>	<u>7/31/2018</u>		
<u>AS-101</u>	<u>ARCHITECTURAL SITE PLAN</u>	<u>7/31/2018</u>		
<u>E-101</u>	<u>SITE PLAN - ELECTRICAL</u>	<u>7/31/2018</u>		
<u>EP-101</u>	<u>FIRST FLOOR OVERALL PLAN - ELECTRICAL</u>	<u>7/31/2018</u>		
<u>G-000</u>	<u>COVER</u>	<u>7/31/2018</u>		

**COLUMBIA COUNTY DETENTION FACILITY
Schematic Design Estimate Report**

September 11, 2018

<u>G-001</u>	<u>ARCHITECTURAL INDEX, ABBREV-, SYMBOLS, NOTES & LEGENDS</u>	<u>7/31/2018</u>		
<u>G-003</u>	<u>CODE SUMMARY (EDIT)</u>	<u>7/31/2018</u>		
<u>G-400</u>	<u>TYPICAL FIXTURE MOUNTING HEIGHTS</u>	<u>7/31/2018</u>		
<u>QD-001</u>	<u>DETENTION SYMBOLS, NOTES AND LEGENDS</u>	<u>7/31/2018</u>		
<u>QD-111</u>	<u>DETENTION FIRST FLOOR PLAN</u>	<u>7/31/2018</u>		
<u>QD-121</u>	<u>DETENTION UPPER TIER PLAN</u>	<u>7/31/2018</u>		
<u>QD-411</u>	<u>DETENTION LARGE SCALE PLANS AND ELEVATIONS</u>	<u>7/31/2018</u>		
<u>QD-412</u>	<u>DETENTION LARGE SCALE PLANS AND ELEVATIONS</u>	<u>7/31/2018</u>		
<u>QD-601</u>	<u>DETENTION DOOR SCHEDULE</u>	<u>7/31/2018</u>		
<u>QD-602</u>	<u>DETENTION DOOR SCHEDULE (PLACE HOLDER)</u>	<u>7/31/2018</u>		
<u>QD-603</u>	<u>DETENTION DOOR SCHEDULE (PLACE HOLDER)</u>	<u>7/31/2018</u>		
<u>QD-604</u>	<u>DETENTION DOOR SCHEDULE (PLACE HOLDER)</u>	<u>7/31/2018</u>		
<u>S-101</u>	<u>STRUCTURAL NOTES AND FOUNDATION PLANS</u>	<u>7/31/2018</u>		
<u>S-201</u>	<u>SECOND FLOOR FRAMING PLAN</u>	<u>7/31/2018</u>		
<u>S-202</u>	<u>ROOF FRAMING PLAN</u>	<u>7/31/2018</u>		
<u>S-301</u>	<u>STRUCTURAL DETAILS</u>	<u>7/31/2018</u>		
<u>S-302</u>	<u>STRUCTURAL DETAILS</u>	<u>7/31/2018</u>		
	<u>END OF DRAWINGS</u>			



COLUMBIA COUNTY DETENTION FACILITY Schematic Design Estimate Report

September 11, 2018

ESTIMATE NARRATIVE

Ajax Building Corporation is confident that the Schematic Estimate included herein is representative of the proposed scope of work depicted in the Schematic Documents. The work included in the [name of design phase estimate] is based upon the List of Documents included in Section II of this report subject to amendments by 1) the Clarifications, Qualifications, and Assumptions, 2) the Allowance Schedule, 3) the accepted Value Engineering and Budget Options, 4) the Constructability Review Comments, contained in Sections III and V of this report.

The project consists of building a new Detention Facility on the property where the current Sheriff's Administration complex is located. The new Detention Facility will consist of 2 Housing Pods with its Core support functions. One housing POD will be fully fitted out to house 256 inmates. The other housing POD will initially be fitted out to house 128 inmates. Half of this POD will be shelled and able to be fitted out in the future to accommodate an additional 128 inmates. These housing PODs and adjacent Core Support building will be constructed of a Pre Engineered Metal Building system with a standing seam metal roof. The individual cells will be constructed of either precast concrete or steel. This option will be further analyzed as the project design progresses. All required security walls/ceilings will be installed where needed. The Core Support areas will house a new kitchen, medical area, booking/intake along with the other ancillary support areas required for a fully functioning facility. The sitework will include a new holding pond, filling the low lying wetland areas and installing all required underground utilities and asphalt paving areas. This estimate does not include any trucked in fill. The County has stated they will deliver all required structural fill to the jobsite.

The Base Bid Programming/Conceptual Design estimate for the Columbia County Detention Facility totals \$28,362,540.

In addition to the Base Bid Estimate, Ajax Building Corporation has provided pricing for various "Value Engineering and Budget Options" and "Alternates" for consideration by Columbia County included in Sections III-G and IV respectively.



AJAX PROJECT NO. 201807

**COLUMBIA COUNTY DETENTION FACILITY
Schematic Design Estimate Report**

September 11, 2018

Schematic Phase Estimate:

BASE BID ESTIMATE
CM Summary Report



Cost Management Recap



Sort Sequences:

1. Sec
2. Divisions
3. Not Used
4. Not Used

Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

Secondary Project Qty:2 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

8:17:45AM

8/17/2018

Description	Unit \$	Total \$	\$ per SF Primary Qty
Total Division 01 GENERAL REQUIREMENTS		\$1,431,200	\$14.94
Total Division 03 CONCRETE		\$863,910	\$9.02
Total Division 04 MASONRY		\$1,876,415	\$19.59
Total Division 05 METALS		\$788,668	\$8.24
Total Division 07 THERMAL & MOISTURE PROTECTION		\$15,000	\$0.16
Total Division 08 DOORS & WINDOWS		\$146,736	\$1.53
Total Division 09 FINISHES		\$976,713	\$10.20
Total Division 10 SPECIALTIES		\$74,268	\$0.78
Total Division 11 EQUIPMENT		\$7,366,697	\$76.92
Total Division 12 FURNISHINGS		\$47,816	\$0.50
Total Division 13 SPECIAL		\$2,545,558	\$26.58
Total Division 21 FIRE SUPPRESSION SYSTEMS		\$266,917	\$2.79
Total Division 22 PLUMBING		\$551,265	\$5.76
Total Division 23 HVAC WORK		\$1,841,388	\$19.23
Total Division 26 ELECTRICAL WORK		\$2,523,083	\$26.35
Total Division 27 COMMUNICATIONS SYSTEMS		\$318,481	\$3.33
Total Division 28 SAFETY & SECURITY SYSTEMS		\$277,372	\$2.90
Total Division 31 SITEWORK		\$825,536	\$8.62
Total Division 32 SITE IMPROVEMENTS		\$745,603	\$7.79
Total Division 33 SITE UTILITIES		\$347,156	\$3.63
Total Division 36 BONDS & INSURANCE		\$560,670	\$5.85
Total Division 37 WARRANTY		\$12,763	\$0.13
Total Division 50 ESCALATION COSTS		\$1,134,502	\$11.85
Total Division 70 OWNER/OPERATOR F,F,& E		-\$400,000	-\$4.18
Total Division 80 CONTINGENCY		\$1,877,601	\$19.61
Total Division 90 OVERHEAD & FEE		\$1,347,221	\$14.07
Total Sec BB BASE BID		\$28,362,540	\$296.16



AJAX PROJECT NO. 201807

**COLUMBIA COUNTY DETENTION FACILITY
Schematic Design Estimate Report**

September 11, 2018

Schematic Phase Estimate:

BASE BID ESTIMATE
CM Detail Report



Cost Management Detail



Sort Sequences:

1. Sec
2. Major Item Code
3. Minor Item Code
4. Not Used

Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

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NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Corporation !!!				
Sec BB BASE BID				
Major Item Code 01300.000 GENERAL CONDITIONS				
Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS				
General Conditions & General Requirements	16.00 MO	89,450.00	1,431,200	14.945
Total Minor Item Code 01300.000			\$1,431,200	\$14.94
ADMINISTRATIVE REQUIREMENTS				
Total Major Item Code 01300.000 GENERAL CONDITIONS			\$1,431,200	\$14.94
Major Item Code 03000.000 CONCRETE WORK				
Minor Item Code 03000.000 BUILDING EARTHWORK				
Machine Fine Grade Floor	73,015.00 SQFT	0.29	20,901	0.218
Mach Excav Continuous Footing	769.00 CUYD	9.52	7,322	0.076
Hand Excav Continuous Footing	193.00 CUYD	30.35	5,857	0.061
Mach Excav Column Footing	212.00 CUYD	11.12	2,357	0.025
Hand Excav Column Footing	54.00 CUYD	30.35	1,639	0.017
Mach Backfill Continuous Footing	757.00 CUYD	7.41	5,613	0.059
Excess Continuous Footing Soil	381.00 CUYD	7.38	2,811	0.029
Mach Backfill @ Column Footing	204.00 CUYD	8.25	1,684	0.018
Excess Column Footing Soil	110.00 CUYD	7.38	812	0.008
Machine Excavate Grade Beam	158.00 CUYD	8.34	1,318	0.014
Machine Backfill Grade Beam	123.00 CUYD	8.16	1,004	0.010
Excess Grade Beam Soil	64.00 CUYD	7.38	472	0.005
Machine Excavate Pit/Trench	55.00 CUYD	11.76	647	0.007
Total Minor Item Code 03000.000			\$52,437	\$0.55
BUILDING EARTHWORK				
Minor Item Code 03000.600 SUBSOIL TERMITE TREATMENT				
Subsoil Termite Treatment	73,015.00 SQFT	0.25	18,254	0.191
Total Minor Item Code 03000.600 SUBSOIL			\$18,254	\$0.19
TERMITE TREATMENT				
Minor Item Code 03110.000 STRUCTURAL CAST-IN PLACE FORMWORK				
Continuous Footing Edge Forms	10,910.11 SQFT	7.85	85,685	0.895
Column Footing Edge Forms	2,404.80 SQFT	7.95	19,116	0.200
Grade Beam Forms 0' to 2' deep	1,709.84 SQFT	7.16	12,244	0.128
Grade Beam Form Hardware	854.92 SQFT	0.13	107	0.001
Floor Edge Forms	2,759.00 LNFT	5.65	15,593	0.163
Set Ground Rod & Base for Flagpole	3.00 EACH	98.05	294	0.003

Sort Sequences:

1. Sec
2. Major Item Code
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4. Not Used

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City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty: 95767 SF

Secondary Project Qty: 2 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

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Forms @ Pads	525.00 LNFT	8.36	4,391	0.046
Total Minor Item Code 03110.000			\$137,430	\$1.44
STRUCTURAL CAST-IN PLACE FORMWORK				
Minor Item Code 03150.000 CONCRETE ACCESSORIES				
Control joint	9,191.00 LNFT	0.63	5,833	0.061
Screeds for Slab	8,721.24 LNFT	1.42	12,380	0.129
15 Mil Visqueen Vapor Barrier	79,944.70 SQFT	0.32	25,787	0.269
Form Releasing Agent	2,234.84 SQFT	0.05	122	0.001
Total Minor Item Code 03150.000			\$44,122	\$0.46
CONCRETE ACCESSORIES				
Minor Item Code 03210.000 REINFORCING STEEL				
Reinforcing Steel @ Continuous Footings	6.05 TONS	2,346.16	14,200	0.148
Reinforcing Steel @ Column Footings	5.05 TONS	2,385.06	12,054	0.126
Reinforcing Steel @ Grade Beams	2.70 TONS	2,385.06	6,443	0.067
Reinforcing Steel @ Pads	1.34 TONS	2,406.00	3,227	0.034
Reinforcing Steel @ Pads	1.00 TONS	2,090.67	2,091	0.022
Building Frame Hairpin Reinforcement	7.18 CWT	106.42	764	0.008
Total Minor Item Code 03210.000			\$38,778	\$0.40
REINFORCING STEEL				
Minor Item Code 03220.000 WELDED WIRE FABRIC				
6x6 - 10/10 (W1.4/W1.4) Mesh	855.19 SQS	35.41	30,286	0.316
6x6 - 6/6 (W2.9/W2.9) Mesh	24.20 SQS	49.41	1,196	0.012
Total Minor Item Code 03220.000 WELDED			\$31,482	\$0.33
WIRE FABRIC				
Minor Item Code 03310.000 STRUCTURAL CONCRETE				
Concrete in Continuous Footings	****			
4000 psi w/Pump	417.00 CUYD	147.67	61,580	0.643
Concrete in Column Footings	****			
4000 psi w/Pump	121.00 CUYD	150.01	18,151	0.190
Concrete in Flagpole Bases	****			
Concrete in Grade Beams	****			
4000 psi w/Pump	69.00 CUYD	151.69	10,467	0.109
Concrete in Slab on Grade	****			
4000 psi w/Pump	1,002.00 CUYD	148.76	149,061	1.556
2" Bonded Concrete 4000 Psi	38.00 CUYD	174.92	6,647	0.069
** Concrete in Pads **	****			
34000 psi w/Pump	31.00 CUYD	160.39	4,972	0.052
4000 psi w/Pump	34.00 CUYD	160.39	5,453	0.057
** Concrete in Flumes **	****			
4000 psi w/Pump	4.00 CUYD	156.74	627	0.007
Metal Pan Concrete Fill	9.00 CUYD	249.86	2,249	0.023
Total Minor Item Code 03310.000			\$259,207	\$2.71
STRUCTURAL CONCRETE				
Minor Item Code 03350.000 CONCRETE FINISHING				
Finish Footing Concrete Top Surface	7,848.50 SQFT	0.08	604	0.006
Machine Trowel Finish	72,677.00 SQFT	0.61	43,970	0.459

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Point & Patch	2,234.84 SQFT	0.25	557	0.006
Trowel Finish Metal Pan Fill	1,550.50 SQFT	1.25	1,938	0.020
Hand Trowel Finish	4,112.00 SQFT	1.02	4,194	0.044
Total Minor Item Code 03350.000			\$51,263	\$0.54
CONCRETE FINISHING				
Minor Item Code 03390.000 CURING				
Protect & Cure	1,550.50 SQFT	0.13	198	0.002
Protect & Cure Vertical Surfaces	588.00 SQFT	0.16	91	0.001
Protect & Cure Vertical Surfaces	16,237.42 SQFT	0.16	2,519	0.026
Protect & Cure Horizontal Surfaces	2,472.00 SQFT	0.15	361	0.004
Protect & Cure Horizontal Surfaces	83,495.50 SQFT	0.16	12,954	0.135
Total Minor Item Code 03390.000 CURING			\$16,123	\$0.17
Minor Item Code 03399.900 CONCRETE GENERAL REQUIREMENTS				
Concrete Subs General Requirements				
Concrete Supervision	4.50 MO	6,447.27	29,013	0.303
Concrete Small Tools	8,548.00 MNHR	0.43	3,676	0.038
Forklift for Concrete	4.50 MO	2,400.00	10,800	0.113
Forklift Operator	4.50 MO	934.21	4,204	0.044
Fuel & Oil for Forklift	4.50 MO	321.00	1,445	0.015
Concrete Sub's OH&P @ 18%	1.00 LPSM	25,622.00	25,622	0.268
Concrete Sub's OH&P @ 18%	1.00 LPSM	39,601.00	39,601	0.414
Concrete Sub's OH&P @ 18%	1.00 LPSM	57,886.00	57,886	0.604
Total Minor Item Code 03399.900			\$172,246	\$1.80
CONCRETE GENERAL REQUIREMENTS				
Total Major Item Code 03000.000 CONCRETE WORK			\$821,342	\$8.58
Major Item Code 03400.000 PRECAST CONCRETE				
Minor Item Code 03400.000 PRECAST HOLLOW CORE SLABS				
6" Hollow Core Plank	7,036.00 SQFT	6.05	42,568	0.444
Total Minor Item Code 03400.000			\$42,568	\$0.44
PRECAST HOLLOW CORE SLABS				
Total Major Item Code 03400.000 PRECAST CONCRETE			\$42,568	\$0.44
Major Item Code 04000.000 MASONRY WORK				
Minor Item Code 04220.000 CONCRETE MASONRY UNITS				
Mortar for Blockwork				
Mortar Mix - Type "S"	3,222.00 BAGS	11.24	36,199	0.378
Mortar Mix - Type "S"@ Dumpster	11.00 BAGS	11.24	124	0.001
Masonry Sand	298.00 CUYD	35.04	10,443	0.109
Masonry Sand@ Dumpster	2.00 CUYD	35.04	70	0.001
Fill Voids w/Concrete	632.00 CUYD	250.78	158,491	1.655
Fill Voids w/Foam Insulation	92,890.62 SQFT	0.58	53,877	0.563
8x8x16 Concrete Block	99,424.00 PCS	7.09	705,162	7.363
8x8x16 Concrete Block@ Dumpster	384.00 PCS	7.09	2,724	0.028
8" Bond Beam Block	15,527.00 PCS	7.94	123,300	1.287
Fill Voids w/3000 psi Concrete@ Dumpster	3.00 CUYD	196.47	589	0.006

Sort Sequences:

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8" Dur-O-Wall@ Dumpster	231.21 LNFT	0.27	61	0.001
Masonry Reinforcing Steel	33.34 TONS	1,944.48	64,826	0.677
8" Ladder Reinforcing	63,379.00 LNFT	1.66	104,904	1.095
Interior Masonry Scaffolding	****			
Scaffold Frames - 6'-6" x 5'-0"	2,247.00 EACH	30.74	69,066	0.721
Cross Braces for Scaffolding	4,427.00 EACH	0.63	2,789	0.029
Scaffold Plank - 16' Long	2,655.00 EACH	4.81	12,771	0.133
Safety Rails & Posts @ Scaffolding	908.00 EACH	1.38	1,249	0.013
Casters (Factored @ 25%)	452.00 EACH	7.43	3,358	0.035
Total Minor Item Code 04220.000			\$1,350,001	\$14.10
CONCRETE MASONRY UNITS				
Minor Item Code 04280.000 MASONRY CLEANING & ACCESSORIES				
Clean Block	185,781.24 SQFT	0.29	54,212	0.566
Control Joint	4,645.00 LNFT	5.16	23,972	0.250
Total Minor Item Code 04280.000			\$78,184	\$0.82
MASONRY CLEANING & ACCESSORIES				
Minor Item Code 04290.000 MASONRY GENERAL REQUIREMENTS				
Masonry General Requirements	****			
Masonry Supervision	13.50 MO	6,987.97	94,338	0.985
Masonry Forklift	13.50 MO	2,400.00	32,400	0.338
Forklift Operator	13.50 MO	934.21	12,612	0.132
Fuel & Oil for Masonry Forklift	13.50 MO	353.10	4,767	0.050
Masonry Saw	13.50 MO	352.00	4,752	0.050
Mortar Mixer	13.50 MO	345.00	4,658	0.049
Mortar Tubs & Misc. Equipment	13.50 MO	335.00	4,523	0.047
Masonry OH&P @ 18%	1.00 LPSM	55,868.00	55,868	0.583
Masonry OH&P @ 18%	1.00 LPSM	80,984.00	80,984	0.846
Masonry OH&P @ 18%	1.00 LPSM	153,330.00	153,330	1.601
Total Minor Item Code 04290.000			\$448,230	\$4.68
MASONRY GENERAL REQUIREMENTS				
Total Major Item Code 04000.000 MASONRY WORK			\$1,876,415	\$19.59
Major Item Code 04400.000 STONE WORK				
Minor Item Code 04410.000 STONE MATERIALS				
Stone Veneer	289.00 NIC			
Total Minor Item Code 04410.000 STONE MATERIALS				
Total Major Item Code 04400.000 STONE WORK				
Major Item Code 05000.000 STRUCTURAL STEEL, JOISTS, & DECK				
Minor Item Code 05120.000 STRUCTURAL STEEL				
Steel Beams	****			
I & WF Beams	1,802.74 CWT	183.59	330,963	3.456
Steel Columns	****			
Structural Tubing	725.93 CWT	221.52	160,808	1.679

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Bracing	****			
Angles	197.63 CWT	196.16	38,767	0.405
Shop Paint	****			
Red Oxide	53,750.07 SQFT	0.20	10,920	0.114
Imbedded Flume Angles	108.00 LNFT	11.51	1,243	0.013
2" x 2" x 1/4" Support Braces	4.50 SETS	111.97	504	0.005
Flume 1' Cross Supports	27.00 EACH	25.99	702	0.007
Flume Steel 12ga Straight	3.00 CWT	160.38	481	0.005
Flume Steel 12ga Curved	5.00 CWT	160.38	802	0.008
Total Minor Item Code 05120.000			\$545,189	\$5.69
STRUCTURAL STEEL				
Total Major Item Code 05000.000			\$545,189	\$5.69
STRUCTURAL STEEL, JOISTS, & DECK				
Major Item Code 05500.000 MISCELLANEOUS & FABRICATED METALS				
Minor Item Code 05510.000 METAL STAIRS & LADDERS				
Structural Steel Stairs	37,653.50 LBS	2.19	82,515	0.862
Total Minor Item Code 05510.000 METAL STAIRS & LADDERS			\$82,515	\$0.86
Minor Item Code 05520.000 HANDRAILS & RAILINGS				
1½" Steel Stair Handrail	746.00 LNFT	62.65	46,740	0.488
1½" Steel Horizontal Handrail	25.00 LNFT	62.02	1,551	0.016
Metal Handrail With Screen @ Upper Level	131.00 LNFT	281.18	36,835	0.385
Metal Handrail With Screen @ Upper Level	266.00 LNFT	281.18	74,794	0.781
Total Minor Item Code 05520.000 HANDRAILS & RAILINGS			\$159,919	\$1.67
Minor Item Code 05530.000 GRATINGS				
Standard Steel Grating	108.00 SQFT	9.67	1,044	0.011
Total Minor Item Code 05530.000 GRATINGS			\$1,044	\$0.01
Total Major Item Code 05500.000 MISCELLANEOUS & FABRICATED METALS			\$243,479	\$2.54
Major Item Code 07900.000 JOINT SEALERS				
Minor Item Code 07920.000 JOINT SEALANTS				
Joint Sealant/Security Caulking Allowance	1.00 ALLW	2,500.00	2,500	0.026
Joint Sealant/Security Caulking Allowance	1.00 ALLW	5,000.00	5,000	0.052
Joint Sealant/Security Caulking Allowance	1.00 ALLW	7,500.00	7,500	0.078
Total Minor Item Code 07920.000 JOINT SEALANTS			\$15,000	\$0.16
Total Major Item Code 07900.000 JOINT SEALERS			\$15,000	\$0.16
Major Item Code 08100.000 METAL DOORS & FRAMES				
Minor Item Code 08110.000 STEEL DOORS & FRAMES				
Hollow Metal Doors	****			
1-3/4" 16 Gauge	****			
3070 Door	26.00 EACH	444.01	11,544	0.121
3070 Door w/glass opening	18.00 EACH	500.18	9,003	0.094
3670 Door w/glass opening	2.00 EACH	561.54	1,123	0.012

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Primary Project Qty:95767 SF

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Estimate UM: Imperial

Report includes Taxes & Insurance.

8:12:45AM

8/17/2018

Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
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3670 Door	7.00 EACH	505.37	3,538	0.037
4080 Door	4.00 EACH	636.86	2,547	0.027
14 Gauge Hollow Metal	****			
3070 Frame	44.00 EACH	209.98	9,239	0.096
3670 Frame	7.00 EACH	214.76	1,503	0.016
8080 Frame	2.00 EACH	276.92	554	0.006
7070 Frame	1.00 EACH	248.23	248	0.003
Total Minor Item Code 08110.000 STEEL DOORS & FRAMES			\$39,300	\$0.41
Total Major Item Code 08100.000 METAL DOORS & FRAMES			\$39,300	\$0.41
Major Item Code 08200.000 WOOD & PLASTIC DOORS				
Minor Item Code 08210.000 WOOD DOORS				
Add for Door Lite Kits	20.00 EACH	83.96	1,679	0.018
Total Minor Item Code 08210.000 WOOD DOORS			\$1,679	\$0.02
Total Major Item Code 08200.000 WOOD & PLASTIC DOORS			\$1,679	\$0.02
Major Item Code 08300.000 SPECIALTY DOORS				
Minor Item Code 08330.000 COILING DOORS & GRILLES				
Roll-up Grille - Galvanized Steel	724.00 SQFT	14.88	10,774	0.113
Total Minor Item Code 08330.000 COILING DOORS & GRILLES			\$10,774	\$0.11
Minor Item Code 08360.000 OVERHEAD DOORS				
Motor for Grilles/Shutters	4.00 EACH	970.38	3,882	0.041
Total Minor Item Code 08360.000 OVERHEAD DOORS			\$3,882	\$0.04
Total Major Item Code 08300.000 SPECIALTY DOORS			\$14,656	\$0.15
Major Item Code 08400.000 ENTRANCES & STOREFRONTS				
Minor Item Code 08410.000 METAL FRAMED STOREFRONTS				
Exterior Storefront	48.00 SQFT	72.05	3,458	0.036
4" Interior Clear Anod. Alum.Storefront w/1/4" Temp. Glass	140.00 SQFT	45.95	6,433	0.067
Total Minor Item Code 08410.000 METAL FRAMED STOREFRONTS			\$9,891	\$0.10
Minor Item Code 08450.000 ALL GLASS ENTRANCES & STOREFRONTS				
Pair Aluminum & Glass Sliding Door w/ Sidelites - Auto Open (Exterior)	1.00 EACH	14,880.00	14,880	0.155
Pair Aluminum & Glass Sliding Door w/ Sidelites - Auto Open (Interior)	1.00 EACH	11,880.00	11,880	0.124
Total Minor Item Code 08450.000 ALL GLASS ENTRANCES & STOREFRONTS			\$26,760	\$0.28
Total Major Item Code 08400.000 ENTRANCES & STOREFRONTS			\$36,651	\$0.38
Major Item Code 08700.000 FINISHED HARDWARE				
Minor Item Code 08750.000 FINISHED HARDWARE				
Single Door Hardware Allowance	51.00 OPNG	975.00	49,725	0.519
Double Door Hardware Allowance	3.00 OPNG	1,575.00	4,725	0.049

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Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty: 95767 SF

Secondary Project Qty: 2 FLRS

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Total Minor Item Code 08750.000 FINISHED HARDWARE			\$54,450	\$0.57
Total Major Item Code 08700.000 FINISHED HARDWARE			\$54,450	\$0.57
Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS				
Minor Item Code 09110.000 NON-LOADBEARING WALL FRAMING				
3-5/8" 20 Ga Metal Studs	2,586.00 LNFT	1.64	4,237	0.044
3-5/8" 20 Ga Metal Track	476.00 LNFT	1.73	825	0.009
6" 20 Ga Metal Studs	8,108.00 LNFT	2.37	19,223	0.201
6" 20 Ga Metal Studs	6,722.00 LNFT	2.56	17,237	0.180
6" 20 Ga Metal Track	2,256.00 LNFT	2.67	6,013	0.063
6" 20 Ga Metal Track	2,392.00 LNFT	2.96	7,070	0.074
6" 16 Ga Metal Studs	446.00 LNFT	2.96	1,322	0.014
6" 16 Ga Metal Studs	886.00 LNFT	3.21	2,840	0.030
6" 16 Ga Metal Track	148.00 LNFT	3.33	493	0.005
6" 16 Ga Metal Track	294.00 LNFT	3.69	1,086	0.011
Total Minor Item Code 09110.000 NON-LOADBEARING WALL FRAMING			\$60,347	\$0.63
Minor Item Code 09120.000 CEILING SUSPENSION				
Hanging Wire	974.00 LNFT	0.29	279	0.003
Hanging Wire	420.00 LNFT	0.35	146	0.002
1-1/2" Channel	900.00 LNFT	0.84	757	0.008
1-1/2" Channel	380.00 LNFT	0.96	367	0.004
Total Minor Item Code 09120.000 CEILING SUSPENSION			\$1,549	\$0.02
Minor Item Code 09205.000 FURRING & LATHING				
Gypsum Board Furring Channel	2,782.00 LNFT	0.86	2,380	0.025
Gypsum Board Furring Channel	720.00 LNFT	1.04	750	0.008
Total Minor Item Code 09205.000 FURRING & LATHING			\$3,130	\$0.03
Minor Item Code 09250.000 GYPSUM BOARD				
5/8" Firecode Gypsum Board	25,609.00 SQFT	1.23	31,587	0.330
5/8" Firecode Gypsum Board	16,057.00 SQFT	1.35	21,747	0.227
Drywall Screws	33,266.00 SQFT	0.02	783	0.008
Drywall Corner Bead	665.00 LNFT	0.25	167	0.002
4" Batt Insulation	5,051.00 SQFT	0.71	3,562	0.037
6" Batt Insulation	1,626.00 SQFT	0.78	1,265	0.013
6" Batt Insulation	3,816.00 SQFT	0.89	3,405	0.036
Drywall Tape & Joint Compound	37,877.00 SQFT	0.02	689	0.007
Finish Gypsum Board Walls	22,037.40 SQFT	1.08	23,860	0.249
Finish Gypsum Board Walls	14,555.20 SQFT	1.41	20,487	0.214
Finish Gypsum Board Ceilings	3,246.00 SQFT	1.22	3,954	0.041
Finish Gypsum Board Ceilings	1,365.00 SQFT	1.58	2,161	0.023
Total Minor Item Code 09250.000 GYPSUM BOARD			\$113,667	\$1.19

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Total Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS			\$178,693	\$1.87
Major Item Code 09300.000 TILE				
Minor Item Code 09310.000 CERAMIC TILE				
Ceramic Tile Floor	555.00 SQFT	7.29	4,046	0.042
Ceramic Tile Base	298.00 LNFT	8.72	2,597	0.027
Ceramic Tile Wainscot	2,384.00 SQFT	9.62	22,941	0.240
Total Minor Item Code 09310.000 CERAMIC TILE			\$29,585	\$0.31
Total Major Item Code 09300.000 TILE			\$29,585	\$0.31
Major Item Code 09500.000 CEILINGS				
Minor Item Code 09510.000 ACOUSTICAL CEILINGS				
24" x 24" x 3/4" Mineral Fiber Acoustic Tile	15,773.00 SQFT	2.09	32,968	0.344
24" x 48" x 1/2" Washable Surface Acoustic Tile	2,312.00 SQFT	0.90	2,073	0.022
Hanging Wire @ A.C.T.	4,878.00 LNFT	0.15	723	0.008
Grid System - Main Tee	4,348.00 LNFT	0.66	2,891	0.030
Grid System - 4' Cross Tee	8,869.00 LNFT	0.78	6,912	0.072
Grid System - 2' Cross Tee	3,944.00 LNFT	0.78	3,074	0.032
Grid System - Wall Angle Mould	4,622.00 LNFT	0.61	2,827	0.030
Security Clips @ Vinyl Faced Tile Allowance	1.00 ALLW	10,000.00	10,000	0.104
Total Minor Item Code 09510.000 ACOUSTICAL CEILINGS			\$61,469	\$0.64
Total Major Item Code 09500.000 CEILINGS			\$61,469	\$0.64
Major Item Code 09600.000 FINISHED FLOORING				
Minor Item Code 09600.000 FLOORS				
Finish Floor Upgrade Allowance	2.00 ALLW	12,500.00	25,000	0.261
Finish Floor Upgrade Allowance	1.00 ALLW	25,000.00	25,000	0.261
Total Minor Item Code 09600.000 FLOORS			\$50,000	\$0.52
Minor Item Code 09650.000 RESILIENT FLOORS				
1/8" Vinyl Composition Tile	13,619.00 SQFT	1.39	18,910	0.197
Resilient Sheet Vinyl Floor	2,276.00 SQFT	5.59	12,713	0.133
4" Resilient Base	7,742.00 LNFT	1.56	12,107	0.126
Total Minor Item Code 09650.000 RESILIENT FLOORS			\$43,729	\$0.46
Minor Item Code 09670.000 FLUID APPLIED FLOORING				
Seal Concrete Floor	42,460.00 SQFT	0.58	24,739	0.258
Total Minor Item Code 09670.000 FLUID APPLIED FLOORING			\$24,739	\$0.26
Minor Item Code 09680.000 CARPET				
Carpet Tile Allowance	488.00 SQYD	35.50	17,324	0.181
Total Minor Item Code 09680.000 CARPET			\$17,324	\$0.18
Total Major Item Code 09600.000 FINISHED FLOORING			\$135,792	\$1.42
Major Item Code 09900.000 PAINTS & COATINGS				
Minor Item Code 09910.000 PAINT				
Paint Door	114.00 SIDE	34.11	3,889	0.041
Paint Door Frame	54.00 EACH	29.98	1,619	0.017

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Paint Drywall - 3 Coats	343.00 SQS	89.14	30,574	0.319
Total Minor Item Code 09910.000 PAINT			\$36,082	\$0.38
Minor Item Code 09960.000 HIGH PERFORMANCE COATINGS				
Epoxy Wall Finish	106,758.00 SQFT	3.85	411,016	4.292
Paint Ceilings	23,267.00 SQFT	0.95	22,103	0.231
Total Minor Item Code 09960.000 HIGH PERFORMANCE COATINGS			\$433,119	\$4.52
Minor Item Code 09970.000 COATINGS FOR STEEL				
Paint Interior Metal - 2 Coats	97.66 SQS	100.15	9,780	0.102
Paint Metal Deck	115.00 SQS	95.16	10,943	0.114
Field Touch-Up Structural Steel	16,730.10 SQFT	0.44	7,428	0.078
Total Minor Item Code 09970.000 COATINGS FOR STEEL			\$28,151	\$0.29
Minor Item Code 09980.000 CONCRETE & MASONRY COATINGS				
Paint Masonry/Concrete - 3 Coats	543.00 SQS	135.95	73,823	0.771
Total Minor Item Code 09980.000 CONCRETE & MASONRY COATINGS			\$73,823	\$0.77
Total Major Item Code 09900.000 PAINTS & COATINGS			\$571,174	\$5.96
Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES				
Minor Item Code 10115.000 MARKERBOARDS				
Marker Board, Porcelain Enamel W/Tray	128.00 SQFT	10.00	1,280	0.013
Total Minor Item Code 10115.000 MARKERBOARDS			\$1,280	\$0.01
Minor Item Code 10120.000 TACKBOARDS & VISUAL AIDS				
Tackboard W/Frame	80.00 SQFT	7.05	564	0.006
Total Minor Item Code 10120.000 TACKBOARDS & VISUAL AIDS			\$564	\$0.01
Minor Item Code 10145.000 VISUAL AID BOARD UNITS				
Visual Display Board	1.00 EACH	294.25	294	0.003
Total Minor Item Code 10145.000 VISUAL AID BOARD UNITS			\$294	\$0.00
Minor Item Code 10170.000 SOLID PLASTIC TOILET COMPARTMENTS				
Toilet Compartment ADA	2.00 EACH	863.97	1,728	0.018
Toilet Compartment	2.00 EACH	935.04	1,870	0.020
Total Minor Item Code 10170.000 SOLID PLASTIC TOILET COMPARTMENTS			\$3,598	\$0.04
Minor Item Code 10190.000 CUBICLES				
Cubicles	1.00 NIC			
Total Minor Item Code 10190.000 CUBICLES				
Minor Item Code 10225.000 DOOR LOUVERS				
Louver Allowance	1.00 ALLW	1,000.00	1,000	0.010
Louver Allowance	1.00 ALLW	2,000.00	2,000	0.021

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Louver Allowance	1.00 ALLW	5,000.00	5,000	0.052
Total Minor Item Code 10225.000 DOOR LOUVERS			\$8,000	\$0.08
Minor Item Code 10260.000 WALL & CORNER GUARDS				
Corner Guards	48.00 LNFT	10.32	496	0.005
Total Minor Item Code 10260.000 WALL & CORNER GUARDS			\$496	\$0.01
Minor Item Code 10350.000 FLAGPOLES				
Flagpole, Aluminum - Standard Ground Set (3 ea. @ 30')	90.00 LNFT	68.42	6,157	0.064
Total Minor Item Code 10350.000 FLAGPOLES			\$6,157	\$0.06
Minor Item Code 10420.000 PLAQUES				
Building Plaque, Standard Cast Aluminum	1.00 EACH	1,399.26	1,399	0.015
Total Minor Item Code 10420.000 PLAQUES			\$1,399	\$0.01
Minor Item Code 10430.000 EXTERIOR SIGNAGE				
Exterior Signage Allowance	2.00 ALLW	1,000.00	2,000	0.021
Exterior Signage Allowance	1.00 ALLW	1,500.00	1,500	0.016
Total Minor Item Code 10430.000 EXTERIOR SIGNAGE			\$3,500	\$0.04
Minor Item Code 10440.000 INTERIOR SIGNAGE				
Miscellaneous Interior Signage Allowance	3.00 ALLW	2,500.00	7,500	0.078
Total Minor Item Code 10440.000 INTERIOR SIGNAGE			\$7,500	\$0.08
Minor Item Code 10520.000 FIRE PROTECTION SPECIALTIES				
Fire Extinguisher - 10 Lb "ABC"	14.00 EACH	68.34	957	0.010
Fire Extinguisher - Mountng Hooks	10.00 EACH	17.57	176	0.002
Reessed F.E.Cabinets, Painted Steel	4.00 EACH	168.25	673	0.007
Total Minor Item Code 10520.000 FIRE PROTECTION SPECIALTIES			\$1,805	\$0.02
Minor Item Code 10550.000 POSTAL SPECIALTIES				
Mail Specialties	1.00 NIC			
Total Minor Item Code 10550.000 POSTAL SPECIALTIES				
Minor Item Code 10650.000 OPERABLE PARTITIONS				
Operable Partition @ Training	480.00 SQFT	29.98	14,390	0.150
Total Minor Item Code 10650.000 OPERABLE PARTITIONS			\$14,390	\$0.15
Minor Item Code 10670.000 STORAGE SHELIVING				
Storage Shelving	1.00 NIC			
Janitor's Shelf & Mop Holder	3.00 EACH	73.69	221	0.002
Total Minor Item Code 10670.000 STORAGE SHELIVING			\$221	\$0.00
Minor Item Code 10720.000 LOUVERS				
Smoke Exhaust Louvers	3.00 EACH	1,500.00	4,500	0.047
Smoke Make-up Air Louvers	3.00 EACH	1,500.00	4,500	0.047
Supply Air/Exhaust Air Louvers	4.00 EACH	1,300.00	5,200	0.054

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Total Minor Item Code 10720.000			\$14,200	\$0.15
LOUVERS				
Minor Item Code 10810.000 TOILET ACCESSORIES				
36" Grab Bar	12.00 EACH	68.71	825	0.009
42" Grab Bar	12.00 EACH	71.30	856	0.009
Surface Mtd Double Roll Toilet Paper Holder	14.00 EACH	60.35	845	0.009
Surface Mounted S.N.D.	7.00 EACH	89.12	624	0.007
Paper Towel Dispenser/Waste Combo	10.00 EACH	606.77	6,068	0.063
Liquid Soap Dispenser	10.00 EACH	45.58	456	0.005
Robe Hook	14.00 EACH	21.59	302	0.003
1836 Framed Mirror	14.00 EACH	63.45	888	0.009
Total Minor Item Code 10810.000 TOILET ACCESSORIES			\$10,863	\$0.11
Total Major Item Code 10000.000			\$74,268	\$0.78
MISCELLANEOUS BUILDING SPECIALTIES				
Major Item Code 11000.000 BUILDING EQUIPMENT				
Minor Item Code 11110.000 LAUNDRY & DRY CLEANING EQUIPMENT				
Laundry Equipment Allowance	1.00 ALLW	100,000.00	100,000	1.044
Total Minor Item Code 11110.000			\$100,000	\$1.04
LAUNDRY & DRY CLEANING EQUIPMENT				
Minor Item Code 11190.000 PRISON & JAIL EQUIPMENT				
Detention Equipment	1.00 LPSM	968,000.00	968,000	10.108
Detention Equipment	1.00 LPSM	1,430,000.00	1,430,000	14.932
Detention Equipment	1.00 LPSM	1,591,500.00	1,591,500	16.618
Prefabricated Cells	1.00 LPSM	770,000.00	770,000	8.040
Prefabricated Cells	1.00 LPSM	1,680,000.00	1,680,000	17.543
Security Ceiling Allowance	1.00 ALLW	5,000.00	5,000	0.052
Security Ceiling Allowance	1.00 ALLW	8,500.00	8,500	0.089
Security Ceiling Allowance	1.00 ALLW	10,000.00	10,000	0.104
Total Minor Item Code 11190.000 PRISON & JAIL EQUIPMENT			\$6,463,000	\$67.49
Minor Item Code 11400.000 FOOD SERVICE EQUIPMENT				
Food Service Equipment Allowance	1.00 ALLW	700,000.00	700,000	7.309
Cafeteria Walk-In Cooler	1.00 EACH	16,692.00	16,692	0.174
Cafeteria Walk-In Freezer	1.00 EACH	23,005.00	23,005	0.240
Total Minor Item Code 11400.000 FOOD SERVICE EQUIPMENT			\$739,697	\$7.72
Minor Item Code 11450.000 RESIDENTIAL APPLIANCES				
Residential Appliances	1.00 NIC			
Total Minor Item Code 11450.000				
RESIDENTIAL APPLIANCES				
Minor Item Code 11700.000 MEDICAL EQUIPMENT				
Exam Bed	6.00 EACH	1,500.00	9,000	0.094
Medical Equipment Allowance	1.00 ALLW	55,000.00	55,000	0.574
Total Minor Item Code 11700.000 MEDICAL EQUIPMENT			\$64,000	\$0.67

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Total Major Item Code 11000.000 BUILDING EQUIPMENT			\$7,366,697	\$76.92
Major Item Code 12000.000 BUILDING FURNISHINGS				
Minor Item Code 12300.000 MANUFACTURED CABINETS & CASEWORK				
24"L/P Counter Top w/ 4" Splash	40.00 LNFT	65.55	2,622	0.027
36"H Base w/ Door & Drawer (No Top)	30.00 LNFT	133.48	4,004	0.042
36"H Sink Base (No Top)	6.00 LNFT	90.09	541	0.006
36"H Wall Cabinet w/Doors	30.00 LNFT	106.62	3,199	0.033
Control Desk @ Rover Station	4.00 EACH	4,200.00	16,800	0.175
Admin/Reception Desk	18.00 LNFT	295.00	5,310	0.055
Booking Desk	52.00 LNFT	295.00	15,340	0.160
Total Minor Item Code 12300.000 MANUFACTURED CABINETS & CASEWORK			\$47,816	\$0.50
Total Major Item Code 12000.000 BUILDING FURNISHINGS			\$47,816	\$0.50
Major Item Code 13120.000 PRE-ENGINEERED STRUCTURES				
Minor Item Code 13120.000 PRE-ENGINEERED STRUCTURES				
Pre-Engineered Metal Building	83,834.00 SQFT	29.41	2,465,558	25.745
Skylight @ PEMB	40.00 EACH	2,000.00	80,000	0.835
Total Minor Item Code 13120.000 PRE-ENGINEERED STRUCTURES			\$2,545,558	\$26.58
Total Major Item Code 13120.000 PRE-ENGINEERED STRUCTURES			\$2,545,558	\$26.58
Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS				
Minor Item Code 21130.000 WET PIPE SPRINKLER SYSTEMS				
Full Wet Pipe Sprinkler System	75,069.00 SQFT	3.25	243,974	2.548
Connect Sprinkler System to Cells	68.00 EACH	72.00	4,896	0.051
Total Minor Item Code 21130.000 WET PIPE SPRINKLER SYSTEMS			\$248,870	\$2.60
Minor Item Code 21300.000 FIRE PUMPS				
50 Hp Electric Fire & Jockey Pump	1.00 EACH	18,046.60	18,047	0.188
Total Minor Item Code 21300.000 FIRE PUMPS			\$18,047	\$0.19
Total Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS			\$266,917	\$2.79
Major Item Code 22000.000 PLUMBING WORK				
Minor Item Code 22070.000 PLUMBING INSULATION				
Pipe Insulation	75,069.00 SQFT	0.65	48,707	0.509
Pipe Insulation (Shell Space)	10,552.00 SQFT	0.26	2,739	0.029
Total Minor Item Code 22070.000 PLUMBING INSULATION			\$51,446	\$0.54
Minor Item Code 22110.000 DOMESTIC WATER PIPING				
Domestic Water Supply Pipe, Valves, & Fittings	75,069.00 SQFT	1.66	124,427	1.299
Domestic Water Supply Pipe, Valves, & Fittings (Shell Space)	10,552.00 NIC			
Total Minor Item Code 22110.000 DOMESTIC WATER PIPING			\$124,427	\$1.30

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Minor Item Code 22116.000 DOMESTIC WATER PIPING SPECIALTIES				
Domestic Hot Water Storage Tank - 119 Gallons	1.00 EACH	3,312.41	3,312	0.035
Domestic Hot Water Storage Tank - 752 Gallons	4.00 EACH	11,632.96	46,532	0.486
Thermal Expansion Tank - 15 Gallon	3.00 EACH	407.88	1,224	0.013
Total Minor Item Code 22116.000 DOMESTIC WATER PIPING SPECIALTIES			\$51,068	\$0.53
Minor Item Code 22118.000 DOMESTIC WATER PUMPS				
Package Booster Pump	1.00 NIC			
Hot Water Recirculating Pump & Piping (120 Degree System)	1.00 EACH	1,546.04	1,546	0.016
Hot Water Recirculating Pump & Piping (140 Degree System)	1.00 EACH	1,653.04	1,653	0.017
In-Line Circ. Pump	1.00 EACH	698.79	699	0.007
In-Line Circ. Pump, 1/2 Hp	2.00 EACH	2,185.78	4,372	0.046
Total Minor Item Code 22118.000 DOMESTIC WATER PUMPS			\$8,269	\$0.09
Minor Item Code 22132.000 SANITARY DRAIN, WASTE, & VENT PIPING				
Sanitary DWV Pipe & Fittings	76,856.00 SQFT	1.47	113,180	1.182
Sanitary DWV Pipe & Fittings (Shell Space)	10,552.00 NIC	0.66	7,001	0.073
Total Minor Item Code 22132.000 SANITARY DRAIN, WASTE, & VENT PIPING			\$120,181	\$1.25
Minor Item Code 22135.000 SANITARY WASTE INTERCEPTORS				
Concrete Grease Inceptor - 1250 Gal	3.00 EACH	6,006.03	18,018	0.188
Total Minor Item Code 22135.000 SANITARY WASTE INTERCEPTORS			\$18,018	\$0.19
Minor Item Code 22138.000 GAS PIPING				
Main Gas Service	1.00 NIC			
Gas Meter Regulator	1.00 NIC			
Kitchen Gas Piping Allowance	1.00 ALLW	9,059.21	9,059	0.095
Kitchen Equipment Plumbing Rough-in	1.00 EACH	5,285.86	5,286	0.055
Kitchen Equipment Hook-up	1.00 EACH	6,724.46	6,724	0.070
Total Minor Item Code 22138.000 GAS PIPING			\$21,070	\$0.22
Minor Item Code 22340.000 FUEL-FIRED WATER HEATERS				
Water Heater, Commercial Gas - 120 Gal.	4.00 EACH	11,876.31	47,505	0.496
Total Minor Item Code 22340.000 FUEL-FIRED WATER HEATERS			\$47,505	\$0.50
Minor Item Code 22410.000 COMMERCIAL PLUMBING FIXTURES				
Water Closet - ADA	10.00 EACH	1,614.07	16,141	0.169
Shower - Pan & Trim-out	2.00 EACH	1,033.12	2,066	0.022
Shower - Pan & Trim-out - ADA	3.00 EACH	1,053.13	3,159	0.033
Lavatory, Counter Mounted	4.00 EACH	753.14	3,013	0.031
Lavatory, Std Wall Hung - ADA	10.00 EACH	859.41	8,594	0.090
Sink, Single Bowl, Stainless	2.00 EACH	986.04	1,972	0.021
Janitor/Mop Sink	3.00 EACH	1,336.50	4,010	0.042
Electric Water Cooler - Dual Mount Hi/Lo ADA	2.00 EACH	1,771.10	3,542	0.037

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City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty: 95767 SF

Secondary Project Qty: 2 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

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8/17/2018

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Floor Drain	48.00 EACH	529.32	25,407	0.265
Hub Drain @ Mech Room	2.00 EACH	405.43	811	0.008
Hose Bibb - Interior	10.00 EACH	142.13	1,421	0.015
Hose Bibb - Freeze Proof Exterior	8.00 EACH	212.56	1,701	0.018
Thermostatic Mixing Valve	2.00 EACH	855.70	1,711	0.018
Total Minor Item Code 22410.000			\$73,548	\$0.77
COMMERCIAL PLUMBING FIXTURES				
Minor Item Code 22460.000 SECURITY PLUMBING FIXTURES				
Plumbing Security Fixture Hook-Up @ Cells	68.00 EACH	491.33	33,411	0.349
Total Minor Item Code 22460.000			\$33,411	\$0.35
SECURITY PLUMBING FIXTURES				
Minor Item Code 22630.000 GAS PIPING FOR LABS/HEALTHCARE				
Gas Solenoid Cut-off Valve	3.00 EACH	774.24	2,323	0.024
Total Minor Item Code 22630.000 GAS PIPING FOR LABS/HEALTHCARE			\$2,323	\$0.02
Total Major Item Code 22000.000 PLUMBING WORK			\$551,265	\$5.76
Major Item Code 23000.000 HEATING, VENTILATION, & AIR CONDITIONING				
Minor Item Code 23070.000 DUCT INSULATION				
Duct Insulation	68,206.09 SQFT	4.40	300,060	3.133
Duct Insulation (Shell Space)	8,445.82 NIC			
Total Minor Item Code 23070.000 DUCT INSULATION			\$300,060	\$3.13
Minor Item Code 23200.000 HYDRONIC PIPING & SPECIALTIES				
Mechanical Equipment Connections	76,856.00 SQFT	0.52	40,277	0.421
Mechanical Equipment Connections (Shell Space)	10,552.00 NIC			
Total Minor Item Code 23200.000 HYDRONIC PIPING & SPECIALTIES			\$40,277	\$0.42
Minor Item Code 23300.000 HVAC DUCTWORK				
Galvanized Ductwork	78,397.80 LBS	6.59	516,525	5.394
Galvanized Ductwork (Shell Space)	9,707.84 NIC			
Flex Duct Allowance	6,817.20 LNFT	9.93	67,715	0.707
Flex Duct Allowance (Shell Space)	844.16 NIC			
Kitchen Make-up Air & Duct Allowance	1.00 ALLW	14,986.78	14,987	0.156
Total Minor Item Code 23300.000 HVAC DUCTWORK			\$599,227	\$6.26
Minor Item Code 23340.000 HVAC FANS				
Fan Allowance	76,856.00 SQFT	0.53	41,015	0.428
Fan Allowance (Shell Space)	10,552.00 NIC			
Smoke Exhaust Fan - 20,000 Cfm	3.00 EACH	34,003.18	102,010	1.065
Smoke Make-up Fan - 20,000 Cfm	3.00 EACH	34,003.18	102,010	1.065
Total Minor Item Code 23340.000 HVAC FANS			\$245,034	\$2.56
Minor Item Code 23360.000 AIR TERMINAL UNITS				
VAV Units w/ Electric Strip Heat	5,628.00 CFMS	1.35	7,618	0.080

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Install VAV Terminal Boxes	4.00 EACH	159.52	638	0.007
Total Minor Item Code 23360.000 AIR			\$8,256	\$0.09
TERMINAL UNITS				
Minor Item Code 23370.000 AIR OUTLETS & INLETS				
Diffusers & R/A Grilles	854.00 EACH	114.42	97,711	1.020
Diffusers & R/A Grilles (Shell Space)	106.00 NIC			
Total Minor Item Code 23370.000 AIR			\$97,711	\$1.02
OUTLETS & INLETS				
Minor Item Code 23730.000 INDOOR CENTRAL STATION AHU'S				
20 Ton Air Handler (Variable Volume)(Medical)	1.00 EACH	6,784.23	6,784	0.071
30 Ton Air Handler (Constant Volume) (Booking)	1.00 EACH	10,763.61	10,764	0.112
35 Ton Air Handler (Variable Volume)(Admin)	1.00 EACH	11,298.61	11,299	0.118
40 Ton Air Handler (Constant Volume)(Kitchen)	1.00 EACH	11,084.61	11,085	0.116
Total Minor Item Code 23730.000 INDOOR			\$39,931	\$0.42
CENTRAL STATION AHU'S				
Minor Item Code 23807.000 COMPUTER ROOM HVAC UNITS				
Ductless VRF Emergency System- Cool Only	4.00 EACH	4,967.30	19,869	0.207
Total Minor Item Code 23807.000			\$19,869	\$0.21
COMPUTER ROOM HVAC UNITS				
Minor Item Code 23814.000 AIR SOURCE HEAT PUMPS				
55 Ton Air Handler w/Integral Energy Recovery (Constant Volume)	3.00 EACH	54,292.42	162,877	1.701
Total Minor Item Code 23814.000 AIR			\$162,877	\$1.70
SOURCE HEAT PUMPS				
Minor Item Code 23850.000 TESTING & BALANCING				
Test & Balance	76,856.00 SQFT	0.63	48,342	0.505
Test & Balance (Shell Space)	10,552.00 NIC			
Total Minor Item Code 23850.000 TESTING			\$48,342	\$0.50
& BALANCING				
Minor Item Code 23875.000 BUILDING CONTROL SYSTEMS				
Building Controls System	140,604.75 CFM	1.99	279,803	2.922
Building Controls System (Shell Space)	17,410.80 NIC			
Total Minor Item Code 23875.000			\$279,803	\$2.92
BUILDING CONTROL SYSTEMS				
Total Major Item Code 23000.000 HEATING,			\$1,841,388	\$19.23
VENTILATION, & AIR CONDITIONING				
Major Item Code 26000.000 ELECTRICAL WORK				
Minor Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL				
(6) Electrical Feeder For Emergency Generator, PVC 2"	264.00 LNFT	3.64	960	0.010
(8) Electrical Feeder Conduit, PVC 2" (FPL Provide Material)	7,976.00 LNFT	3.06	24,391	0.255
Total Minor Item Code 26050.000 COMMON			\$25,351	\$0.26
WORK RESULTS FOR ELECTRICAL				
Minor Item Code 26075.000 ELECTRICAL SITEWORK				
(6) Conduit Feeder For Emergency Generator Duct Bank	44.00 LNFT	67.00	2,948	0.031
Electrical Sitework Allowance	1.00 ALLW	125,000.00	125,000	1.305

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Total Minor Item Code 26075.000				\$127,948	\$1.34
ELECTRICAL SITEWORK					
Minor Item Code 26100.000 SERVICE ENTRANCES					
Service Entrance Allowance		1.00 ALLW	26,000.00	26,000	0.271
Total Minor Item Code 26100.000 SERVICE ENTRANCES				\$26,000	\$0.27
Minor Item Code 26220.000 LOW VOLTAGE TRANSFORMERS					
Dry-Type Transformers		76,856.00 SQFT	0.55	42,425	0.443
Dry-Type Transformers (Shell Space)		10,552.00 SQFT	0.22	2,330	0.024
Total Minor Item Code 26220.000 LOW VOLTAGE TRANSFORMERS				\$44,754	\$0.47
Minor Item Code 26240.000 SWITCHBOARDS & PANELBOARDS					
Main Control Center - 2500 Amp		1.00 EACH	6,319.60	6,320	0.066
Power & Lighting Distribution Panels & Breakers		76,856.00 SQFT	3.37	259,312	2.708
Power & Lighting Distribution Panels & Breakers (Shell Space)		10,552.00 SQFT	1.35	14,241	0.149
Lighting Control Panel & Equipment		76,856.00 SQFT	0.75	57,642	0.602
Lighting Control Panel & Equipment (Shell Space)		10,552.00 SQFT	0.30	3,166	0.033
Electrical Feeder System		76,856.00 SQFT	2.24	171,773	1.794
Electrical Feeder System (Shell Space)		10,552.00 SQFT	0.89	9,433	0.099
Total Minor Item Code 26240.000 SWITCHBOARDS & PANELBOARDS				\$521,887	\$5.45
Minor Item Code 26270.000 LOW VOLTAGE DISTRIBUTION EQUIPMENT					
Electrical Equipment Connections		76,856.00 SQFT	0.56	42,963	0.449
Electrical Equipment Connections (Shell Space)		10,552.00 SQFT	0.22	2,359	0.025
Total Minor Item Code 26270.000 LOW VOLTAGE DISTRIBUTION EQUIPMENT				\$45,322	\$0.47
Minor Item Code 26290.000 DEVICES & CIRCUITRY					
Device Branch Circuitry		76,856.00 SQFT	4.25	326,484	3.409
Device Branch Circuitry (Shell Space)		10,552.00 SQFT	1.70	17,930	0.187
Receptacle - Duplex Standard		247.00 EACH	18.75	4,631	0.048
Receptacle - Quadraplex		60.00 EACH	45.00	2,700	0.028
Receptacle - Duplex Ground Fault - GFI		35.00 EACH	62.50	2,188	0.023
Receptacle - Duplex - GFI - Wtrprf		16.00 EACH	75.80	1,213	0.013
Receptacle, Security Grade - Duplex		45.00 EACH	225.00	10,125	0.106
Switch - Single Pole		52.00 EACH	39.75	2,067	0.022
Switch - Dimmer		28.00 EACH	42.00	1,176	0.012
Total Minor Item Code 26290.000 DEVICES & CIRCUITRY				\$368,514	\$3.85
Minor Item Code 26320.000 PACKAGED GENERATORS					
Emergency Generator - 1250 KW w/ ATS & Tank		1.00 EACH	367,224.00	367,224	3.835
- Weatherproof Steel Enclosure for 1250 KW Generator		1.00 EACH	36,781.25	36,781	0.384
Total Minor Item Code 26320.000 PACKAGED GENERATORS				\$404,005	\$4.22
Minor Item Code 26330.000 BATTERY EQUIPMENT					

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UPS System - 80 kVA	1.00 EACH	59,325.10	59,325	0.619
Total Minor Item Code 26330.000			\$59,325	\$0.62
BATTERY EQUIPMENT				
Minor Item Code 26400.000 LIGHTNING PROTECTION				
Lightning Protection System	76,856.00 SQFT	0.68	52,262	0.546
Lightning Protection System (Shell Space)	10,552.00 SQFT	0.27	2,870	0.030
Total Minor Item Code 26400.000			\$55,132	\$0.58
LIGHTNING PROTECTION				
Minor Item Code 26500.000 LIGHTING & CIRCUITRY				
Lighting Branch Circuitry	76,856.00 SQFT	4.30	330,327	3.449
Lighting Branch Circuitry (Shell Space)	10,552.00 SQFT	1.72	18,141	0.189
Lighting Branch Circuitry Hook-Up @ Cells	84.00 EACH	97.50	8,190	0.086
LED 2x2 Light Fixture	50.00 EACH	210.25	10,513	0.110
Surface Mounted High Bay LED Light Fixture	41.00 EACH	369.75	15,160	0.158
Acrylic Prismatic Surface Mounted LED 1x4 Light Fixture	41.00 EACH	287.10	11,771	0.123
Recessed LED Direct/Indirect 2x4 Light Fixture	397.00 EACH	572.75	227,382	2.374
Maximum Security LED Recessed Mounted 2x4 Light Fixture	237.00 EACH	485.75	115,123	1.202
Maximum Security LED Surface Mounted 1x4 Light Fixture	245.00 EACH	427.75	104,799	1.094
Exit Signs/Lights - LED	32.00 EACH	107.50	3,440	0.036
Total Minor Item Code 26500.000			\$844,845	\$8.82
LIGHTING & CIRCUITRY				
Total Major Item Code 26000.000			\$2,523,083	\$26.35
ELECTRICAL WORK				
Major Item Code 27000.000 COMMUNICATIONS SYSTEMS				
Minor Item Code 27100.000 CABINETS, RACKS, & ENCLOSURES				
Racks, Wire Management, & Patch Panels	3.00 NIC			
Plywood Backboards	2.00 EACH	125.75	252	0.003
Total Minor Item Code 27100.000			\$252	\$0.00
CABINETS, RACKS, & ENCLOSURES				
Minor Item Code 27150.000 VOICE/DATA SYSTEMS				
Voice/Data/Comm. Conduit & Wire	76,856.00 SQFT	0.57	43,808	0.457
Voice/Data/Comm. Conduit & Wire (Shell Space)	10,552.00 NIC			
Inmate Telephone Control Station Outlet	41.00 EACH	145.00	5,945	0.062
Video Visitation Station Outlet	41.00 EACH	181.00	7,421	0.077
Voice/Data/Comm. Outlet	165.00 EACH	395.00	65,175	0.681
Cable Tray	565.00 LNFT	22.25	12,571	0.131
Visitation Center Equipment Allowance	1.00 ALLW	75,000.00	75,000	0.783
Total Minor Item Code 27150.000			\$209,920	\$2.19
VOICE/DATA SYSTEMS				
Minor Item Code 27160.000 AUDIO/VIDEO SYSTEMS				
T.V. System Conduit & Wire	76,856.00 SQFT	0.31	23,902	0.250
T.V. System Conduit & Wire (Shell Space)	10,552.00 NIC			
T.V. Outlet	22.00 EACH	215.00	4,730	0.049
Total Minor Item Code 27160.000			\$28,632	\$0.30
AUDIO/VIDEO SYSTEMS				
Minor Item Code 27179.000 PUBLIC ADDRESS SYSTEMS				
P/A & Sound Enhancement Conduit & Wire	76,856.00 SQFT	0.38	29,205	0.305

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P/A & Sound Enhancement Conduit & Wire (Shell Space)	10,552.00	NIC		
Ceiling Speaker	41.00	EACH	152.33	0.065
Ceiling Speaker, Horn-Type	3.00	EACH	211.77	0.007
Remote Intercom Station Allowance	3.00	EACH	5,000.00	0.157
Total Minor Item Code 27179.000 PUBLIC ADDRESS SYSTEMS			\$51,086	\$0.53
Minor Item Code 27530.000 CLOCKS & CLOCK SYSTEMS				
Clock System Conduit & Wire	76,856.00	SQFT	0.37	0.299
Clock System Conduit & Wire (Shell Space)	10,552.00	NIC		
Clocks	3.00	NIC		
Total Minor Item Code 27530.000 CLOCKS & CLOCK SYSTEMS			\$28,590	\$0.30
Total Major Item Code 27000.000 COMMUNICATIONS SYSTEMS			\$318,481	\$3.33
Major Item Code 28000.000 ELECTRONIC SAFETY & SECURITY SYSTEMS				
Minor Item Code 28160.000 INTRUSION DETECTION SYSTEMS				
Security/Alarm System - Conduit & Wire	76,856.00	SQFT	0.77	0.620
Security/Alarm System - Conduit & Wire (Shell Space)	10,552.00	NIC		
Specialty Door Hardware Allowance @ Non Detention Doors	1.00	ALLW	20,000.00	0.209
Motion Detector - Standard	14.00	EACH	331.20	0.048
Security Camera/Video Recording Systems Allowance	1.00	ALLW	16,015.00	0.167
Security Camera/Video Recording Systems Allowance	1.00	ALLW	20,015.00	0.209
Security Camera/Video Recording Systems Allowance	1.00	ALLW	30,015.00	0.313
Vehicle Loop Detector System	1.00	EACH	2,500.00	0.026
Total Minor Item Code 28160.000 INTRUSION DETECTION SYSTEMS			\$152,515	\$1.59
Minor Item Code 28300.000 FIRE DETECTION & ALARM SYSTEMS				
Fire Alarm System Conduit & Wire	76,856.00	SQFT	0.49	0.391
Fire Alarm System Conduit & Wire (Shell Space)	10,552.00	SQFT	0.19	0.021
F/A Remote Annunciator Panel w/Voice Evacuation	3.00	EACH	12,750.00	0.399
F/A Terminal Cabinet	9.00	EACH	850.00	0.080
F/A Manual Pull Station	16.00	EACH	102.75	0.017
F/A Horn/Strobe Combination	126.00	EACH	137.50	0.181
F/A Horn/Strobe Combination - Waterproof	15.00	EACH	148.95	0.023
F/A Smoke Detector - Ceiling Mount	52.00	EACH	172.50	0.094
F/A Duct Mounted Detector	15.00	EACH	395.00	0.062
F/A Control Relay	9.00	EACH	375.00	0.035
Total Minor Item Code 28300.000 FIRE DETECTION & ALARM SYSTEMS			\$124,858	\$1.30
Total Major Item Code 28000.000 ELECTRONIC SAFETY & SECURITY SYSTEMS			\$277,372	\$2.90
Major Item Code 31000.000 SITEWORK				
Minor Item Code 31100.000 SITE CLEARING & EARTHWORK				
Silt Fencing	4,347.00	LNFT	2.01	0.091
Soil Tracking Device	2.00	EACH	3,500.00	0.073

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Clear & Grubb / Dozer - Medium Clearing	7.86 ACRE	5,148.66	40,468	0.423
Strip Topsoil & Stockpile on Site	6,251.00 CUYD	1.90	11,864	0.124
Spread Topsoil from Stockpile	4,783.00 CUYD	3.30	15,792	0.165
Site Excavation - Spread On-Site	1,498.00 CUYD	5.98	8,961	0.094
Exc Retention Pond w/Trackhoe & Spread On-Site	23,022.00 CUYD	5.97	137,383	1.435
Excavate Unsuitable Soil w/Trackhoe - Spread on Site	4,035.00 CUYD	5.97	24,079	0.251
Import Fill Provided By Owner	90,234.00 NIC			
Spread Clean Fill	90,234.00 CUYD	5.75	519,212	5.422
Rough Grade Site	68,889.22 SQYD	0.60	41,213	0.430
Fine Grade Building Pad	9,372.00 SQYD	1.09	10,245	0.107
Saw-cut Asphalt	309.00 LNFT	1.84	567	0.006
Total Minor Item Code 31100.000 SITE CLEARING & EARTHWORK			\$825,536	\$8.62
Total Major Item Code 31000.000 SITEWORK			\$825,536	\$8.62
Major Item Code 32000.000 SITE IMPROVEMENTS				
Minor Item Code 32100.000 BASE COURSES & SUB-BASE				
6" Compacted Limerock	9,641.11 SQYD	14.61	140,824	1.470
12" Compacted Sub-Base	9,641.11 SQYD	13.81	133,168	1.391
Total Minor Item Code 32100.000 BASE COURSES & SUB-BASE			\$273,992	\$2.86
Minor Item Code 32120.000 FLEXIBLE PAVING				
3/4" SP- 9.5 Asphalt Surface Course	9,641.11 SQYD	9.86	95,075	0.993
3/4" SP- 9.5 Asphalt Wearing Course	9,641.11 SQYD	9.86	95,075	0.993
Total Minor Item Code 32120.000 FLEXIBLE PAVING			\$190,150	\$1.99
Minor Item Code 32130.000 RIGID PAVING				
Concrete Paving				
3000 psi Concrete	13.00 CUYD	141.20	1,836	0.019
Concrete Paving Finish	588.00 SQFT	0.32	189	0.002
Protect & Cure Horizontal Conc. Paving	588.00 SQFT	0.13	78	0.001
Machine Fine Grade for Concrete Paving	588.00 SQFT	0.23	138	0.001
Add for Screeds - Concrete Paving	11.00 CUYD	3.30	36	0.000
6x6-8/8 (W2.1/W2.1) Mesh	7.11 SQS	42.18	300	0.003
Total Minor Item Code 32130.000 RIGID PAVING			\$2,577	\$0.03
Minor Item Code 32160.000 CURBS & GUTTERS				
1/2" Expansion Joint	133.05 SQFT	1.90	253	0.003
Extruded Ribbon Curb	5,322.00 LNFT	11.41	60,732	0.634
Total Minor Item Code 32160.000 CURBS & GUTTERS			\$60,985	\$0.64
Minor Item Code 32165.000 SIDEWALKS				
Concrete in Sidewalks				
3000 psi w/Pump	36.00 CUYD	150.77	5,428	0.057
Sidewalk Edge Forms	809.00 LNFT	3.50	2,832	0.030
Thickened Slab Edge Forms	250.00 LNFT	5.64	1,410	0.015
Fine Grade for Sidewalks	2,053.00 SQFT	0.33	672	0.007
Excav @ Thickened Slab Edge	16.00 CUYD	28.05	449	0.005

Sort Sequences:

1. Sec
2. Major Item Code
3. Minor Item Code
4. Not Used

Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

Secondary Project Qty:2 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

8:12:45AM

8/17/2018

Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
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Backfill @ Thickened Slab Edge	13.00 CUYD	14.02	182	0.002
Trowel & Broom Sidewalk	2,053.00 SQFT	0.42	869	0.009
Protect & Cure Sidewalk Horizontal Surfaces	2,053.00 SQFT	0.11	220	0.002
1/2" Expansion Joint	809.00 SQFT	2.72	2,203	0.023
6x6-8/8 (W2.1/W2.1) Mesh	24.84 SQS	48.90	1,215	0.013
Sidewalk Reinforcing Steel	0.20 TONS	2,014.01	393	0.004
6 Mil Visqueen Vapor Barrier	22.58 SQS	11.03	249	0.003
Total Minor Item Code 32165.000			\$16,121	\$0.17
SIDEWALKS				
Minor Item Code 32170.000 PARKING BUMPERS				
6" Blue Parking Line Striping	40.00 LNFT	0.35	14	0.000
6" White Parking Line Striping	1,979.00 LNFT	0.35	694	0.007
Handicap Parking Symbol	1.00 EACH	50.00	50	0.001
Regulatory Signs (Stop)	5.00 EACH	350.00	1,750	0.018
Total Minor Item Code 32170.000 PARKING BUMPERS			\$2,508	\$0.03
Minor Item Code 32200.000 SITE FURNISHINGS				
Bike Rack	2.00 EACH	1,500.00	3,000	0.031
Concrete Benches	4.00 EACH	1,000.00	4,000	0.042
Total Minor Item Code 32200.000 SITE FURNISHINGS			\$7,000	\$0.07
Minor Item Code 32310.000 FENCES & GATES				
12' High First Defense Fencing	771.00 LNFT	70.97	54,719	0.571
4'W X 7'H First Defense Gate	9.00 EACH	386.18	3,476	0.036
10'W X 6'H Chain Link Gate w/Screen @ Dumpster	2.00 EACH	405.91	812	0.008
Razor Ribbon Wire	771.00 LNFT	13.60	10,485	0.109
Total Minor Item Code 32310.000 FENCES & GATES			\$69,492	\$0.73
Minor Item Code 32320.000 SITE WALLS				
Retaining Wall Footing Concrete	****			
3000 psi Conc w/Pump@ Dumpster	5.00 CUYD	139.87	699	0.007
Protect & Cure Headwall Vertical Surfaces@ Dumpster	90.00 SQFT	0.14	13	0.000
Protect & Cure Headwall Horizontal Surfaces@ Dumpster	126.00 SQFT	0.14	17	0.000
Rebar In Retaining Wall@ Dumpster	0.09 TONS	2,385.06	226	0.002
Earthwork For Retaining Walls@ Dumpster	****			
Hand Excavate Footings@ Dumpster	1.00 CUYD	36.42	36	0.000
Machine Excavate Footings@ Dumpster	10.00 CUYD	7.31	73	0.001
Machine Backfill@ Dumpster	27.00 CUYD	6.28	170	0.002
Total Minor Item Code 32320.000 SITE WALLS			\$1,235	\$0.01
Minor Item Code 32900.000 LANDSCAPING				
Landscaping	1.00 NIC			
Irrigation	1.00 NIC			
Sod - Centipede/Bermuda	379,817.00 SQFT	0.32	121,541	1.269
Total Minor Item Code 32900.000 LANDSCAPING			\$121,541	\$1.27

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City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

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Estimate UM: Imperial

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Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
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Total Major Item Code 32000.000 SITE IMPROVEMENTS			\$745,603	\$7.79
Major Item Code 33000.000 SITE UTILITIES				
Minor Item Code 33000.000 SITE WATER DISTRIBUTION				
4" PVC Water Line	751.00 LNFT	15.26	11,459	0.120
Directional Drill 12"Dia. Ductile Iron Water Pipe	112.00 LNFT	45.00	5,040	0.053
12" Wet Tap Into Existing Line	1.00 EACH	3,600.00	3,600	0.038
4" Dia. 45/90 Bend	4.00 EACH	32.45	130	0.001
12"x12"x4" Dia. Tee/Wye, Ductile Iron	1.00 EACH	1,652.69	1,653	0.017
Excavate Trench W/Small Trencher	320.00 CUYD	20.42	6,534	0.068
Machine Backfill Pipe Trench	234.00 CUYD	8.83	2,067	0.022
Total Minor Item Code 33000.000 SITE WATER DISTRIBUTION			\$30,482	\$0.32
Minor Item Code 33100.000 SITE FIRE DISTRIBUTION				
6" PVC Fire Line Piping	72.00 LNFT	9.37	675	0.007
8" PVC Fire Line Piping	2,136.00 LNFT	15.76	33,658	0.351
12" PVC Fire Line Piping	375.00 LNFT	25.52	9,570	0.100
8" Dia. 45/90 Bend	5.00 EACH	119.85	599	0.006
12" Dia. 45/90 Bend	1.00 EACH	424.12	424	0.004
12"X8" Reducer	2.00 EACH	182.30	365	0.004
8" Dia. Tee	4.00 EACH	126.81	507	0.005
12" Dia. Tee/Wye,	2.00 EACH	662.94	1,326	0.014
Fire Hydrant	5.00 EACH	2,579.93	12,900	0.135
6" Dbl. Check/Backflow Preventor	1.00 EACH	7,203.56	7,204	0.075
Excavate W/Small Trencher	922.00 CUYD	20.42	18,825	0.197
Machine Backfill Pipe Trench	883.00 CUYD	8.83	7,800	0.081
Total Minor Item Code 33100.000 SITE FIRE DISTRIBUTION			\$93,852	\$0.98
Minor Item Code 33300.000 SITE SANITARY SEWERS				
4" Dia PVC FM Sewer Pipe	343.00 LNFT	4.95	1,697	0.018
Lift Station With Grinder Pump Allowance	1.00 EACH	85,000.00	85,000	0.888
8" Dia PVC Sewer Pipe	35.00 LNFT	11.26	394	0.004
Tie Into Existing Structure	1.00 EACH	1,100.00	1,100	0.011
Excavate Pipe Trench W/Small Trencher	19.00 CUYD	20.42	388	0.004
Excavate Pipe Trench W/Large Trencher	502.00 CUYD	7.35	3,688	0.039
Machine Backfill Pipe Trench	261.00 CUYD	8.83	2,305	0.024
Total Minor Item Code 33300.000 SITE SANITARY SEWERS			\$94,572	\$0.99
Minor Item Code 33400.000 SITE STORM DRAINAGE				
18" Reinforced Concrete Pipe	594.00 LNFT	24.74	14,694	0.153
24" Reinforced Concrete Pipe	286.00 LNFT	33.68	9,632	0.101
36" Reinforced Concrete Pipe	58.00 LNFT	60.17	3,490	0.036
18" MES	2.00 EACH	1,340.00	2,680	0.028
24" MES	3.00 EACH	1,690.00	5,070	0.053
36" MES	1.00 EACH	3,280.00	3,280	0.034
8" PVC Roof Drain Pipe	1,740.00 LNFT	13.31	23,163	0.242
12" PVC Roof Drain Pipe	82.00 LNFT	20.13	1,651	0.017

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Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

Secondary Project Qty:2 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

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P7 Manhole < 5'	10.00 VLF	429.36	4,294	0.045
Type C DBI < 5'	15.00 VLF	268.43	4,026	0.042
Type C DBI w/(Auto Grate) < 5'	10.00 VLF	268.43	2,684	0.028
8" C/O	6.00 EACH	95.00	570	0.006
8" PVC Bend	1.00 EACH	85.00	85	0.001
8"X12" Reducer	1.00 EACH	140.00	140	0.001
24" 350# Std MH Cvr & Frm	2.00 EACH	342.97	686	0.007
Auto Grating	24.00 SQFT	64.38	1,545	0.016
Excavate Pipe Trench w/Small Trencher	661.00 CUYD	20.42	13,496	0.141
Excavate Pipe Trench w/Trackhoe	1,779.00 CUYD	8.41	14,962	0.156
Machine Backfill Pipe Trench	2,502.00 CUYD	8.83	22,101	0.231
Total Minor Item Code 33400.000 SITE			\$128,249	\$1.34
STORM DRAINAGE				
Total Major Item Code 33000.000 SITE			\$347,156	\$3.63
UTILITIES				
Major Item Code 36000.000 BONDS & INSURANCE				
Minor Item Code 36000.000 BONDS & INSURANCE				
Performance & Payment Bond	1.00 LS	166,431.00	166,431	1.738
General Liability Insurance	1.00 LS	258,099.00	258,099	2.695
Builder's Risk Insurance	1.00 LS	136,140.00	136,140	1.422
Total Minor Item Code 36000.000 BONDS & INSURANCE			\$560,670	\$5.85
Total Major Item Code 36000.000 BONDS & INSURANCE			\$560,670	\$5.85
Major Item Code 37000.000 WARRANTIES				
Minor Item Code 37000.000 WARRANTY				
Warranty Allocation	1.00 LS	12,763.00	12,763	0.133
Total Minor Item Code 37000.000 WARRANTY			\$12,763	\$0.13
Total Major Item Code 37000.000 WARRANTIES			\$12,763	\$0.13
Major Item Code 50000.000 ESCALATION COST				
Minor Item Code 50000.000 ESCALATION COSTS				
Escalation Costs	1.00 LS	1,134,502.00	1,134,502	11.846
Total Minor Item Code 50000.000 ESCALATION COSTS			\$1,134,502	\$11.85
Total Major Item Code 50000.000 ESCALATION COST			\$1,134,502	\$11.85
Major Item Code 70000.000 OWNER'S TAX SAVINGS				
Minor Item Code 70000.000 OWNER'S TAX SAVINGS				
Owner's Tax Savings	1.00 ALLW	-400,000.00	-400,000	-4.177
Total Minor Item Code 70000.000 OWNER'S TAX SAVINGS			-\$400,000	-\$4.18
Total Major Item Code 70000.000 OWNER'S TAX SAVINGS			-\$400,000	-\$4.18
Major Item Code 80000.000 CONTINGENCY				
Minor Item Code 80000.000 CONTINGENCY				
Construction Manager's Contingency	1.00 LS	1,877,601.00	1,877,601	19.606

Sort Sequences:

1. Sec
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4. Not Used

Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

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Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
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Total Minor Item Code 80000.000 CONTINGENCY			\$1,877,601	\$19.61
Total Major Item Code 80000.000 CONTINGENCY			\$1,877,601	\$19.61
Major Item Code 90000.000 OVERHEAD & FEE				
Minor Item Code 90000.000 OVERHEAD & FEE				
Construction Manager's Fee	1.00	LS	1,347,221.00	14.068
Total Minor Item Code 90000.000 OVERHEAD & FEE			\$1,347,221	\$14.07
Total Major Item Code 90000.000 OVERHEAD & FEE			\$1,347,221	\$14.07
Total Sec BB BASE BID			\$28,362,540	\$296.16



AJAX PROJECT NO. 201807

COLUMBIA COUNTY DETENTION FACILITY Schematic Design Estimate Report

September 11, 2018

Schematic Phase Estimate:

BASE BID ESTIMATE
CM Summary Report by Area



Cost Management Recap



Sort Sequences:

1. Sec
2. Sub
3. Divisions
4. Not Used

Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lak
City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

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8:18:48AM

8/17/2018

Description	Unit \$	Total \$	\$ per SF Primary Qty
Total Division 01 GENERAL REQUIREMENTS		\$1,431,200	\$14.94
Total Sub 00 GENERAL CONDITIONS/GENERAL REQUIREMENTS		\$1,431,200	\$14.94
Total Division 03 CONCRETE		\$281,665	\$2.94
Total Division 04 MASONRY		\$531,427	\$5.55
Total Division 05 METALS		\$421,643	\$4.40
Total Division 07 THERMAL & MOISTURE PROTECTION		\$5,000	\$0.05
Total Division 09 FINISHES		\$257,333	\$2.69
Total Division 10 SPECIALTIES		\$14,517	\$0.15
Total Division 11 EQUIPMENT		\$3,281,500	\$34.27
Total Division 12 FURNISHINGS		\$8,400	\$0.09
Total Division 13 SPECIAL CONSTRUCTION		\$719,018	\$7.51
Total Division 21 FIRE SUPPRESSION SYSTEMS		\$78,348	\$0.82
Total Division 22 PLUMBING		\$164,195	\$1.71
Total Division 23 HVAC WORK		\$664,791	\$6.94
Total Division 26 ELECTRICAL WORK		\$658,561	\$6.88
Total Division 27 COMMUNICATIONS SYSTEMS		\$72,680	\$0.76
Total Division 28 SAFETY & SECURITY SYSTEMS		\$90,521	\$0.95
Total Sub 01 FULL POD C		\$7,249,598	\$75.70
Total Division 03 CONCRETE		\$181,027	\$1.89
Total Division 04 MASONRY		\$335,207	\$3.50
Total Division 05 METALS		\$217,479	\$2.27
Total Division 07 THERMAL & MOISTURE PROTECTION		\$2,500	\$0.03
Total Division 09 FINISHES		\$145,723	\$1.52
Total Division 10 SPECIALTIES		\$10,272	\$0.11
Total Division 11 EQUIPMENT		\$1,743,000	\$18.20
Total Division 12 FURNISHINGS		\$8,400	\$0.09
Total Division 13 SPECIAL CONSTRUCTION		\$719,018	\$7.51
Total Division 21 FIRE SUPPRESSION SYSTEMS		\$48,134	\$0.50
Total Division 22 PLUMBING		\$119,962	\$1.25
Total Division 23 HVAC WORK		\$368,531	\$3.85
Total Division 26 ELECTRICAL WORK		\$456,004	\$4.76

Sort Sequences:

1. Sec
2. Sub
3. Divisions
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Primary Project Qty:95767 SF

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Estimate UM: Imperial

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8:18:48AM

8/17/2018

Description	Unit \$	Total \$	\$ per SF Primary Qty
Total Division 27 COMMUNICATIONS SYSTEMS		\$45,933	\$0.48
Total Division 28 SAFETY & SECURITY SYSTEMS		\$64,629	\$0.67
Total Sub 02 HALF POD D		\$4,465,820	\$46.63
Total Division 03 CONCRETE		\$400,924	\$4.19
Total Division 04 MASONRY		\$1,006,212	\$10.51
Total Division 05 METALS		\$149,546	\$1.56
Total Division 07 THERMAL & MOISTURE PROTECTION		\$7,500	\$0.08
Total Division 08 DOORS & WINDOWS		\$146,736	\$1.53
Total Division 09 FINISHES		\$573,657	\$5.99
Total Division 10 SPECIALTIES		\$43,322	\$0.45
Total Division 11 EQUIPMENT		\$2,342,197	\$24.46
Total Division 12 FURNISHINGS		\$31,016	\$0.32
Total Division 13 SPECIAL CONSTRUCTION		\$1,107,522	\$11.56
Total Division 21 FIRE SUPPRESSION SYSTEMS		\$140,435	\$1.47
Total Division 22 PLUMBING		\$267,108	\$2.79
Total Division 23 HVAC WORK		\$808,066	\$8.44
Total Division 26 ELECTRICAL WORK		\$825,214	\$8.62
Total Division 27 COMMUNICATIONS SYSTEMS		\$199,868	\$2.09
Total Division 28 SAFETY & SECURITY SYSTEMS		\$119,723	\$1.25
Total Sub 03 CORE SUPPORT AREAS A&B		\$8,169,046	\$85.30
Total Division 03 CONCRETE		\$294	\$0.00
Total Division 04 MASONRY		\$3,568	\$0.04
Total Division 10 SPECIALTIES		\$6,157	\$0.06
Total Division 26 ELECTRICAL WORK		\$583,304	\$6.09
Total Division 28 SAFETY & SECURITY SYSTEMS		\$2,500	\$0.03
Total Division 31 SITEWORK		\$825,536	\$8.62
Total Division 32 SITE IMPROVEMENTS		\$745,603	\$7.79
Total Division 33 SITE UTILITIES		\$347,156	\$3.63
Total Sub 04 SITEWORK		\$2,514,120	\$26.25
Total Division 36 BONDS & INSURANCE		\$560,670	\$5.85
Total Division 37 WARRANTY		\$12,763	\$0.13
Total Division 50 ESCALATION COSTS		\$1,134,502	\$11.85
Total Division 70 OWNER/OPERATOR F,F,& E		-\$400,000	-\$4.18
Total Division 80 CONTINGENCY		\$1,877,601	\$19.61
Total Division 90 OVERHEAD & FEE		\$1,347,221	\$14.07
Total Sub 05 BONDS, WARRANTY, ESCALATION & FEES		\$4,532,757	\$47.33
Total Sec BB BASE BID		\$28,362,540	\$296.16



AJAX PROJECT NO. 201807

**COLUMBIA COUNTY DETENTION FACILITY
Schematic Design Estimate Report**

September 11, 2018

Schematic Phase Estimate:

BASE BID ESTIMATE
CM Detail Report by Area

Cost Management Detail



Sort Sequences:

1. Sec
2. Sub
3. Major Item Code
4. Minor Item Code

Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

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Estimate UM: Imperial

Report includes Taxes & Insurance.

8:14:46AM

8/17/2018

Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
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Sec BB BASE BID				
Sub 00 GENERAL CONDITIONS/GENERAL REQUIREMENTS				
Major Item Code 01300.000 GENERAL CONDITIONS				
Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS				
General Conditions & General Requirements	16.00 MO	89,450.00	1,431,200	14.945
Total Minor Item Code 01300.000 ADMINISTRATIVE REQUIREMENTS			\$1,431,200	\$14.94
Total Major Item Code 01300.000 GENERAL CONDITIONS			\$1,431,200	\$14.94
Total Sub 00 GENERAL CONDITIONS/GENERAL REQUIREMENTS			\$1,431,200	\$14.94
Sub 01 FULL POD C				
Major Item Code 03000.000 CONCRETE WORK				
Minor Item Code 03000.000 BUILDING EARTHWORK				
Machine Fine Grade Floor	23,088.00 SQFT	0.29	6,609	0.069
Mach Excav Continuous Footing	356.00 CUYD	9.52	3,390	0.035
Hand Excav Continuous Footing	89.00 CUYD	30.35	2,701	0.028
Mach Excav Column Footing	35.00 CUYD	11.12	389	0.004
Hand Excav Column Footing	9.00 CUYD	30.35	273	0.003
Mach Backfill Continuous Footing	347.00 CUYD	7.41	2,573	0.027
Excess Continuous Footing Soil	179.00 CUYD	7.38	1,321	0.014
Mach Backfill @ Column Footing	34.00 CUYD	8.25	281	0.003
Excess Column Footing Soil	18.00 CUYD	7.38	133	0.001
Total Minor Item Code 03000.000 BUILDING EARTHWORK			\$17,669	\$0.18
Minor Item Code 03000.600 SUBSOIL TERMITE TREATMENT				
Subsoil Termite Treatment	23,088.00 SQFT	0.25	5,772	0.060
Total Minor Item Code 03000.600 SUBSOIL TERMITE TREATMENT			\$5,772	\$0.06
Minor Item Code 03110.000 STRUCTURAL CAST-IN PLACE FORMWORK				
Continuous Footing Edge Forms	4,991.63 SQFT	7.85	39,203	0.409
Column Footing Edge Forms	400.80 SQFT	7.95	3,186	0.033
Floor Edge Forms	604.00 LNFT	5.65	3,414	0.036
Total Minor Item Code 03110.000 STRUCTURAL CAST-IN PLACE FORMWORK			\$45,802	\$0.48

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Secondary Project Qty: 2 FLRS

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Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
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Minor Item Code 03150.000 CONCRETE ACCESSORIES				
Control joint	3,008.00 LNFT	0.63	1,909	0.020
Screeds for Slab	2,730.00 LNFT	1.42	3,875	0.040
15 Mil Visqueen Vapor Barrier	25,025.00 SQFT	0.32	8,072	0.084
Total Minor Item Code 03150.000 CONCRETE ACCESSORIES			\$13,856	\$0.14
Minor Item Code 03210.000 REINFORCING STEEL				
Reinforcing Steel @ Continuous Footings	2.90 TONS	2,346.16	6,815	0.071
Reinforcing Steel @ Column Footings	1.04 TONS	2,385.06	2,483	0.026
Building Frame Hairpin Reinforcement	1.00 CWT	106.42	106	0.001
Total Minor Item Code 03210.000 REINFORCING STEEL			\$9,404	\$0.10
Minor Item Code 03220.000 WELDED WIRE FABRIC				
6x6 - 10/10 (W1.4/W1.4) Mesh	275.28 SQS	35.41	9,749	0.102
Total Minor Item Code 03220.000 WELDED WIRE FABRIC			\$9,749	\$0.10
Minor Item Code 03310.000 STRUCTURAL CONCRETE				
Concrete in Continuous Footings	****			
4000 psi w/Pump	196.00 CUYD	147.67	28,944	0.302
Concrete in Column Footings	****			
4000 psi w/Pump	20.00 CUYD	150.01	3,000	0.031
Concrete in Slab on Grade	****			
4000 psi w/Pump	309.00 CUYD	148.76	45,968	0.480
2" Bonded Concrete 4000 Psi	17.00 CUYD	174.92	2,974	0.031
Metal Pan Concrete Fill	5.00 CUYD	249.86	1,249	0.013
Total Minor Item Code 03310.000 STRUCTURAL CONCRETE			\$82,135	\$0.86
Minor Item Code 03350.000 CONCRETE FINISHING				
Finish Footing Concrete Top Surface	3,159.50 SQFT	0.08	243	0.003
Machine Trowel Finish	22,750.00 SQFT	0.61	13,764	0.144
Trowel Finish Metal Pan Fill	916.00 SQFT	1.25	1,145	0.012
Total Minor Item Code 03350.000 CONCRETE FINISHING			\$15,152	\$0.16
Minor Item Code 03390.000 CURING				
Protect & Cure	916.00 SQFT	0.13	117	0.001
Protect & Cure Vertical Surfaces	5,593.76 SQFT	0.16	868	0.009
Protect & Cure Horizontal Surfaces	25,909.50 SQFT	0.16	4,020	0.042
Total Minor Item Code 03390.000 CURING			\$5,004	\$0.05
Minor Item Code 03399.900 CONCRETE GENERAL REQUIREMENTS				
Concrete Subs General Requirements	****			
Concrete Supervision	1.50 MO	6,447.27	9,671	0.101
Concrete Small Tools	2,797.00 MNHR	0.43	1,203	0.013
Forklift for Concrete	1.50 MO	2,400.00	3,600	0.038
Forklift Operator	1.50 MO	934.21	1,401	0.015
Fuel & Oil for Forklift	1.50 MO	321.00	482	0.005

Sort Sequences:

1. Sec
2. Sub
3. Major Item Code
4. Minor Item Code

Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty: 95767 SF

Secondary Project Qty: 2 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

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Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
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Concrete Sub's OH&P @ 18%	1.00 LPSM	39,601.00	39,601	0.414
Total Minor Item Code 03399.900			\$55,957	\$0.58
CONCRETE GENERAL REQUIREMENTS				
Total Major Item Code 03000.000			\$260,502	\$2.72
CONCRETE WORK				
Major Item Code 03400.000 PRECAST CONCRETE				
Minor Item Code 03400.000 PRECAST HOLLOW CORE SLABS				
6" Hollow Core Plank	3,498.00 SQFT	6.05	21,163	0.221
Total Minor Item Code 03400.000			\$21,163	\$0.22
PRECAST HOLLOW CORE SLABS				
Total Major Item Code 03400.000			\$21,163	\$0.22
PRECAST CONCRETE				
Major Item Code 04000.000 MASONRY WORK				
Minor Item Code 04220.000 CONCRETE MASONRY UNITS				
Mortar for Blockwork	****			
Mortar Mix - Type "S"	915.00 BAGS	11.24	10,280	0.107
Masonry Sand	84.00 CU YD	35.04	2,944	0.031
Fill Voids w/Concrete	179.00 CU YD	250.78	44,889	0.469
Fill Voids w/Foam Insulation	26,380.00 SQFT	0.58	15,300	0.160
8x8x16 Concrete Block	28,291.00 PCS	7.09	200,653	2.095
8" Bond Beam Block	4,353.00 PCS	7.94	34,567	0.361
Masonry Reinforcing Steel	9.41 TONS	1,944.48	18,305	0.191
8" Ladder Reinforcing	18,466.00 LNFT	1.66	30,565	0.319
Interior Masonry Scaffolding	****			
Scaffold Frames - 6'-6" x 5'-0"	632.00 EACH	30.74	19,426	0.203
Cross Braces for Scaffolding	1,257.00 EACH	0.63	792	0.008
Scaffold Plank - 16' Long	566.00 EACH	4.81	2,722	0.028
Safety Rails & Posts @ Scaffolding	191.00 EACH	1.38	263	0.003
Casters (Factored @ 25%)	95.00 EACH	7.43	706	0.007
Total Minor Item Code 04220.000			\$381,411	\$3.98
CONCRETE MASONRY UNITS				
Minor Item Code 04280.000 MASONRY CLEANING & ACCESSORIES				
Clean Block	52,760.00 SQFT	0.29	15,396	0.161
Control Joint	1,319.00 LNFT	5.16	6,807	0.071
Total Minor Item Code 04280.000			\$22,203	\$0.23
MASONRY CLEANING & ACCESSORIES				
Minor Item Code 04290.000 MASONRY GENERAL REQUIREMENTS				
Masonry General Requirements	****			
Masonry Supervision	4.00 MO	6,987.97	27,952	0.292
Masonry Forklift	4.00 MO	2,400.00	9,600	0.100
Forklift Operator	4.00 MO	934.21	3,737	0.039
Fuel & Oil for Masonry Forklift	4.00 MO	353.10	1,412	0.015

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Masonry Saw	4.00 MO	352.00	1,408	0.015
Mortar Mixer	4.00 MO	345.00	1,380	0.014
Mortar Tubs & Misc. Equipment	4.00 MO	335.00	1,340	0.014
Masonry OH&P @ 18%	1.00 LPSM	80,984.00	80,984	0.846
Total Minor Item Code 04290.000			\$127,813	\$1.33
MASONRY GENERAL REQUIREMENTS				
Total Major Item Code 04000.000			\$531,427	\$5.55
MASONRY WORK				
Major Item Code 05000.000 STRUCTURAL STEEL, JOISTS, & DECK				
Minor Item Code 05120.000 STRUCTURAL STEEL				
Steel Beams		****		
I & WF Beams	927.76 CWT	183.59	170,327	1.779
Steel Columns		****		
Structural Tubing	326.67 CWT	221.52	72,365	0.756
Bracing		****		
Angles	108.09 CWT	196.16	21,203	0.221
Shop Paint		****		
Red Oxide	26,989.86 SQFT	0.20	5,483	0.057
Total Minor Item Code 05120.000			\$269,378	\$2.81
STRUCTURAL STEEL				
Total Major Item Code 05000.000			\$269,378	\$2.81
STRUCTURAL STEEL, JOISTS, & DECK				
Major Item Code 05500.000 MISCELLANEOUS & FABRICATED METALS				
Minor Item Code 05510.000 METAL STAIRS & LADDERS				
Structural Steel Stairs	22,288.18 LBS	2.19	48,843	0.510
Total Minor Item Code 05510.000			\$48,843	\$0.51
METAL STAIRS & LADDERS				
Minor Item Code 05520.000 HANDRAILS & RAILINGS				
1½" Steel Stair Handrail	448.00 LNFT	62.65	28,069	0.293
1½" Steel Horizontal Handrail	9.00 LNFT	62.02	558	0.006
Metal Handrail With Screen @ Upper Level	266.00 LNFT	281.18	74,794	0.781
Total Minor Item Code 05520.000			\$103,421	\$1.08
HANDRAILS & RAILINGS				
Total Major Item Code 05500.000			\$152,265	\$1.59
MISCELLANEOUS & FABRICATED METALS				
Major Item Code 07900.000 JOINT SEALERS				
Minor Item Code 07920.000 JOINT SEALANTS				
Joint Sealant/Security Caulking Allowance	1.00 ALLW	5,000.00	5,000	0.052
Total Minor Item Code 07920.000			\$5,000	\$0.05
JOINT SEALANTS				
Total Major Item Code 07900.000 JOINT SEALERS			\$5,000	\$0.05
Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS				

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Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

Secondary Project Qty:2 FLRS

Estimate UM: Imperial

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Minor Item Code 09110.000 NON-LOADBEARING WALL FRAMING				
6" 20 Ga Metal Studs	6,722.00 LNFT	2.56	17,237	0.180
6" 20 Ga Metal Track	2,392.00 LNFT	2.96	7,070	0.074
6" 16 Ga Metal Studs	886.00 LNFT	3.21	2,840	0.030
6" 16 Ga Metal Track	294.00 LNFT	3.69	1,086	0.011
Total Minor Item Code 09110.000 NON-LOADBEARING WALL FRAMING			\$28,234	\$0.29
Minor Item Code 09120.000 CEILING SUSPENSION				
Hanging Wire	420.00 LNFT	0.35	146	0.002
1-1/2" Channel	380.00 LNFT	0.96	367	0.004
Total Minor Item Code 09120.000 CEILING SUSPENSION			\$513	\$0.01
Minor Item Code 09205.000 FURRING & LATHING				
Gypsum Board Furring Channel	720.00 LNFT	1.04	750	0.008
Total Minor Item Code 09205.000 FURRING & LATHING			\$750	\$0.01
Minor Item Code 09250.000 GYPSUM BOARD				
5/8" Firecode Gypsum Board	16,057.00 SQFT	1.35	21,747	0.227
Drywall Screws	13,232.00 SQFT	0.02	311	0.003
Drywall Corner Bead	280.00 LNFT	0.25	70	0.001
6" Batt Insulation	3,816.00 SQFT	0.89	3,405	0.036
Drywall Tape & Joint Compound	14,597.00 SQFT	0.02	266	0.003
Finish Gypsum Board Walls	14,555.20 SQFT	1.41	20,487	0.214
Finish Gypsum Board Ceilings	1,365.00 SQFT	1.58	2,161	0.023
Total Minor Item Code 09250.000 GYPSUM BOARD			\$48,447	\$0.51
Total Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS			\$77,944	\$0.81
Major Item Code 09600.000 FINISHED FLOORING				
Minor Item Code 09600.000 FLOORS				
Finish Floor Upgrade Allowance	1.00 ALLW	25,000.00	25,000	0.261
Total Minor Item Code 09600.000 FLOORS			\$25,000	\$0.26
Minor Item Code 09650.000 RESILIENT FLOORS				
1/8" Vinyl Composition Tile	2,841.00 SQFT	1.39	3,945	0.041
4" Resilient Base	687.00 LNFT	1.56	1,074	0.011
Total Minor Item Code 09650.000 RESILIENT FLOORS			\$5,019	\$0.05
Minor Item Code 09670.000 FLUID APPLIED FLOORING				
Seal Concrete Floor	18,292.00 SQFT	0.58	10,658	0.111
Total Minor Item Code 09670.000 FLUID APPLIED FLOORING			\$10,658	\$0.11
Total Major Item Code 09600.000 FINISHED FLOORING			\$40,677	\$0.42
Major Item Code 09900.000 PAINTS & COATINGS				
Minor Item Code 09910.000 PAINT				
Paint Drywall - 3 Coats	106.00 SQS	89.14	9,449	0.099

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Total Minor Item Code 09910.000			\$9,449	\$0.10
PAINT				
Minor Item Code 09960.000 HIGH PERFORMANCE COATINGS				
Epoxy Wall Finish	23,742.00 SQFT	3.85	91,406	0.954
Paint Ceilings	15,526.00 SQFT	0.95	14,749	0.154
Total Minor Item Code 09960.000 HIGH PERFORMANCE COATINGS			\$106,156	\$1.11
Minor Item Code 09970.000 COATINGS FOR STEEL				
Paint Interior Metal - 2 Coats	57.88 SQS	100.15	5,796	0.061
Field Touch-Up Structural Steel	8,371.54 SQFT	0.44	3,717	0.039
Total Minor Item Code 09970.000 COATINGS FOR STEEL			\$9,513	\$0.10
Minor Item Code 09980.000 CONCRETE & MASONRY COATINGS				
Paint Masonry/Concrete - 3 Coats	100.00 SQS	135.95	13,595	0.142
Total Minor Item Code 09980.000 CONCRETE & MASONRY COATINGS			\$13,595	\$0.14
Total Major Item Code 09900.000 PAINTS & COATINGS			\$138,712	\$1.45
Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES				
Minor Item Code 10225.000 DOOR LOUVERS				
Louver Allowance	1.00 ALLW	2,000.00	2,000	0.021
Total Minor Item Code 10225.000 DOOR LOUVERS			\$2,000	\$0.02
Minor Item Code 10430.000 EXTERIOR SIGNAGE				
Exterior Signage Allowance	1.00 ALLW	1,000.00	1,000	0.010
Total Minor Item Code 10430.000 EXTERIOR SIGNAGE			\$1,000	\$0.01
Minor Item Code 10440.000 INTERIOR SIGNAGE				
Miscellaneous Interior Signage Allowance	1.00 ALLW	2,500.00	2,500	0.026
Total Minor Item Code 10440.000 INTERIOR SIGNAGE			\$2,500	\$0.03
Minor Item Code 10520.000 FIRE PROTECTION SPECIALTIES				
Fire Extinguisher - 10 Lb "ABC"	4.00 EACH	68.34	273	0.003
Fire Extinguisher - Mountng Hooks	4.00 EACH	17.57	70	0.001
Total Minor Item Code 10520.000 FIRE PROTECTION SPECIALTIES			\$344	\$0.00
Minor Item Code 10670.000 STORAGE SHELIVING				
Janitor's Shelf & Mop Holder	1.00 EACH	73.69	74	0.001
Total Minor Item Code 10670.000 STORAGE SHELIVING			\$74	\$0.00
Minor Item Code 10720.000 LOUVERS				
Smoke Exhaust Louvers	2.00 EACH	1,500.00	3,000	0.031
Smoke Make-up Air Louvers	2.00 EACH	1,500.00	3,000	0.031
Supply Air/Exhaust Air Louvers	2.00 EACH	1,300.00	2,600	0.027

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Total Minor Item Code 10720.000			\$8,600	\$0.09
LOUVERS				
Total Major Item Code 10000.000			\$14,517	\$0.15
MISCELLANEOUS BUILDING SPECIALTIES				
Major Item Code 11000.000 BUILDING EQUIPMENT				
Minor Item Code 11190.000 PRISON & JAIL EQUIPMENT				
Detention Equipment	1.00	LPSM	1,591,500.00	16.618
Prefabricated Cells	1.00	LPSM	1,680,000.00	17.543
Security Ceiling Allowance	1.00	ALLW	10,000.00	0.104
Total Minor Item Code 11190.000			\$3,281,500	\$34.27
PRISON & JAIL EQUIPMENT				
Total Major Item Code 11000.000			\$3,281,500	\$34.27
BUILDING EQUIPMENT				
Major Item Code 12000.000 BUILDING FURNISHINGS				
Minor Item Code 12300.000 MANUFACTURED CABINETS & CASEWORK				
Control Desk @ Rover Station	2.00	EACH	4,200.00	0.088
Total Minor Item Code 12300.000			\$8,400	\$0.09
MANUFACTURED CABINETS & CASEWORK				
Total Major Item Code 12000.000			\$8,400	\$0.09
BUILDING FURNISHINGS				
Major Item Code 13120.000 PRE-ENGINEERED STRUCTURES				
Minor Item Code 13120.000 PRE-ENGINEERED STRUCTURES				
Pre-Engineered Metal Building	23,088.00	SQFT	29.41	7.090
Skylight @ PEMB	20.00	EACH	2,000.00	0.418
Total Minor Item Code 13120.000			\$719,018	\$7.51
PRE-ENGINEERED STRUCTURES				
Total Major Item Code 13120.000			\$719,018	\$7.51
PRE-ENGINEERED STRUCTURES				
Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS				
Minor Item Code 21130.000 WET PIPE SPRINKLER SYSTEMS				
Full Wet Pipe Sprinkler System	23,088.00	SQFT	3.25	0.784
Connect Sprinkler System to Cells	46.00	EACH	72.00	0.035
Total Minor Item Code 21130.000 WET PIPE SPRINKLER SYSTEMS			\$78,348	\$0.82
Total Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS			\$78,348	\$0.82
Major Item Code 22000.000 PLUMBING WORK				
Minor Item Code 22070.000 PLUMBING INSULATION				
Pipe Insulation	23,088.00	SQFT	0.65	0.156
Total Minor Item Code 22070.000			\$14,980	\$0.16
PLUMBING INSULATION				
Minor Item Code 22110.000 DOMESTIC WATER PIPING				
Domestic Water Supply Pipe, Valves, & Fittings	23,088.00	SQFT	1.66	0.400

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Total Minor Item Code 22110.000 DOMESTIC WATER PIPING			\$38,268	\$0.40
Minor Item Code 22116.000 DOMESTIC WATER PIPING SPECIALTIES				
Domestic Hot Water Storage Tank - 752 Gallons	2.00 EACH	11,632.96	23,266	0.243
Thermal Expansion Tank - 15 Gallon	1.00 EACH	407.88	408	0.004
Total Minor Item Code 22116.000 DOMESTIC WATER PIPING SPECIALTIES			\$23,674	\$0.25
Minor Item Code 22118.000 DOMESTIC WATER PUMPS				
In-Line Circ. Pump, 1/2 Hp	1.00 EACH	2,185.78	2,186	0.023
Total Minor Item Code 22118.000 DOMESTIC WATER PUMPS			\$2,186	\$0.02
Minor Item Code 22132.000 SANITARY DRAIN, WASTE, & VENT PIPING				
Sanitary DWV Pipe & Fittings	24,875.00 SQFT	1.47	36,631	0.383
Total Minor Item Code 22132.000 SANITARY DRAIN, WASTE, & VENT PIPING			\$36,631	\$0.38
Minor Item Code 22340.000 FUEL-FIRED WATER HEATERS				
Water Heater, Commercial Gas - 120 Gal.	1.00 EACH	11,876.31	11,876	0.124
Total Minor Item Code 22340.000 FUEL-FIRED WATER HEATERS			\$11,876	\$0.12
Minor Item Code 22410.000 COMMERCIAL PLUMBING FIXTURES				
Janitor/Mop Sink	1.00 EACH	1,336.50	1,337	0.014
Floor Drain	20.00 EACH	529.32	10,586	0.111
Hose Bibb - Freeze Proof Exterior	2.00 EACH	212.56	425	0.004
Thermostatic Mixing Valve	1.00 EACH	855.70	856	0.009
Total Minor Item Code 22410.000 COMMERCIAL PLUMBING FIXTURES			\$13,204	\$0.14
Minor Item Code 22460.000 SECURITY PLUMBING FIXTURES				
Plumbing Security Fixture Hook-Up @ Cells	46.00 EACH	491.33	22,601	0.236
Total Minor Item Code 22460.000 SECURITY PLUMBING FIXTURES			\$22,601	\$0.24
Minor Item Code 22630.000 GAS PIPING FOR LABS/HEALTHCARE				
Gas Solenoid Cut-off Valve	1.00 EACH	774.24	774	0.008
Total Minor Item Code 22630.000 GAS PIPING FOR LABS/HEALTHCARE			\$774	\$0.01
Total Major Item Code 22000.000 PLUMBING WORK			\$164,195	\$1.71
Major Item Code 23000.000 HEATING, VENTILATION, & AIR CONDITIONING				
Minor Item Code 23070.000 DUCT INSULATION				
Duct Insulation	19,909.95 SQFT	4.40	87,590	0.915

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Total Minor Item Code 23070.000 DUCT INSULATION			\$87,590	\$0.91
Minor Item Code 23200.000 HYDRONIC PIPING & SPECIALTIES				
Mechanical Equipment Connections	24,875.00 SQFT	0.52	13,036	0.136
Total Minor Item Code 23200.000 HYDRONIC PIPING & SPECIALTIES			\$13,036	\$0.14
Minor Item Code 23300.000 HVAC DUCTWORK				
Galvanized Ductwork	22,885.00 LBS	6.59	150,778	1.574
Flex Duct Allowance	1,990.00 LNFT	9.93	19,767	0.206
Total Minor Item Code 23300.000 HVAC DUCTWORK			\$170,545	\$1.78
Minor Item Code 23340.000 HVAC FANS				
Fan Allowance	24,875.00 SQFT	0.53	13,275	0.139
Smoke Exhaust Fan - 20,000 Cfm	2.00 EACH	34,003.18	68,006	0.710
Smoke Make-up Fan - 20,000 Cfm	2.00 EACH	34,003.18	68,006	0.710
Total Minor Item Code 23340.000 HVAC FANS			\$149,288	\$1.56
Minor Item Code 23370.000 AIR OUTLETS & INLETS				
Diffusers & R/A Grilles	249.00 EACH	114.42	28,490	0.297
Total Minor Item Code 23370.000 AIR OUTLETS & INLETS			\$28,490	\$0.30
Minor Item Code 23807.000 COMPUTER ROOM HVAC UNITS				
Ductless VRF Emergency System- Cool ONLY	2.00 EACH	4,967.30	9,935	0.104
Total Minor Item Code 23807.000 COMPUTER ROOM HVAC UNITS			\$9,935	\$0.10
Minor Item Code 23814.000 AIR SOURCE HEAT PUMPS				
55 Ton Air Handler w/Integral Energy Recovery (Constant Volume)	2.00 EACH	54,292.42	108,585	1.134
Total Minor Item Code 23814.000 AIR SOURCE HEAT PUMPS			\$108,585	\$1.13
Minor Item Code 23850.000 TESTING & BALANCING				
Test & Balance	24,875.00 SQFT	0.63	15,646	0.163
Total Minor Item Code 23850.000 TESTING & BALANCING			\$15,646	\$0.16
Minor Item Code 23875.000 BUILDING CONTROL SYSTEMS				
Building Controls System	41,043.75 CFM	1.99	81,677	0.853
Total Minor Item Code 23875.000 BUILDING CONTROL SYSTEMS			\$81,677	\$0.85
Total Major Item Code 23000.000 HEATING, VENTILATION, & AIR CONDITIONING			\$664,791	\$6.94
Major Item Code 26000.000 ELECTRICAL WORK				
Minor Item Code 26220.000 LOW VOLTAGE TRANSFORMERS				
Dry-Type Transformers	24,875.00 SQFT	0.55	13,731	0.143

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Total Minor Item Code 26220.000 LOW VOLTAGE TRANSFORMERS			\$13,731	\$0.14
Minor Item Code 26240.000 SWITCHBOARDS & PANELBOARDS				
Power & Lighting Distribution Panels & Breakers	24,875.00 SQFT	3.37	83,928	0.876
Lighting Control Panel & Equipment	24,875.00 SQFT	0.75	18,656	0.195
Electrical Feeder System	24,875.00 SQFT	2.24	55,596	0.581
Total Minor Item Code 26240.000 SWITCHBOARDS & PANELBOARDS			\$158,180	\$1.65
Minor Item Code 26270.000 LOW VOLTAGE DISTRIBUTION EQUIPMENT				
Electrical Equipment Connections	24,875.00 SQFT	0.56	13,905	0.145
Total Minor Item Code 26270.000 LOW VOLTAGE DISTRIBUTION EQUIPMENT			\$13,905	\$0.15
Minor Item Code 26290.000 DEVICES & CIRCUITRY				
Device Branch Circuitry	24,875.00 SQFT	4.25	105,669	1.103
Receptacle - Duplex Standard	36.00 EACH	18.75	675	0.007
Receptacle - Quadraplex	15.00 EACH	45.00	675	0.007
Receptacle - Duplex Ground Fault - GFI	5.00 EACH	62.50	313	0.003
Receptacle - Duplex - GFI - Wtrprf	4.00 EACH	75.80	303	0.003
Receptacle, Security Grade - Duplex	10.00 EACH	225.00	2,250	0.023
Switch - Single Pole	12.00 EACH	39.75	477	0.005
Switch - Dimmer	6.00 EACH	42.00	252	0.003
Total Minor Item Code 26290.000 DEVICES & CIRCUITRY			\$110,614	\$1.16
Minor Item Code 26400.000 LIGHTNING PROTECTION				
Lightning Protection System	24,875.00 SQFT	0.68	16,915	0.177
Total Minor Item Code 26400.000 LIGHTNING PROTECTION			\$16,915	\$0.18
Minor Item Code 26500.000 LIGHTING & CIRCUITRY				
Lighting Branch Circuitry	24,875.00 SQFT	4.30	106,913	1.116
Lighting Branch Circuitry Hook-Up @ Cells	42.00 EACH	97.50	4,095	0.043
LED 2x2 Light Fixture	16.00 EACH	210.25	3,364	0.035
Surface Mounted High Bay LED Light Fixture	20.00 EACH	369.75	7,395	0.077
Acrylic Prismatic Surface Mounte LED 1x4 Light Fixture	20.00 EACH	287.10	5,742	0.060
Recessed LED Direct/Indirect 2x4 Light Fixture	194.00 EACH	572.75	111,114	1.160
Maximum Security LED Recessed Mounted 2x4 Light Fixture	112.00 EACH	485.75	54,404	0.568
Maximum Security LED Surface Mounted 1x4 Light Fixture	120.00 EACH	427.75	51,330	0.536
Exit Signs/Lights - LED	8.00 EACH	107.50	860	0.009
Total Minor Item Code 26500.000 LIGHTING & CIRCUITRY			\$345,216	\$3.60
Total Major Item Code 26000.000 ELECTRICAL WORK			\$658,561	\$6.88
Major Item Code 27000.000 COMMUNICATIONS SYSTEMS				
Minor Item Code 27100.000 CABINETS, RACKS, & ENCLOSURES				
Racks, Wire Management, & Patch Panels	1.00 NIC			

Sort Sequences:

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2. Sub
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Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

Secondary Project Qty:2 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

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Total Minor Item Code 27100.000				
CABINETS, RACKS, & ENCLOSURES				
Minor Item Code 27150.000 VOICE/DATA SYSTEMS				
Voice/Data/Comm. Conduit & Wire	24,875.00 SQFT	0.57	14,179	0.148
Inmate Telephone Control Station Outlet	28.00 EACH	145.00	4,060	0.042
Video Visitation Station Outlet	28.00 EACH	181.00	5,068	0.053
Voice/Data/Comm. Outlet	20.00 EACH	395.00	7,900	0.082
Cable Tray	275.00 LNFT	22.25	6,119	0.064
Total Minor Item Code 27150.000			\$37,326	\$0.39
VOICE/DATA SYSTEMS				
Minor Item Code 27160.000 AUDIO/VIDEO SYSTEMS				
T.V. System Conduit & Wire	24,875.00 SQFT	0.31	7,736	0.081
T.V. Outlet	8.00 EACH	215.00	1,720	0.018
Total Minor Item Code 27160.000			\$9,456	\$0.10
AUDIO/VIDEO SYSTEMS				
Minor Item Code 27179.000 PUBLIC ADDRESS SYSTEMS				
P/A & Sound Enhancement Conduit & Wire	24,875.00 SQFT	0.38	9,453	0.099
Ceiling Speaker	13.00 EACH	152.33	1,980	0.021
Ceiling Speaker, Horn-Type	1.00 EACH	211.77	212	0.002
Remote Intercom Station Allowance	1.00 EACH	5,000.00	5,000	0.052
Total Minor Item Code 27179.000			\$16,645	\$0.17
PUBLIC ADDRESS SYSTEMS				
Minor Item Code 27530.000 CLOCKS & CLOCK SYSTEMS				
Clock System Conduit & Wire	24,875.00 SQFT	0.37	9,254	0.097
Clocks	1.00 NIC			
Total Minor Item Code 27530.000			\$9,254	\$0.10
CLOCKS & CLOCK SYSTEMS				
Total Major Item Code 27000.000			\$72,680	\$0.76
COMMUNICATIONS SYSTEMS				
Major Item Code 28000.000 ELECTRONIC SAFETY & SECURITY SYSTEMS				
Minor Item Code 28160.000 INTRUSION DETECTION SYSTEMS				
Security/Alarm System - Conduit & Wire	24,875.00 SQFT	0.77	19,204	0.201
Motion Detector - Standard	6.00 EACH	331.20	1,987	0.021
Security Camera/Video Recording Systems Allowance	1.00 ALLW	30,015.00	30,015	0.313
Total Minor Item Code 28160.000			\$51,206	\$0.53
INTRUSION DETECTION SYSTEMS				
Minor Item Code 28300.000 FIRE DETECTION & ALARM SYSTEMS				
Fire Alarm System Conduit & Wire	24,875.00 SQFT	0.49	12,114	0.126
F/A Remote Annunciator Panel w/Voice Evacuation	1.00 EACH	12,750.00	12,750	0.133
F/A Terminal Cabinet	3.00 EACH	850.00	2,550	0.027
F/A Manual Pull Station	4.00 EACH	102.75	411	0.004
F/A Horn/Strobe Combination	35.00 EACH	137.50	4,813	0.050
F/A Horn/Strobe Combination - Waterproof	5.00 EACH	148.95	745	0.008
F/A Smoke Detector - Ceiling Mount	21.00 EACH	172.50	3,623	0.038
F/A Duct Mounted Detector	3.00 EACH	395.00	1,185	0.012

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F/A Control Relay	3.00 EACH	375.00	1,125	0.012
Total Minor Item Code 28300.000 FIRE			\$39,315	\$0.41
DETECTION & ALARM SYSTEMS				
Total Major Item Code 28000.000			\$90,521	\$0.95
ELECTRONIC SAFETY & SECURITY				
SYSTEMS				
Total Sub 01 FULL POD C			\$7,249,598	\$75.70
Sub 02 HALF POD D				
Major Item Code 03000.000 CONCRETE WORK				
Minor Item Code 03000.000 BUILDING EARTHWORK				
Machine Fine Grade Floor	12,269.00 SQFT	0.29	3,512	0.037
Mach Excav Continuous Footing	256.00 CUYD	9.52	2,438	0.025
Hand Excav Continuous Footing	64.00 CUYD	30.35	1,942	0.020
Mach Excav Column Footing	35.00 CUYD	11.12	389	0.004
Hand Excav Column Footing	9.00 CUYD	30.35	273	0.003
Mach Backfill Continuous Footing	251.00 CUYD	7.41	1,861	0.019
Excess Continuous Footing Soil	128.00 CUYD	7.38	944	0.010
Mach Backfill @ Column Footing	34.00 CUYD	8.25	281	0.003
Excess Column Footing Soil	18.00 CUYD	7.38	133	0.001
Total Minor Item Code 03000.000			\$11,773	\$0.12
BUILDING EARTHWORK				
Minor Item Code 03000.600 SUBSOIL TERMITE				
TREATMENT				
Subsoil Termite Treatment	12,269.00 SQFT	0.25	3,067	0.032
Total Minor Item Code 03000.600			\$3,067	\$0.03
SUBSOIL TERMITE TREATMENT				
Minor Item Code 03110.000 STRUCTURAL CAST-IN				
PLACE FORMWORK				
Continuous Footing Edge Forms	3,612.21 SQFT	7.85	28,369	0.296
Column Footing Edge Forms	400.80 SQFT	7.95	3,186	0.033
Floor Edge Forms	527.00 LNFT	5.65	2,978	0.031
Total Minor Item Code 03110.000			\$34,534	\$0.36
STRUCTURAL CAST-IN PLACE				
FORMWORK				
Minor Item Code 03150.000 CONCRETE ACCESSORIES				
Control joint	1,484.00 LNFT	0.63	942	0.010
Screeds for Slab	1,472.28 LNFT	1.42	2,090	0.022
15 Mil Visqueen Vapor Barrier	13,495.90 SQFT	0.32	4,353	0.045
Total Minor Item Code 03150.000			\$7,385	\$0.08
CONCRETE ACCESSORIES				
Minor Item Code 03210.000 REINFORCING STEEL				
Reinforcing Steel @ Continuous Footings	2.05 TONS	2,346.16	4,807	0.050
Reinforcing Steel @ Column Footings	1.04 TONS	2,385.06	2,483	0.026
Building Frame Hairpin Reinforcement	1.00 CWT	106.42	106	0.001
Total Minor Item Code 03210.000			\$7,396	\$0.08
REINFORCING STEEL				
Minor Item Code 03220.000 WELDED WIRE FABRIC				
6x6 - 10/10 (W1.4/W1.4) Mesh	148.45 SQS	35.41	5,257	0.055

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Total Minor Item Code 03220.000			\$5,257	\$0.05
WELDED WIRE FABRIC				
Minor Item Code 03310.000 STRUCTURAL CONCRETE				
Concrete in Continuous Footings	****			
4000 psi w/Pump	140.00 CUYD	147.67	20,674	0.216
Concrete in Column Footings	****			
4000 psi w/Pump	20.00 CUYD	150.01	3,000	0.031
Concrete in Slab on Grade	****			
4000 psi w/Pump	167.00 CUYD	148.76	24,844	0.259
2" Bonded Concrete 4000 Psi	11.00 CUYD	174.92	1,924	0.020
Metal Pan Concrete Fill	3.00 CUYD	249.86	750	0.008
Total Minor Item Code 03310.000			\$51,192	\$0.53
STRUCTURAL CONCRETE				
Minor Item Code 03350.000 CONCRETE FINISHING				
Finish Footing Concrete Top Surface	2,333.50 SQFT	0.08	180	0.002
Machine Trowel Finish	12,269.00 SQFT	0.61	7,423	0.078
Trowel Finish Metal Pan Fill	532.00 SQFT	1.25	665	0.007
Total Minor Item Code 03350.000			\$8,267	\$0.09
CONCRETE FINISHING				
Minor Item Code 03390.000 CURING				
Protect & Cure	532.00 SQFT	0.13	68	0.001
Protect & Cure Vertical Surfaces	4,188.68 SQFT	0.16	650	0.007
Protect & Cure Horizontal Surfaces	14,602.50 SQFT	0.16	2,266	0.024
Total Minor Item Code 03390.000			\$2,983	\$0.03
CURING				
Minor Item Code 03399.900 CONCRETE GENERAL REQUIREMENTS				
Concrete Subs General Requirements	****			
Concrete Supervision	1.00 MO	6,447.27	6,447	0.067
Concrete Small Tools	1,868.00 MNHR	0.43	803	0.008
Forklift for Concrete	1.00 MO	2,400.00	2,400	0.025
Forklift Operator	1.00 MO	934.21	934	0.010
Fuel & Oil for Forklift	1.00 MO	321.00	321	0.003
Concrete Sub's OH&P @ 18%	1.00 LPSM	25,622.00	25,622	0.268
Total Minor Item Code 03399.900			\$36,528	\$0.38
CONCRETE GENERAL REQUIREMENTS				
Total Major Item Code 03000.000			\$168,383	\$1.76
CONCRETE WORK				
Major Item Code 03400.000 PRECAST CONCRETE				
Minor Item Code 03400.000 PRECAST HOLLOW CORE SLABS				
6" Hollow Core Plank	2,090.00 SQFT	6.05	12,645	0.132
Total Minor Item Code 03400.000			\$12,645	\$0.13
PRECAST HOLLOW CORE SLABS				
Total Major Item Code 03400.000			\$12,645	\$0.13
PRECAST CONCRETE				
Major Item Code 04000.000 MASONRY WORK				

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Minor Item Code 04220.000 CONCRETE MASONRY UNITS

Mortar for Blockwork

Mortar Mix - Type "S"	526.00 BAGS	11.24	5,910	0.062
Masonry Sand	48.00 CUYD	35.04	1,682	0.018
Fill Voids w/Concrete	103.00 CUYD	250.78	25,830	0.270
Fill Voids w/Foam Insulation	15,200.00 SQFT	0.58	8,816	0.092
8x8x16 Concrete Block	16,300.00 PCS	7.09	115,607	1.207
8" Bond Beam Block	2,508.00 PCS	7.94	19,916	0.208
Masonry Reinforcing Steel	5.42 TONS	1,944.48	10,548	0.110
8" Ladder Reinforcing	10,640.00 LNFT	1.66	17,611	0.184
Interior Masonry Scaffolding				

Scaffold Frames - 6'-6" x 5'-0"	365.00 EACH	30.74	11,219	0.117
Cross Braces for Scaffolding	723.00 EACH	0.63	455	0.005
Scaffold Plank - 16' Long	325.00 EACH	4.81	1,563	0.016
Safety Rails & Posts @ Scaffolding	110.00 EACH	1.38	151	0.002
Casters (Factored @ 25%)	55.00 EACH	7.43	409	0.004

Total Minor Item Code 04220.000**\$219,717****\$2.29****CONCRETE MASONRY UNITS**

Minor Item Code 04280.000 MASONRY CLEANING & ACCESSORIES

Clean Block	30,400.00 SQFT	0.29	8,871	0.093
Control Joint	760.00 LNFT	5.16	3,922	0.041

Total Minor Item Code 04280.000**\$12,793****\$0.13****MASONRY CLEANING & ACCESSORIES**

Minor Item Code 04290.000 MASONRY GENERAL REQUIREMENTS

Masonry General Requirements

Masonry Supervision	4.00 MO	6,987.97	27,952	0.292
Masonry Forklift	4.00 MO	2,400.00	9,600	0.100
Forklift Operator	4.00 MO	934.21	3,737	0.039
Fuel & Oil for Masonry Forklift	4.00 MO	353.10	1,412	0.015
Masonry Saw	4.00 MO	352.00	1,408	0.015
Mortar Mixer	4.00 MO	345.00	1,380	0.014
Mortar Tubs & Misc. Equipment	4.00 MO	335.00	1,340	0.014
Masonry OH&P @ 18%	1.00 LPSM	55,868.00	55,868	0.583

Total Minor Item Code 04290.000**\$102,697****\$1.07****MASONRY GENERAL REQUIREMENTS****Total Major Item Code 04000.000****\$335,207****\$3.50****MASONRY WORK**

Major Item Code 05000.000 STRUCTURAL STEEL, JOISTS, & DECK

Minor Item Code 05120.000 STRUCTURAL STEEL

Steel Beams				
I & WF Beams	418.47 CWT	183.59	76,827	0.802
Steel Columns				
Structural Tubing	209.53 CWT	221.52	46,415	0.485

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Bracing	****			
Angles	50.39 CWT	196.16	9,884	0.103
Shop Paint	****			
Red Oxide	12,783.30 SQFT	0.20	2,597	0.027
Total Minor Item Code 05120.000			\$135,723	\$1.42
STRUCTURAL STEEL				
Total Major Item Code 05000.000			\$135,723	\$1.42
STRUCTURAL STEEL, JOISTS, & DECK				
Major Item Code 05500.000 MISCELLANEOUS & FABRICATED METALS				
Minor Item Code 05510.000 METAL STAIRS & LADDERS				
Structural Steel Stairs	12,924.67 LBS	2.19	28,324	0.296
Total Minor Item Code 05510.000			\$28,324	\$0.30
METAL STAIRS & LADDERS				
Minor Item Code 05520.000 HANDRAILS & RAILINGS				
1½" Steel Stair Handrail	256.00 LNFT	62.65	16,039	0.167
1½" Steel Horizontal Handrail	9.00 LNFT	62.02	558	0.006
Metal Handrail With Screen @ Upper Level	131.00 LNFT	281.18	36,835	0.385
Total Minor Item Code 05520.000			\$53,432	\$0.56
HANDRAILS & RAILINGS				
Total Major Item Code 05500.000			\$81,756	\$0.85
MISCELLANEOUS & FABRICATED METALS				
Major Item Code 07900.000 JOINT SEALERS				
Minor Item Code 07920.000 JOINT SEALANTS				
Joint Sealant/Security Caulking Allowance	1.00 ALLW	2,500.00	2,500	0.026
Total Minor Item Code 07920.000			\$2,500	\$0.03
JOINT SEALANTS				
Total Major Item Code 07900.000 JOINT SEALERS			\$2,500	\$0.03
Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS				
Minor Item Code 09110.000 NON-LOADBEARING WALL FRAMING				
6" 20 Ga Metal Studs	4,532.00 LNFT	2.37	10,745	0.112
6" 20 Ga Metal Track	1,662.00 LNFT	2.67	4,430	0.046
6" 16 Ga Metal Studs	446.00 LNFT	2.96	1,322	0.014
6" 16 Ga Metal Track	148.00 LNFT	3.33	493	0.005
Total Minor Item Code 09110.000			\$16,990	\$0.18
NON-LOADBEARING WALL FRAMING				
Minor Item Code 09120.000 CEILING SUSPENSION				
Hanging Wire	228.00 LNFT	0.29	65	0.001
1-1/2" Channel	200.00 LNFT	0.84	168	0.002
Total Minor Item Code 09120.000			\$234	\$0.00
CEILING SUSPENSION				
Minor Item Code 09205.000 FURRING & LATHING				
Gypsum Board Furring Channel	370.00 LNFT	0.86	317	0.003

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Total Minor Item Code 09205.000			\$317	\$0.00
FURRING & LATHING				
Minor Item Code 09250.000 GYPSUM BOARD				
5/8" Firecode Gypsum Board	10,491.00 SQFT	1.23	12,940	0.135
Drywall Screws	8,852.00 SQFT	0.02	208	0.002
Drywall Corner Bead	280.00 LNFT	0.25	70	0.001
6" Batt Insulation	1,626.00 SQFT	0.78	1,265	0.013
Drywall Tape & Joint Compound	9,537.00 SQFT	0.02	173	0.002
Finish Gypsum Board Walls	9,737.20 SQFT	1.08	10,543	0.110
Finish Gypsum Board Ceilings	685.00 SQFT	1.22	834	0.009
Total Minor Item Code 09250.000			\$26,034	\$0.27
GYPSUM BOARD				
Total Major Item Code 09100.000 GYP			\$43,574	\$0.45
BOARD, PLASTER, & STUCCO SYSTEMS				
Major Item Code 09600.000 FINISHED FLOORING				
Minor Item Code 09600.000 FLOORS				
Finish Floor Upgrade Allowance	1.00 ALLW	12,500.00	12,500	0.131
Total Minor Item Code 09600.000			\$12,500	\$0.13
FLOORS				
Minor Item Code 09650.000 RESILIENT FLOORS				
1/8" Vinyl Composition Tile	2,841.00 SQFT	1.39	3,945	0.041
4" Resilient Base	687.00 LNFT	1.56	1,074	0.011
Total Minor Item Code 09650.000			\$5,019	\$0.05
RESILIENT FLOORS				
Minor Item Code 09670.000 FLUID APPLIED FLOORING				
Seal Concrete Floor	9,343.00 SQFT	0.58	5,444	0.057
Total Minor Item Code 09670.000			\$5,444	\$0.06
FLUID APPLIED FLOORING				
Total Major Item Code 09600.000 FINISHED			\$22,963	\$0.24
FLOORING				
Major Item Code 09900.000 PAINTS & COATINGS				
Minor Item Code 09910.000 PAINT				
Paint Drywall - 3 Coats	62.00 SQS	89.14	5,526	0.058
Total Minor Item Code 09910.000			\$5,526	\$0.06
PAINT				
Minor Item Code 09960.000 HIGH PERFORMANCE				
COATINGS				
Epoxy Wall Finish	13,788.00 SQFT	3.85	53,083	0.554
Paint Ceilings	7,741.00 SQFT	0.95	7,354	0.077
Total Minor Item Code 09960.000 HIGH			\$60,437	\$0.63
PERFORMANCE COATINGS				
Minor Item Code 09970.000 COATINGS FOR STEEL				
Paint Interior Metal - 2 Coats	33.55 SQS	100.15	3,360	0.035
Field Touch-Up Structural Steel	3,841.14 SQFT	0.44	1,705	0.018
Total Minor Item Code 09970.000			\$5,065	\$0.05
COATINGS FOR STEEL				
Minor Item Code 09980.000 CONCRETE & MASONRY				
COATINGS				

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Paint Masonry/Concrete - 3 Coats	60.00	SQS	135.95	8,157	0.085
Total Minor Item Code 09980.000			\$8,157	\$0.09	
CONCRETE & MASONRY COATINGS					
Total Major Item Code 09900.000 PAINTS & COATINGS			\$79,186	\$0.83	
Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES					
Minor Item Code 10225.000 DOOR LOUVERS					
Louver Allowance	1.00	ALLW	1,000.00	1,000	0.010
Total Minor Item Code 10225.000 DOOR LOUVERS			\$1,000	\$0.01	
Minor Item Code 10430.000 EXTERIOR SIGNAGE					
Exterior Signage Allowance	1.00	ALLW	1,000.00	1,000	0.010
Total Minor Item Code 10430.000 EXTERIOR SIGNAGE			\$1,000	\$0.01	
Minor Item Code 10440.000 INTERIOR SIGNAGE					
Miscellaneous Interior Signage Allowance	1.00	ALLW	2,500.00	2,500	0.026
Total Minor Item Code 10440.000 INTERIOR SIGNAGE			\$2,500	\$0.03	
Minor Item Code 10520.000 FIRE PROTECTION SPECIALTIES					
Fire Extinguisher - 10 Lb "ABC"	2.00	EACH	68.34	137	0.001
Fire Extinguisher - Mountng Hooks	2.00	EACH	17.57	35	0.000
Total Minor Item Code 10520.000 FIRE PROTECTION SPECIALTIES			\$172	\$0.00	
Minor Item Code 10720.000 LOUVERS					
Smoke Exhaust Louvers	1.00	EACH	1,500.00	1,500	0.016
Smoke Make-up Air Louvers	1.00	EACH	1,500.00	1,500	0.016
Supply Air/Exhaust Air Louvers	2.00	EACH	1,300.00	2,600	0.027
Total Minor Item Code 10720.000 LOUVERS			\$5,600	\$0.06	
Total Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES			\$10,272	\$0.11	
Major Item Code 11000.000 BUILDING EQUIPMENT					
Minor Item Code 11190.000 PRISON & JAIL EQUIPMENT					
Detention Equipment	1.00	LPSM	968,000.00	968,000	10.108
Prefabricated Cells	1.00	LPSM	770,000.00	770,000	8.040
Security Ceiling Allowance	1.00	ALLW	5,000.00	5,000	0.052
Total Minor Item Code 11190.000 PRISON & JAIL EQUIPMENT			\$1,743,000	\$18.20	
Total Major Item Code 11000.000 BUILDING EQUIPMENT			\$1,743,000	\$18.20	
Major Item Code 12000.000 BUILDING FURNISHINGS					
Minor Item Code 12300.000 MANUFACTURED CABINETS & CASEWORK					
Control Desk @ Rover Station	2.00	EACH	4,200.00	8,400	0.088

1. Sec
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3. Major Item Code
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Report includes Taxes & Insurance.

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8/17/2018

Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Corporation !!!				
Total Minor Item Code 12300.000			\$8,400	\$0.09
MANUFACTURED CABINETS & CASEWORK				
Total Major Item Code 12000.000			\$8,400	\$0.09
BUILDING FURNISHINGS				
Major Item Code 13120.000 PRE-ENGINEERED STRUCTURES				
Minor Item Code 13120.000 PRE-ENGINEERED STRUCTURES				
Pre-Engineered Metal Building	23,088.00 SQFT	29.41	679,018	7.090
Skylight @ PEMB	20.00 EACH	2,000.00	40,000	0.418
Total Minor Item Code 13120.000			\$719,018	\$7.51
PRE-ENGINEERED STRUCTURES				
Total Major Item Code 13120.000			\$719,018	\$7.51
PRE-ENGINEERED STRUCTURES				
Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS				
Minor Item Code 21130.000 WET PIPE SPRINKLER SYSTEMS				
Full Wet Pipe Sprinkler System	14,323.00 SQFT	3.25	46,550	0.486
Connect Sprinkler System to Cells	22.00 EACH	72.00	1,584	0.017
Total Minor Item Code 21130.000 WET			\$48,134	\$0.50
PIPE SPRINKLER SYSTEMS				
Total Major Item Code 21000.000 FIRE			\$48,134	\$0.50
SUPPRESSION SYSTEMS				
Major Item Code 22000.000 PLUMBING WORK				
Minor Item Code 22070.000 PLUMBING INSULATION				
Pipe Insulation	14,323.00 SQFT	0.65	9,293	0.097
Pipe Insulation (Shell Space)	10,552.00 SQFT	0.26	2,739	0.029
Total Minor Item Code 22070.000			\$12,032	\$0.13
PLUMBING INSULATION				
Minor Item Code 22110.000 DOMESTIC WATER PIPING				
Domestic Water Supply Pipe, Valves, & Fittings	14,323.00 SQFT	1.66	23,740	0.248
Domestic Water Supply Pipe, Valves, & Fittings (Shell Space)	10,552.00 NIC			
Total Minor Item Code 22110.000			\$23,740	\$0.25
DOMESTIC WATER PIPING				
Minor Item Code 22116.000 DOMESTIC WATER PIPING SPECIALTIES				
Domestic Hot Water Storage Tank - 752 Gallons	2.00 EACH	11,632.96	23,266	0.243
Thermal Expansion Tank - 15 Gallon	1.00 EACH	407.88	408	0.004
Total Minor Item Code 22116.000			\$23,674	\$0.25
DOMESTIC WATER PIPING SPECIALTIES				
Minor Item Code 22118.000 DOMESTIC WATER PUMPS				
In-Line Circ. Pump, 1/2 Hp	1.00 EACH	2,185.78	2,186	0.023
Total Minor Item Code 22118.000			\$2,186	\$0.02
DOMESTIC WATER PUMPS				
Minor Item Code 22132.000 SANITARY DRAIN, WASTE, & VENT PIPING				
Sanitary DWV Pipe & Fittings	14,323.00 SQFT	1.47	21,092	0.220

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Sanitary DWV Pipe & Fittings (Shell Space)	10,552.00 NIC	0.66	7,001	0.073
Total Minor Item Code 22132.000			\$28,094	\$0.29
SANITARY DRAIN, WASTE, & VENT PIPING				
Minor Item Code 22340.000 FUEL-FIRED WATER HEATERS				
Water Heater, Commercial Gas - 120 Gal.	1.00 EACH	11,876.31	11,876	0.124
Total Minor Item Code 22340.000			\$11,876	\$0.12
FUEL-FIRED WATER HEATERS				
Minor Item Code 22410.000 COMMERCIAL PLUMBING FIXTURES				
Floor Drain	12.00 EACH	529.32	6,352	0.066
Hose Bibb - Freeze Proof Exterior	2.00 EACH	212.56	425	0.004
Total Minor Item Code 22410.000			\$6,777	\$0.07
COMMERCIAL PLUMBING FIXTURES				
Minor Item Code 22460.000 SECURITY PLUMBING FIXTURES				
Plumbing Security Fixture Hook-Up @ Cells	22.00 EACH	491.33	10,809	0.113
Total Minor Item Code 22460.000			\$10,809	\$0.11
SECURITY PLUMBING FIXTURES				
Minor Item Code 22630.000 GAS PIPING FOR LABS/HEALTHCARE				
Gas Solenoid Cut-off Valve	1.00 EACH	774.24	774	0.008
Total Minor Item Code 22630.000 GAS PIPING FOR LABS/HEALTHCARE			\$774	\$0.01
Total Major Item Code 22000.000			\$119,962	\$1.25
PLUMBING WORK				
Major Item Code 23000.000 HEATING, VENTILATION, & AIR CONDITIONING				
Minor Item Code 23070.000 DUCT INSULATION				
Duct Insulation	11,464.13 SQFT	4.40	50,434	0.527
Duct Insulation (Shell Space)	8,445.82 NIC			
Total Minor Item Code 23070.000 DUCT INSULATION			\$50,434	\$0.53
Minor Item Code 23200.000 HYDRONIC PIPING & SPECIALTIES				
Mechanical Equipment Connections	14,323.00 SQFT	0.52	7,506	0.078
Mechanical Equipment Connections (Shell Space)	10,552.00 NIC			
Total Minor Item Code 23200.000			\$7,506	\$0.08
HYDRONIC PIPING & SPECIALTIES				
Minor Item Code 23300.000 HVAC DUCTWORK				
Galvanized Ductwork	13,177.16 LBS	6.59	86,818	0.907
Galvanized Ductwork (Shell Space)	9,707.84 NIC			
Flex Duct Allowance	1,145.84 LNFT	9.93	11,382	0.119
Flex Duct Allowance (Shell Space)	844.16 NIC			
Total Minor Item Code 23300.000 HVAC DUCTWORK			\$98,200	\$1.03
DUCTWORK				
Minor Item Code 23340.000 HVAC FANS				
Fan Allowance	14,323.00 SQFT	0.53	7,644	0.080

Sort Sequences:

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Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

Secondary Project Qty:2 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

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Fan Allowance (Shell Space)	10,552.00	NIC		
Smoke Exhaust Fan - 20,000 Cfm	1.00	EACH	34,003.18	0.355
Smoke Make-up Fan - 20,000 Cfm	1.00	EACH	34,003.18	0.355
Total Minor Item Code 23340.000 HVAC FANS			\$75,650	\$0.79
Minor Item Code 23370.000 AIR OUTLETS & INLETS				
Diffusers & R/A Grilles	144.00	EACH	114.42	0.172
Diffusers & R/A Grilles (Shell Space)	106.00	NIC		
Total Minor Item Code 23370.000 AIR OUTLETS & INLETS			\$16,476	\$0.17
Minor Item Code 23807.000 COMPUTER ROOM HVAC UNITS				
Ductless VRF Emergency System- Cool ONLY	2.00	EACH	4,967.30	0.104
Total Minor Item Code 23807.000 COMPUTER ROOM HVAC UNITS			\$9,935	\$0.10
Minor Item Code 23814.000 AIR SOURCE HEAT PUMPS				
55 Ton Air Handler w/Integral Energy Recovery (Constant Volume)	1.00	EACH	54,292.42	0.567
Total Minor Item Code 23814.000 AIR SOURCE HEAT PUMPS			\$54,292	\$0.57
Minor Item Code 23850.000 TESTING & BALANCING				
Test & Balance	14,323.00	SQFT	0.63	0.094
Test & Balance (Shell Space)	10,552.00	NIC		
Total Minor Item Code 23850.000 TESTING & BALANCING			\$9,009	\$0.09
Minor Item Code 23875.000 BUILDING CONTROL SYSTEMS				
Building Controls System	23,632.95	CFM	1.99	0.491
Building Controls System (Shell Space)	17,410.80	NIC		
Total Minor Item Code 23875.000 BUILDING CONTROL SYSTEMS			\$47,030	\$0.49
Total Major Item Code 23000.000 HEATING, VENTILATION, & AIR CONDITIONING			\$368,531	\$3.85
Major Item Code 26000.000 ELECTRICAL WORK				
Minor Item Code 26220.000 LOW VOLTAGE TRANSFORMERS				
Dry-Type Transformers	14,323.00	SQFT	0.55	0.083
Dry-Type Transformers (Shell Space)	10,552.00	SQFT	0.22	0.024
Total Minor Item Code 26220.000 LOW VOLTAGE TRANSFORMERS			\$10,236	\$0.11
Minor Item Code 26240.000 SWITCHBOARDS & PANELBOARDS				
Power & Lighting Distribution Panels & Breakers	14,323.00	SQFT	3.37	0.505
Power & Lighting Distribution Panels & Breakers (Shell Space)	10,552.00	SQFT	1.35	0.149
Lighting Control Panel & Equipment	14,323.00	SQFT	0.75	0.112
Lighting Control Panel & Equipment (Shell Space)	10,552.00	SQFT	0.30	0.033
Electrical Feeder System	14,323.00	SQFT	2.24	0.334

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Electrical Feeder System (Shell Space)	10,552.00 SQFT	0.89	9,433	0.099
Total Minor Item Code 26240.000			\$117,920	\$1.23
SWITCHBOARDS & PANELBOARDS				
Minor Item Code 26270.000 LOW VOLTAGE DISTRIBUTION EQUIPMENT				
Electrical Equipment Connections	14,323.00 SQFT	0.56	8,007	0.084
Electrical Equipment Connections (Shell Space)	10,552.00 SQFT	0.22	2,359	0.025
Total Minor Item Code 26270.000 LOW VOLTAGE DISTRIBUTION EQUIPMENT			\$10,366	\$0.11
Minor Item Code 26290.000 DEVICES & CIRCUITRY				
Device Branch Circuitry	14,323.00 SQFT	4.25	60,844	0.635
Device Branch Circuitry (Shell Space)	10,552.00 SQFT	1.70	17,930	0.187
Receptacle - Duplex Standard	36.00 EACH	18.75	675	0.007
Receptacle - Quadruplex	15.00 EACH	45.00	675	0.007
Receptacle - Duplex Ground Fault - GFI	5.00 EACH	62.50	313	0.003
Receptacle - Duplex - GFI - Wtrprf	4.00 EACH	75.80	303	0.003
Receptacle, Security Grade - Duplex	10.00 EACH	225.00	2,250	0.023
Switch - Single Pole	12.00 EACH	39.75	477	0.005
Switch - Dimmer	6.00 EACH	42.00	252	0.003
Total Minor Item Code 26290.000 DEVICES & CIRCUITRY			\$83,719	\$0.87
Minor Item Code 26400.000 LIGHTNING PROTECTION				
Lightning Protection System	14,323.00 SQFT	0.68	9,740	0.102
Lightning Protection System (Shell Space)	10,552.00 SQFT	0.27	2,870	0.030
Total Minor Item Code 26400.000 LIGHTNING PROTECTION			\$12,610	\$0.13
Minor Item Code 26500.000 LIGHTING & CIRCUITRY				
Lighting Branch Circuitry	14,323.00 SQFT	4.30	61,560	0.643
Lighting Branch Circuitry (Shell Space)	10,552.00 SQFT	1.72	18,141	0.189
Lighting Branch Circuitry Hook-Up @ Cells	42.00 EACH	97.50	4,095	0.043
LED 2x2 Light Fixture	10.00 EACH	210.25	2,103	0.022
Surface Mounted High Bay LED Light Fixture	12.00 EACH	369.75	4,437	0.046
Acrylic Prismatic Surface Mounted LED 1x4 Light Fixture	12.00 EACH	287.10	3,445	0.036
Recessed LED Direct/Indirect 2x4 Light Fixture	105.00 EACH	572.75	60,139	0.628
Maximum Security LED Recessed Mounted 2x4 Light Fixture	75.00 EACH	485.75	36,431	0.380
Maximum Security LED Surface Mounted 1x4 Light Fixture	70.00 EACH	427.75	29,943	0.313
Exit Signs/Lights - LED	8.00 EACH	107.50	860	0.009
Total Minor Item Code 26500.000 LIGHTING & CIRCUITRY			\$221,153	\$2.31
Total Major Item Code 26000.000 ELECTRICAL WORK			\$456,004	\$4.76
Major Item Code 27000.000 COMMUNICATIONS SYSTEMS				
Minor Item Code 27100.000 CABINETS, RACKS, & ENCLOSURES				
Racks, Wire Management, & Patch Panels	1.00 NIC			
Total Minor Item Code 27100.000 CABINETS, RACKS, & ENCLOSURES				
Minor Item Code 27150.000 VOICE/DATA SYSTEMS				

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Voice/Data/Comm. Conduit & Wire	14,323.00 SQFT	0.57	8,164	0.085
Voice/Data/Comm. Conduit & Wire (Shell Space)	10,552.00 NIC			
Inmate Telephone Control Station Outlet	13.00 EACH	145.00	1,885	0.020
Video Visitation Station Outlet	13.00 EACH	181.00	2,353	0.025
Voice/Data/Comm. Outlet	20.00 EACH	395.00	7,900	0.082
Cable Tray	140.00 LNFT	22.25	3,115	0.033
Total Minor Item Code 27150.000			\$23,417	\$0.24
VOICE/DATA SYSTEMS				
Minor Item Code 27160.000 AUDIO/VIDEO SYSTEMS				
T.V. System Conduit & Wire	14,323.00 SQFT	0.31	4,454	0.047
T.V. System Conduit & Wire (Shell Space)	10,552.00 NIC			
T.V. Outlet	4.00 EACH	215.00	860	0.009
Total Minor Item Code 27160.000			\$5,314	\$0.06
AUDIO/VIDEO SYSTEMS				
Minor Item Code 27179.000 PUBLIC ADDRESS SYSTEMS				
P/A & Sound Enhancement Conduit & Wire	14,323.00 SQFT	0.38	5,443	0.057
P/A & Sound Enhancement Conduit & Wire (Shell Space)	10,552.00 NIC			
Ceiling Speaker	8.00 EACH	152.33	1,219	0.013
Ceiling Speaker, Horn-Type	1.00 EACH	211.77	212	0.002
Remote Intercom Station Allowance	1.00 EACH	5,000.00	5,000	0.052
Total Minor Item Code 27179.000			\$11,873	\$0.12
PUBLIC ADDRESS SYSTEMS				
Minor Item Code 27530.000 CLOCKS & CLOCK SYSTEMS				
Clock System Conduit & Wire	14,323.00 SQFT	0.37	5,328	0.056
Clock System Conduit & Wire (Shell Space)	10,552.00 NIC			
Clocks	1.00 NIC			
Total Minor Item Code 27530.000			\$5,328	\$0.06
CLOCKS & CLOCK SYSTEMS				
Total Major Item Code 27000.000			\$45,933	\$0.48
COMMUNICATIONS SYSTEMS				
Major Item Code 28000.000 ELECTRONIC SAFETY & SECURITY SYSTEMS				
Minor Item Code 28160.000 INTRUSION DETECTION SYSTEMS				
Security/Alarm System - Conduit & Wire	14,323.00 SQFT	0.77	11,057	0.115
Security/Alarm System - Conduit & Wire (Shell Space)	10,552.00 NIC			
Motion Detector - Standard	4.00 EACH	331.20	1,325	0.014
Security Camera/Video Recording Systems Allowance	1.00 ALLW	16,015.00	16,015	0.167
Total Minor Item Code 28160.000			\$28,397	\$0.30
INTRUSION DETECTION SYSTEMS				
Minor Item Code 28300.000 FIRE DETECTION & ALARM SYSTEMS				
Fire Alarm System Conduit & Wire	14,323.00 SQFT	0.49	6,975	0.073
Fire Alarm System Conduit & Wire (Shell Space)	10,552.00 SQFT	0.19	2,056	0.021
F/A Remote Annunciator Panel w/Voice Evacuation	1.00 EACH	12,750.00	12,750	0.133
F/A Terminal Cabinet	3.00 EACH	850.00	2,550	0.027
F/A Manual Pull Station	4.00 EACH	102.75	411	0.004
F/A Horn/Strobe Combination	35.00 EACH	137.50	4,813	0.050

Sort Sequences:

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Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty: 95767 SF

Secondary Project Qty: 2 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

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F/A Horn/Strobe Combination - Waterproof	5.00 EACH	148.95	745	0.008
F/A Smoke Detector - Ceiling Mount	21.00 EACH	172.50	3,623	0.038
F/A Duct Mounted Detector	3.00 EACH	395.00	1,185	0.012
F/A Control Relay	3.00 EACH	375.00	1,125	0.012
Total Minor Item Code 28300.000 FIRE DETECTION & ALARM SYSTEMS			\$36,232	\$0.38
Total Major Item Code 28000.000 ELECTRONIC SAFETY & SECURITY SYSTEMS			\$64,629	\$0.67
Total Sub 02 HALF POD D			\$4,465,820	\$46.63
Sub 03 CORE SUPPORT AREAS A&B				
Major Item Code 03000.000 CONCRETE WORK				
Minor Item Code 03000.000 BUILDING EARTHWORK				
Machine Fine Grade Floor	37,658.00 SQFT	0.29	10,780	0.113
Mach Excav Continuous Footing	157.00 CUYD	9.52	1,495	0.016
Hand Excav Continuous Footing	40.00 CUYD	30.35	1,214	0.013
Mach Excav Column Footing	142.00 CUYD	11.12	1,578	0.016
Hand Excav Column Footing	36.00 CUYD	30.35	1,093	0.011
Mach Backfill Continuous Footing	159.00 CUYD	7.41	1,179	0.012
Excess Continuous Footing Soil	74.00 CUYD	7.38	546	0.006
Mach Backfill @ Column Footing	136.00 CUYD	8.25	1,123	0.012
Excess Column Footing Soil	74.00 CUYD	7.38	546	0.006
Machine Excavate Grade Beam	158.00 CUYD	8.34	1,318	0.014
Machine Backfill Grade Beam	123.00 CUYD	8.16	1,004	0.010
Excess Grade Beam Soil	64.00 CUYD	7.38	472	0.005
Machine Excavate Pit/Trench	55.00 CUYD	11.76	647	0.007
Total Minor Item Code 03000.000 BUILDING EARTHWORK			\$22,995	\$0.24
Minor Item Code 03000.600 SUBSOIL TERMITE TREATMENT				
Subsoil Termite Treatment	37,658.00 SQFT	0.25	9,415	0.098
Total Minor Item Code 03000.600 SUBSOIL TERMITE TREATMENT			\$9,415	\$0.10
Minor Item Code 03110.000 STRUCTURAL CAST-IN PLACE FORMWORK				
Continuous Footing Edge Forms	2,306.27 SQFT	7.85	18,113	0.189
Column Footing Edge Forms	1,603.20 SQFT	7.95	12,744	0.133
Grade Beam Forms 0' to 2' deep	1,709.84 SQFT	7.16	12,244	0.128
Grade Beam Form Hardware	854.92 SQFT	0.13	107	0.001
Floor Edge Forms	1,628.00 LNFT	5.65	9,201	0.096
Forms @ Pads	525.00 LNFT	8.36	4,391	0.046
Total Minor Item Code 03110.000 STRUCTURAL CAST-IN PLACE FORMWORK			\$56,800	\$0.59
Minor Item Code 03150.000 CONCRETE ACCESSORIES				
Control joint	4,699.00 LNFT	0.63	2,982	0.031
Screeds for Slab	4,518.96 LNFT	1.42	6,415	0.067
15 Mil Visqueen Vapor Barrier	41,423.80 SQFT	0.32	13,362	0.140

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Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

Secondary Project Qty:2 FLRS

Estimate UM: Imperial

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Form Releasing Agent	2,234.84 SQFT	0.05	122	0.001
Total Minor Item Code 03150.000			\$22,880	\$0.24
CONCRETE ACCESSORIES				
Minor Item Code 03210.000 REINFORCING STEEL				
Reinforcing Steel @ Continuous Footings	1.10 TONS	2,346.16	2,577	0.027
Reinforcing Steel @ Column Footings	2.97 TONS	2,385.06	7,089	0.074
Reinforcing Steel @ Grade Beams	2.70 TONS	2,385.06	6,443	0.067
Reinforcing Steel @ Pads	1.34 TONS	2,406.00	3,227	0.034
Reinforcing Steel @ Pads	1.00 TONS	2,090.67	2,091	0.022
Building Frame Hairpin Reinforcement	5.18 CWT	106.42	551	0.006
Total Minor Item Code 03210.000			\$21,978	\$0.23
REINFORCING STEEL				
Minor Item Code 03220.000 WELDED WIRE FABRIC				
6x6 - 10/10 (W1.4/W1.4) Mesh	431.46 SQS	35.41	15,280	0.160
6x6 - 6/6 (W2.9/W2.9) Mesh	24.20 SQS	49.41	1,196	0.012
Total Minor Item Code 03220.000			\$16,476	\$0.17
WELDED WIRE FABRIC				
Minor Item Code 03310.000 STRUCTURAL CONCRETE				
Concrete in Continuous Footings	****			
4000 psi w/Pump	81.00 CUYD	147.67	11,962	0.125
Concrete in Column Footings	****			
4000 psi w/Pump	81.00 CUYD	150.01	12,151	0.127
Concrete in Grade Beams	****			
4000 psi w/Pump	69.00 CUYD	151.69	10,467	0.109
Concrete in Slab on Grade	****			
4000 psi w/Pump	526.00 CUYD	148.76	78,250	0.817
2" Bonded Concrete 4000 Psi	10.00 CUYD	174.92	1,749	0.018
** Concrete in Pads **	****			
34000 psi w/Pump	31.00 CUYD	160.39	4,972	0.052
4000 psi w/Pump	34.00 CUYD	160.39	5,453	0.057
** Concrete in Flumes **	****			
4000 psi w/Pump	4.00 CUYD	156.74	627	0.007
Metal Pan Concrete Fill	1.00 CUYD	249.86	250	0.003
Total Minor Item Code 03310.000			\$125,880	\$1.31
STRUCTURAL CONCRETE				
Minor Item Code 03350.000 CONCRETE FINISHING				
Finish Footing Concrete Top Surface	2,355.50 SQFT	0.08	181	0.002
Machine Trowel Finish	37,658.00 SQFT	0.61	22,783	0.238
Point & Patch	2,234.84 SQFT	0.25	557	0.006
Trowel Finish Metal Pan Fill	102.50 SQFT	1.25	128	0.001
Hand Trowel Finish	4,112.00 SQFT	1.02	4,194	0.044
Total Minor Item Code 03350.000			\$27,844	\$0.29
CONCRETE FINISHING				
Minor Item Code 03390.000 CURING				
Protect & Cure	102.50 SQFT	0.13	13	0.000
Protect & Cure Vertical Surfaces	588.00 SQFT	0.16	91	0.001
Protect & Cure Vertical Surfaces	6,454.98 SQFT	0.16	1,001	0.010

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Protect & Cure Horizontal Surfaces	2,472.00 SQFT	0.15	361	0.004
Protect & Cure Horizontal Surfaces	42,983.50 SQFT	0.16	6,669	0.070
Total Minor Item Code 03390.000			\$8,135	\$0.08
CURING				
Minor Item Code 03399.900 CONCRETE GENERAL REQUIREMENTS				
Concrete Subs General Requirements				
Concrete Supervision	2.00 MO	6,447.27	12,895	0.135
Concrete Small Tools	3,883.00 MNHR	0.43	1,670	0.017
Forklift for Concrete	2.00 MO	2,400.00	4,800	0.050
Forklift Operator	2.00 MO	934.21	1,868	0.020
Fuel & Oil for Forklift	2.00 MO	321.00	642	0.007
Concrete Sub's OH&P @ 18%	1.00 LPSM	57,886.00	57,886	0.604
Total Minor Item Code 03399.900			\$79,761	\$0.83
CONCRETE GENERAL REQUIREMENTS				
Total Major Item Code 03000.000			\$392,164	\$4.09
CONCRETE WORK				
Major Item Code 03400.000 PRECAST CONCRETE				
Minor Item Code 03400.000 PRECAST HOLLOW CORE SLABS				
6" Hollow Core Plank	1,448.00 SQFT	6.05	8,760	0.091
Total Minor Item Code 03400.000			\$8,760	\$0.09
PRECAST HOLLOW CORE SLABS				
Total Major Item Code 03400.000			\$8,760	\$0.09
PRECAST CONCRETE				
Major Item Code 04000.000 MASONRY WORK				
Minor Item Code 04220.000 CONCRETE MASONRY UNITS				
Mortar for Blockwork				
Mortar Mix - Type "S"	1,781.00 BAGS	11.24	20,010	0.209
Masonry Sand	166.00 CUYD	35.04	5,817	0.061
Fill Voids w/Concrete	350.00 CUYD	250.78	87,772	0.917
Fill Voids w/Foam Insulation	51,310.62 SQFT	0.58	29,760	0.311
8x8x16 Concrete Block	54,833.00 PCS	7.09	388,902	4.061
8" Bond Beam Block	8,666.00 PCS	7.94	68,817	0.719
Masonry Reinforcing Steel	18.50 TONS	1,944.48	35,973	0.376
8" Ladder Reinforcing	34,273.00 LNFT	1.66	56,728	0.592
Interior Masonry Scaffolding				
Scaffold Frames - 6'-6" x 5'-0"	1,250.00 EACH	30.74	38,421	0.401
Cross Braces for Scaffolding	2,447.00 EACH	0.63	1,542	0.016
Scaffold Plank - 16' Long	1,764.00 EACH	4.81	8,485	0.089
Safety Rails & Posts @ Scaffolding	607.00 EACH	1.38	835	0.009
Castors (Factored @ 25%)	302.00 EACH	7.43	2,244	0.023
Total Minor Item Code 04220.000			\$745,304	\$7.78
CONCRETE MASONRY UNITS				
Minor Item Code 04280.000 MASONRY CLEANING & ACCESSORIES				

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City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty: 95767 SF

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Estimate UM: Imperial

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Clean Block	102,621.24 SQFT	0.29	29,945	0.313
Control Joint	2,566.00 LNFT	5.16	13,243	0.138
Total Minor Item Code 04280.000			\$43,188	\$0.45
MASONRY CLEANING & ACCESSORIES				
Minor Item Code 04290.000 MASONRY GENERAL REQUIREMENTS				
Masonry General Requirements				
Masonry Supervision	5.50 MO	6,987.97	38,434	0.401
Masonry Forklift	5.50 MO	2,400.00	13,200	0.138
Forklift Operator	5.50 MO	934.21	5,138	0.054
Fuel & Oil for Masonry Forklift	5.50 MO	353.10	1,942	0.020
Masonry Saw	5.50 MO	352.00	1,936	0.020
Mortar Mixer	5.50 MO	345.00	1,898	0.020
Mortar Tubs & Misc. Equipment	5.50 MO	335.00	1,843	0.019
Masonry OH&P @ 18%	1.00 LPSM	153,330.00	153,330	1.601
Total Minor Item Code 04290.000			\$217,720	\$2.27
MASONRY GENERAL REQUIREMENTS				
Total Major Item Code 04000.000			\$1,006,212	\$10.51
MASONRY WORK				
Major Item Code 04400.000 STONE WORK				
Minor Item Code 04410.000 STONE MATERIALS				
Stone Veneer	289.00 NIC			
Total Minor Item Code 04410.000				
STONE MATERIALS				
Total Major Item Code 04400.000 STONE WORK				
Major Item Code 05000.000 STRUCTURAL STEEL, JOISTS, & DECK				
Minor Item Code 05120.000 STRUCTURAL STEEL				

Steel Beams				
I & WF Beams	456.51 CWT	183.59	83,809	0.875

Steel Columns				
Structural Tubing	189.72 CWT	221.52	42,028	0.439

Bracing				
Angles	39.15 CWT	196.16	7,680	0.080

Shop Paint				
Red Oxide	13,976.91 SQFT	0.20	2,840	0.030
Imbedded Flume Angles	108.00 LNFT	11.51	1,243	0.013
2" x 2" x 1/4" Support Braces	4.50 SETS	111.97	504	0.005
Flume 1' Cross Supports	27.00 EACH	25.99	702	0.007
Flume Steel 12ga Straight	3.00 CWT	160.38	481	0.005
Flume Steel 12ga Curved	5.00 CWT	160.38	802	0.008
Total Minor Item Code 05120.000			\$140,088	\$1.46
STRUCTURAL STEEL				
Total Major Item Code 05000.000			\$140,088	\$1.46
STRUCTURAL STEEL, JOISTS, & DECK				

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Major Item Code 05500.000 MISCELLANEOUS & FABRICATED METALS				
Minor Item Code 05510.000 METAL STAIRS & LADDERS				
Structural Steel Stairs	2,440.65 LBS	2.19	5,349	0.056
Total Minor Item Code 05510.000 METAL STAIRS & LADDERS			\$5,349	\$0.06
Minor Item Code 05520.000 HANDRAILS & RAILINGS				
1½" Steel Stair Handrail	42.00 LNFT	62.65	2,631	0.027
1½" Steel Horizontal Handrail	7.00 LNFT	62.02	434	0.005
Total Minor Item Code 05520.000 HANDRAILS & RAILINGS			\$3,066	\$0.03
Minor Item Code 05530.000 GRATINGS				
Standard Steel Grating	108.00 SQFT	9.67	1,044	0.011
Total Minor Item Code 05530.000 GRATINGS			\$1,044	\$0.01
Total Major Item Code 05500.000 MISCELLANEOUS & FABRICATED METALS			\$9,458	\$0.10
Major Item Code 07900.000 JOINT SEALERS				
Minor Item Code 07920.000 JOINT SEALANTS				
Joint Sealant/Security Caulking Allowance	1.00 ALLW	7,500.00	7,500	0.078
Total Minor Item Code 07920.000 JOINT SEALANTS			\$7,500	\$0.08
Total Major Item Code 07900.000 JOINT SEALERS			\$7,500	\$0.08
Major Item Code 08100.000 METAL DOORS & FRAMES				
Minor Item Code 08110.000 STEEL DOORS & FRAMES				
Hollow Metal Doors	****			
1-3/4" 16 Gauge	****			
3070 Door	26.00 EACH	444.01	11,544	0.121
3070 Door w/glass opening	18.00 EACH	500.18	9,003	0.094
3670 Door w/glass opening	2.00 EACH	561.54	1,123	0.012
3670 Door	7.00 EACH	505.37	3,538	0.037
4080 Door	4.00 EACH	636.86	2,547	0.027
14 Gauge Hollow Metal	****			
3070 Frame	44.00 EACH	209.98	9,239	0.096
3670 Frame	7.00 EACH	214.76	1,503	0.016
8080 Frame	2.00 EACH	276.92	554	0.006
7070 Frame	1.00 EACH	248.23	248	0.003
Total Minor Item Code 08110.000 STEEL DOORS & FRAMES			\$39,300	\$0.41
Total Major Item Code 08100.000 METAL DOORS & FRAMES			\$39,300	\$0.41
Major Item Code 08200.000 WOOD & PLASTIC DOORS				
Minor Item Code 08210.000 WOOD DOORS				
Add for Door Lite Kits	20.00 EACH	83.96	1,679	0.018
Total Minor Item Code 08210.000 WOOD DOORS			\$1,679	\$0.02

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Total Major Item Code 08200.000 WOOD & PLASTIC DOORS			\$1,679	\$0.02
Major Item Code 08300.000 SPECIALTY DOORS				
Minor Item Code 08330.000 COILING DOORS & GRILLES				
Roll-up Grille - Galvanized Steel	724.00 SQFT	14.88	10,774	0.113
Total Minor Item Code 08330.000 COILING DOORS & GRILLES			\$10,774	\$0.11
Minor Item Code 08360.000 OVERHEAD DOORS				
Motor for Grilles/Shutters	4.00 EACH	970.38	3,882	0.041
Total Minor Item Code 08360.000 OVERHEAD DOORS			\$3,882	\$0.04
Total Major Item Code 08300.000 SPECIALTY DOORS			\$14,656	\$0.15
Major Item Code 08400.000 ENTRANCES & STOREFRONTS				
Minor Item Code 08410.000 METAL FRAMED STOREFRONTS				
Exterior Storefront	48.00 SQFT	72.05	3,458	0.036
4" Interior Clear Anod. Alum.Storefront w/1/4" Temp. Glass	140.00 SQFT	45.95	6,433	0.067
Total Minor Item Code 08410.000 METAL FRAMED STOREFRONTS			\$9,891	\$0.10
Minor Item Code 08450.000 ALL GLASS ENTRANCES & STOREFRONTS				
Pair Aluminum & Glass Sliding Door w/ Sidelites - Auto Open (Exterior)	1.00 EACH	14,880.00	14,880	0.155
Pair Aluminum & Glass Sliding Door w/ Sidelites - Auto Open (Interior)	1.00 EACH	11,880.00	11,880	0.124
Total Minor Item Code 08450.000 ALL GLASS ENTRANCES & STOREFRONTS			\$26,760	\$0.28
Total Major Item Code 08400.000 ENTRANCES & STOREFRONTS			\$36,651	\$0.38
Major Item Code 08700.000 FINISHED HARDWARE				
Minor Item Code 08750.000 FINISHED HARDWARE				
Single Door Hardware Allowance	51.00 OPNG	975.00	49,725	0.519
Double Door Hardware Allowance	3.00 OPNG	1,575.00	4,725	0.049
Total Minor Item Code 08750.000 FINISHED HARDWARE			\$54,450	\$0.57
Total Major Item Code 08700.000 FINISHED HARDWARE			\$54,450	\$0.57
Major Item Code 09100.000 GYP BOARD, PLASTER, & STUCCO SYSTEMS				
Minor Item Code 09110.000 NON-LOADBEARING WALL FRAMING				
3-5/8" 20 Ga Metal Studs	2,586.00 LNFT	1.64	4,237	0.044
3-5/8" 20 Ga Metal Track	476.00 LNFT	1.73	825	0.009
6" 20 Ga Metal Studs	3,576.00 LNFT	2.37	8,478	0.089
6" 20 Ga Metal Track	594.00 LNFT	2.67	1,583	0.017
Total Minor Item Code 09110.000 NON-LOADBEARING WALL FRAMING			\$15,123	\$0.16
Minor Item Code 09120.000 CEILING SUSPENSION				

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Hanging Wire	746.00 LNFT	0.29	214	0.002
1-1/2" Channel	700.00 LNFT	0.84	589	0.006
Total Minor Item Code 09120.000			\$802	\$0.01
CEILING SUSPENSION				
Minor Item Code 09205.000 FURRING & LATHING				
Gypsum Board Furring Channel	2,412.00 LNFT	0.86	2,064	0.022
Total Minor Item Code 09205.000			\$2,064	\$0.02
FURRING & LATHING				
Minor Item Code 09250.000 GYPSUM BOARD				
5/8" Firecode Gypsum Board	15,118.00 SQFT	1.23	18,647	0.195
Drywall Screws	11,182.00 SQFT	0.02	263	0.003
Drywall Corner Bead	105.00 LNFT	0.25	26	0.000
4" Batt Insulation	5,051.00 SQFT	0.71	3,562	0.037
Drywall Tape & Joint Compound	13,743.00 SQFT	0.02	250	0.003
Finish Gypsum Board Walls	12,300.20 SQFT	1.08	13,318	0.139
Finish Gypsum Board Ceilings	2,561.00 SQFT	1.22	3,119	0.033
Total Minor Item Code 09250.000			\$39,186	\$0.41
GYPSUM BOARD				
Total Major Item Code 09100.000 GYP			\$57,175	\$0.60
BOARD, PLASTER, & STUCCO SYSTEMS				
Major Item Code 09300.000 TILE				
Minor Item Code 09310.000 CERAMIC TILE				
Ceramic Tile Floor	555.00 SQFT	7.29	4,046	0.042
Ceramic Tile Base	298.00 LNFT	8.72	2,597	0.027
Ceramic Tile Wainscot	2,384.00 SQFT	9.62	22,941	0.240
Total Minor Item Code 09310.000			\$29,585	\$0.31
CERAMIC TILE				
Total Major Item Code 09300.000 TILE			\$29,585	\$0.31
Major Item Code 09500.000 CEILINGS				
Minor Item Code 09510.000 ACOUSTICAL CEILINGS				
24" x 24" x 3/4" Mineral Fiber Acoustic Tile	15,773.00 SQFT	2.09	32,968	0.344
24" x 48" x 1/2" Washable Surface Acoustic Tile	2,312.00 SQFT	0.90	2,073	0.022
Hanging Wire @ A.C.T.	4,878.00 LNFT	0.15	723	0.008
Grid System - Main Tee	4,348.00 LNFT	0.66	2,891	0.030
Grid System - 4' Cross Tee	8,869.00 LNFT	0.78	6,912	0.072
Grid System - 2' Cross Tee	3,944.00 LNFT	0.78	3,074	0.032
Grid System - Wall Angle Mould	4,622.00 LNFT	0.61	2,827	0.030
Security Clips @ Vinyl Faced Tile Allowance	1.00 ALLW	10,000.00	10,000	0.104
Total Minor Item Code 09510.000			\$61,469	\$0.64
ACOUSTICAL CEILINGS				
Total Major Item Code 09500.000 CEILINGS			\$61,469	\$0.64
Major Item Code 09600.000 FINISHED FLOORING				
Minor Item Code 09600.000 FLOORS				
Finish Floor Upgrade Allowance	1.00 ALLW	12,500.00	12,500	0.131
Total Minor Item Code 09600.000			\$12,500	\$0.13
FLOORS				

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Minor Item Code 09650.000 RESILIENT FLOORS				
1/8" Vinyl Composition Tile	7,937.00 SQFT	1.39	11,020	0.115
Resilient Sheet Vinyl Floor	2,276.00 SQFT	5.59	12,713	0.133
4" Resilient Base	6,368.00 LNFT	1.56	9,958	0.104
Total Minor Item Code 09650.000 RESILIENT FLOORS			\$33,691	\$0.35
Minor Item Code 09670.000 FLUID APPLIED FLOORING				
Seal Concrete Floor	14,825.00 SQFT	0.58	8,638	0.090
Total Minor Item Code 09670.000 FLUID APPLIED FLOORING			\$8,638	\$0.09
Minor Item Code 09680.000 CARPET				
Carpet Tile Allowance	488.00 SQYD	35.50	17,324	0.181
Total Minor Item Code 09680.000 CARPET			\$17,324	\$0.18
Total Major Item Code 09600.000 FINISHED FLOORING			\$72,153	\$0.75
Major Item Code 09900.000 PAINTS & COATINGS				
Minor Item Code 09910.000 PAINT				
Paint Door	114.00 SIDE	34.11	3,889	0.041
Paint Door Frame	54.00 EACH	29.98	1,619	0.017
Paint Drywall - 3 Coats	175.00 SQS	89.14	15,599	0.163
Total Minor Item Code 09910.000 PAINT			\$21,107	\$0.22
Minor Item Code 09960.000 HIGH PERFORMANCE COATINGS				
Epoxy Wall Finish	69,228.00 SQFT	3.85	266,526	2.783
Total Minor Item Code 09960.000 HIGH PERFORMANCE COATINGS			\$266,526	\$2.78
Minor Item Code 09970.000 COATINGS FOR STEEL				
Paint Interior Metal - 2 Coats	6.23 SQS	100.15	624	0.007
Paint Metal Deck	115.00 SQS	95.16	10,943	0.114
Field Touch-Up Structural Steel	4,517.42 SQFT	0.44	2,006	0.021
Total Minor Item Code 09970.000 COATINGS FOR STEEL			\$13,573	\$0.14
Minor Item Code 09980.000 CONCRETE & MASONRY COATINGS				
Paint Masonry/Concrete - 3 Coats	383.00 SQS	135.95	52,070	0.544
Total Minor Item Code 09980.000 CONCRETE & MASONRY COATINGS			\$52,070	\$0.54
Total Major Item Code 09900.000 PAINTS & COATINGS			\$353,276	\$3.69
Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES				
Minor Item Code 10115.000 MARKERBOARDS				
Marker Board, Porcelain Enamel W/Tray	128.00 SQFT	10.00	1,280	0.013
Total Minor Item Code 10115.000 MARKERBOARDS			\$1,280	\$0.01

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Minor Item Code 10120.000 TACKBOARDS & VISUAL AIDS				
Tackboard W/Frame	80.00 SQFT	7.05	564	0.006
Total Minor Item Code 10120.000 TACKBOARDS & VISUAL AIDS			\$564	\$0.01
Minor Item Code 10145.000 VISUAL AID BOARD UNITS				
Visual Display Board	1.00 EACH	294.25	294	0.003
Total Minor Item Code 10145.000 VISUAL AID BOARD UNITS			\$294	\$0.00
Minor Item Code 10170.000 SOLID PLASTIC TOILET COMPARTMENTS				
Toilet Compartment ADA	2.00 EACH	863.97	1,728	0.018
Toilet Compartment	2.00 EACH	935.04	1,870	0.020
Total Minor Item Code 10170.000 SOLID PLASTIC TOILET COMPARTMENTS			\$3,598	\$0.04
Minor Item Code 10190.000 CUBICLES				
Cubicles	1.00 NIC			
Total Minor Item Code 10190.000 CUBICLES				
Minor Item Code 10225.000 DOOR LOUVERS				
Louver Allowance	1.00 ALLW	5,000.00	5,000	0.052
Total Minor Item Code 10225.000 DOOR LOUVERS			\$5,000	\$0.05
Minor Item Code 10260.000 WALL & CORNER GUARDS				
Corner Guards	48.00 LNFT	10.32	496	0.005
Total Minor Item Code 10260.000 WALL & CORNER GUARDS			\$496	\$0.01
Minor Item Code 10420.000 PLAQUES				
Building Plaque, Standard Cast Aluminum	1.00 EACH	1,399.26	1,399	0.015
Total Minor Item Code 10420.000 PLAQUES			\$1,399	\$0.01
Minor Item Code 10430.000 EXTERIOR SIGNAGE				
Exterior Signage Allowance	1.00 ALLW	1,500.00	1,500	0.016
Total Minor Item Code 10430.000 EXTERIOR SIGNAGE			\$1,500	\$0.02
Minor Item Code 10440.000 INTERIOR SIGNAGE				
Miscellaneous Interior Signage Allowance	1.00 ALLW	2,500.00	2,500	0.026
Total Minor Item Code 10440.000 INTERIOR SIGNAGE			\$2,500	\$0.03
Minor Item Code 10520.000 FIRE PROTECTION SPECIALTIES				
Fire Extinguisher - 10 Lb "ABC"	8.00 EACH	68.34	547	0.006
Fire Extinguisher - Mountng Hooks	4.00 EACH	17.57	70	0.001
Reessed F.E.Cabinets, Painted Steel	4.00 EACH	168.25	673	0.007
Total Minor Item Code 10520.000 FIRE PROTECTION SPECIALTIES			\$1,290	\$0.01
Minor Item Code 10550.000 POSTAL SPECIALTIES				

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Mail Specialties	1.00	NIC		
Total Minor Item Code 10550.000				
POSTAL SPECIALTIES				
Minor Item Code 10650.000 OPERABLE PARTITIONS				
Operable Partition @ Training	480.00	SQFT	29.98	14,390
Total Minor Item Code 10650.000				0.150
OPERABLE PARTITIONS			\$14,390	\$0.15
Minor Item Code 10670.000 STORAGE SHELIVING				
Storage Shelving	1.00	NIC		
Janitor's Shelf & Mop Holder	2.00	EACH	73.69	147
Total Minor Item Code 10670.000				0.002
STORAGE SHELIVING			\$147	\$0.00
Minor Item Code 10810.000 TOILET ACCESSORIES				
36" Grab Bar	12.00	EACH	68.71	825
42" Grab Bar	12.00	EACH	71.30	856
Surface Mtd Double Roll Toilet Paper Holder	14.00	EACH	60.35	845
Surface Mounted S.N.D.	7.00	EACH	89.12	624
Paper Towel Dispenser/Waste Combo	10.00	EACH	606.77	6,068
Liquid Soap Dispenser	10.00	EACH	45.58	456
Robe Hook	14.00	EACH	21.59	302
1836 Framed Mirror	14.00	EACH	63.45	888
Total Minor Item Code 10810.000				0.009
TOILET ACCESSORIES			\$10,863	\$0.11
Total Major Item Code 10000.000				0.009
MISCELLANEOUS BUILDING SPECIALTIES			\$43,322	\$0.45
Major Item Code 11000.000 BUILDING EQUIPMENT				
Minor Item Code 11110.000 LAUNDRY & DRY CLEANING EQUIPMENT				
Laundry Equipment Allowance	1.00	ALLW	100,000.00	100,000
Total Minor Item Code 11110.000				1.044
LAUNDRY & DRY CLEANING EQUIPMENT			\$100,000	\$1.04
Minor Item Code 11190.000 PRISON & JAIL EQUIPMENT				
Detention Equipment	1.00	LPSM	1,430,000.00	1,430,000
Security Ceiling Allowance	1.00	ALLW	8,500.00	8,500
Total Minor Item Code 11190.000				14.932
PRISON & JAIL EQUIPMENT			\$1,438,500	\$15.02
Minor Item Code 11400.000 FOOD SERVICE EQUIPMENT				
Food Service Equipment Allowance	1.00	ALLW	700,000.00	700,000
Cafeteria Walk-In Cooler	1.00	EACH	16,692.00	16,692
Cafeteria Walk-In Freezer	1.00	EACH	23,005.00	23,005
Total Minor Item Code 11400.000 FOOD				7.309
SERVICE EQUIPMENT			\$739,697	\$7.72
Minor Item Code 11450.000 RESIDENTIAL APPLIANCES				
Residential Appliances	1.00	NIC		
Total Minor Item Code 11450.000				0.174
RESIDENTIAL APPLIANCES				0.240
Minor Item Code 11700.000 MEDICAL EQUIPMENT				

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Report includes Taxes & Insurance.

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Exam Bed	6.00 EACH	1,500.00	9,000	0.094
Medical Equipment Allowance	1.00 ALLW	55,000.00	55,000	0.574
Total Minor Item Code 11700.000			\$64,000	\$0.67
MEDICAL EQUIPMENT				
Total Major Item Code 11000.000			\$2,342,197	\$24.46
BUILDING EQUIPMENT				
Major Item Code 12000.000 BUILDING FURNISHINGS				
Minor Item Code 12300.000 MANUFACTURED CABINETS & CASEWORK				
24"L/P Counter Top w/ 4" Splash	40.00 LNFT	65.55	2,622	0.027
36"H Base w/ Door & Drawer (No Top)	30.00 LNFT	133.48	4,004	0.042
36"H Sink Base (No Top)	6.00 LNFT	90.09	541	0.006
36"H Wall Cabinet w/Doors	30.00 LNFT	106.62	3,199	0.033
Admin/Reception Desk	18.00 LNFT	295.00	5,310	0.055
Booking Desk	52.00 LNFT	295.00	15,340	0.160
Total Minor Item Code 12300.000			\$31,016	\$0.32
MANUFACTURED CABINETS & CASEWORK				
Total Major Item Code 12000.000			\$31,016	\$0.32
BUILDING FURNISHINGS				
Major Item Code 13120.000 PRE-ENGINEERED STRUCTURES				
Minor Item Code 13120.000 PRE-ENGINEERED STRUCTURES				
Pre-Engineered Metal Building	37,658.00 SQFT	29.41	1,107,522	11.565
Total Minor Item Code 13120.000			\$1,107,522	\$11.56
PRE-ENGINEERED STRUCTURES				
Total Major Item Code 13120.000			\$1,107,522	\$11.56
PRE-ENGINEERED STRUCTURES				
Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS				
Minor Item Code 21130.000 WET PIPE SPRINKLER SYSTEMS				
Full Wet Pipe Sprinkler System	37,658.00 SQFT	3.25	122,389	1.278
Total Minor Item Code 21130.000 WET PIPE SPRINKLER SYSTEMS			\$122,389	\$1.28
Minor Item Code 21300.000 FIRE PUMPS				
50 Hp Electric Fire & Jockey Pump	1.00 EACH	18,046.60	18,047	0.188
Total Minor Item Code 21300.000 FIRE PUMPS			\$18,047	\$0.19
Total Major Item Code 21000.000 FIRE SUPPRESSION SYSTEMS			\$140,435	\$1.47
Major Item Code 22000.000 PLUMBING WORK				
Minor Item Code 22070.000 PLUMBING INSULATION				
Pipe Insulation	37,658.00 SQFT	0.65	24,434	0.255
Total Minor Item Code 22070.000 PLUMBING INSULATION			\$24,434	\$0.26
Minor Item Code 22110.000 DOMESTIC WATER PIPING				
Domestic Water Supply Pipe, Valves, & Fittings	37,658.00 SQFT	1.66	62,418	0.652

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Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

Secondary Project Qty:2 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

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Total Minor Item Code 22110.000 DOMESTIC WATER PIPING			\$62,418	\$0.65
Minor Item Code 22116.000 DOMESTIC WATER PIPING SPECIALTIES				
Domestic Hot Water Storage Tank - 119 Gallons	1.00 EACH	3,312.41	3,312	0.035
Thermal Expansion Tank - 15 Gallon	1.00 EACH	407.88	408	0.004
Total Minor Item Code 22116.000 DOMESTIC WATER PIPING SPECIALTIES			\$3,720	\$0.04
Minor Item Code 22118.000 DOMESTIC WATER PUMPS				
Package Booster Pump	1.00 NIC			
Hot Water Recirculating Pump & Piping (120 Degree System)	1.00 EACH	1,546.04	1,546	0.016
Hot Water Recirculating Pump & Piping (140 Degree System)	1.00 EACH	1,653.04	1,653	0.017
In-Line Circ. Pump	1.00 EACH	698.79	699	0.007
Total Minor Item Code 22118.000 DOMESTIC WATER PUMPS			\$3,898	\$0.04
Minor Item Code 22132.000 SANITARY DRAIN, WASTE, & VENT PIPING				
Sanitary DWV Pipe & Fittings	37,658.00 SQFT	1.47	55,456	0.579
Total Minor Item Code 22132.000 SANITARY DRAIN, WASTE, & VENT PIPING			\$55,456	\$0.58
Minor Item Code 22135.000 SANITARY WASTE INTERCEPTORS				
Concrete Grease Inceptor - 1250 Gal	3.00 EACH	6,006.03	18,018	0.188
Total Minor Item Code 22135.000 SANITARY WASTE INTERCEPTORS			\$18,018	\$0.19
Minor Item Code 22138.000 GAS PIPING				
Main Gas Service	1.00 NIC			
Gas Meter Regulator	1.00 NIC			
Kitchen Gas Piping Allowance	1.00 ALLW	9,059.21	9,059	0.095
Kitchen Equipment Plumbing Rough-in	1.00 EACH	5,285.86	5,286	0.055
Kitchen Equipment Hook-up	1.00 EACH	6,724.46	6,724	0.070
Total Minor Item Code 22138.000 GAS PIPING			\$21,070	\$0.22
Minor Item Code 22340.000 FUEL-FIRED WATER HEATERS				
Water Heater, Commercial Gas - 120 Gal.	2.00 EACH	11,876.31	23,753	0.248
Total Minor Item Code 22340.000 FUEL-FIRED WATER HEATERS			\$23,753	\$0.25
Minor Item Code 22410.000 COMMERCIAL PLUMBING FIXTURES				
Water Closet - ADA	10.00 EACH	1,614.07	16,141	0.169
Shower - Pan & Trim-out	2.00 EACH	1,033.12	2,066	0.022
Shower - Pan & Trim-out - ADA	3.00 EACH	1,053.13	3,159	0.033
Lavatory, Counter Mounted	4.00 EACH	753.14	3,013	0.031
Lavatory, Std Wall Hung - ADA	10.00 EACH	859.41	8,594	0.090
Sink, Single Bowl, Stainless	2.00 EACH	986.04	1,972	0.021

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Janitor/Mop Sink	2.00 EACH	1,336.50	2,673	0.028
Electric Water Cooler - Dual Mount Hi/Lo ADA	2.00 EACH	1,771.10	3,542	0.037
Floor Drain	16.00 EACH	529.32	8,469	0.088
Hub Drain @ Mech Room	2.00 EACH	405.43	811	0.008
Hose Bibb - Interior	10.00 EACH	142.13	1,421	0.015
Hose Bibb - Freeze Proof Exterior	4.00 EACH	212.56	850	0.009
Thermostatic Mixing Valve	1.00 EACH	855.70	856	0.009
Total Minor Item Code 22410.000			\$53,567	\$0.56
COMMERCIAL PLUMBING FIXTURES				
Minor Item Code 22630.000 GAS PIPING FOR LABS/HEALTHCARE				
Gas Solenoid Cut-off Valve	1.00 EACH	774.24	774	0.008
Total Minor Item Code 22630.000 GAS PIPING FOR LABS/HEALTHCARE			\$774	\$0.01
Total Major Item Code 22000.000 PLUMBING WORK			\$267,108	\$2.79
Major Item Code 23000.000 HEATING, VENTILATION, & AIR CONDITIONING				
Minor Item Code 23070.000 DUCT INSULATION				
Duct Insulation	36,832.01 SQFT	4.40	162,035	1.692
Total Minor Item Code 23070.000 DUCT INSULATION			\$162,035	\$1.69
Minor Item Code 23200.000 HYDRONIC PIPING & SPECIALTIES				
Mechanical Equipment Connections	37,658.00 SQFT	0.52	19,735	0.206
Total Minor Item Code 23200.000 HYDRONIC PIPING & SPECIALTIES			\$19,735	\$0.21
Minor Item Code 23300.000 HVAC DUCTWORK				
Galvanized Ductwork	42,335.64 LBS	6.59	278,929	2.913
Flex Duct Allowance	3,681.36 LNFT	9.93	36,567	0.382
Kitchen Make-up Air & Duct Allowance	1.00 ALLW	14,986.78	14,987	0.156
Total Minor Item Code 23300.000 HVAC DUCTWORK			\$330,483	\$3.45
Minor Item Code 23340.000 HVAC FANS				
Fan Allowance	37,658.00 SQFT	0.53	20,097	0.210
Total Minor Item Code 23340.000 HVAC FANS			\$20,097	\$0.21
Minor Item Code 23360.000 AIR TERMINAL UNITS				
VAV Units w/ Electric Strip Heat	5,628.00 CFMS	1.35	7,618	0.080
Install VAV Terminal Boxes	4.00 EACH	159.52	638	0.007
Total Minor Item Code 23360.000 AIR TERMINAL UNITS			\$8,256	\$0.09
Minor Item Code 23370.000 AIR OUTLETS & INLETS				
Diffusers & R/A Grilles	461.00 EACH	114.42	52,746	0.551
Total Minor Item Code 23370.000 AIR OUTLETS & INLETS			\$52,746	\$0.55
Minor Item Code 23730.000 INDOOR CENTRAL STATION AHU'S				

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City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty: 95767 SF

Secondary Project Qty: 2 FLRS

Estimate UM: Imperial

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20 Ton Air Handler (Variable Volume)(Medical)	1.00 EACH	6,784.23	6,784	0.071
30 Ton Air Handler (Constant Volume) (Booking)	1.00 EACH	10,763.61	10,764	0.112
35 Ton Air Handler (Variable Volume)(Admin)	1.00 EACH	11,298.61	11,299	0.118
40 Ton Air Handler (Constant Volume)(Kitchen)	1.00 EACH	11,084.61	11,085	0.116
Total Minor Item Code 23730.000			\$39,931	\$0.42
INDOOR CENTRAL STATION AHU'S				
Minor Item Code 23850.000 TESTING & BALANCING				
Test & Balance	37,658.00 SQFT	0.63	23,687	0.247
Total Minor Item Code 23850.000			\$23,687	\$0.25
TESTING & BALANCING				
Minor Item Code 23875.000 BUILDING CONTROL SYSTEMS				
Building Controls System	75,928.05 CFM	1.99	151,097	1.578
Total Minor Item Code 23875.000			\$151,097	\$1.58
BUILDING CONTROL SYSTEMS				
Total Major Item Code 23000.000			\$808,066	\$8.44
HEATING, VENTILATION, & AIR CONDITIONING				
Major Item Code 26000.000 ELECTRICAL WORK				
Minor Item Code 26220.000 LOW VOLTAGE TRANSFORMERS				
Dry-Type Transformers	37,658.00 SQFT	0.55	20,787	0.217
Total Minor Item Code 26220.000 LOW VOLTAGE TRANSFORMERS			\$20,787	\$0.22
Minor Item Code 26240.000 SWITCHBOARDS & PANELBOARDS				
Main Control Center - 2500 Amp	1.00 EACH	6,319.60	6,320	0.066
Power & Lighting Distribution Panels & Breakers	37,658.00 SQFT	3.37	127,058	1.327
Lighting Control Panel & Equipment	37,658.00 SQFT	0.75	28,244	0.295
Electrical Feeder System	37,658.00 SQFT	2.24	84,166	0.879
Total Minor Item Code 26240.000			\$245,787	\$2.57
SWITCHBOARDS & PANELBOARDS				
Minor Item Code 26270.000 LOW VOLTAGE DISTRIBUTION EQUIPMENT				
Electrical Equipment Connections	37,658.00 SQFT	0.56	21,051	0.220
Total Minor Item Code 26270.000 LOW VOLTAGE DISTRIBUTION EQUIPMENT			\$21,051	\$0.22
Minor Item Code 26290.000 DEVICES & CIRCUITRY				
Device Branch Circuitry	37,658.00 SQFT	4.25	159,971	1.670
Receptacle - Duplex Standard	175.00 EACH	18.75	3,281	0.034
Receptacle - Quadraplex	30.00 EACH	45.00	1,350	0.014
Receptacle - Duplex Ground Fault - GFI	25.00 EACH	62.50	1,563	0.016
Receptacle - Duplex - GFI - Wtrprf	8.00 EACH	75.80	606	0.006
Receptacle, Security Grade - Duplex	25.00 EACH	225.00	5,625	0.059
Switch - Single Pole	28.00 EACH	39.75	1,113	0.012
Switch - Dimmer	16.00 EACH	42.00	672	0.007
Total Minor Item Code 26290.000			\$174,181	\$1.82
DEVICES & CIRCUITRY				

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Minor Item Code 26330.000 BATTERY EQUIPMENT				
UPS System - 80 kVA	1.00 EACH	59,325.10	59,325	0.619
Total Minor Item Code 26330.000 BATTERY EQUIPMENT			\$59,325	\$0.62
Minor Item Code 26400.000 LIGHTNING PROTECTION				
Lightning Protection System	37,658.00 SQFT	0.68	25,607	0.267
Total Minor Item Code 26400.000 LIGHTNING PROTECTION			\$25,607	\$0.27
Minor Item Code 26500.000 LIGHTING & CIRCUITRY				
Lighting Branch Circuitry	37,658.00 SQFT	4.30	161,854	1.690
LED 2x2 Light Fixture	24.00 EACH	210.25	5,046	0.053
Surface Mounted High Bay LED Light Fixture	9.00 EACH	369.75	3,328	0.035
Acrylic Prismatic Surface Mounte LED 1x4 Light Fixture	9.00 EACH	287.10	2,584	0.027
Recessed LED Direct/Indirect 2x4 Light Fixture	98.00 EACH	572.75	56,130	0.586
Maximum Security LED Recessed Mounted 2x4 Light Fixture	50.00 EACH	485.75	24,288	0.254
Maximum Security LED Surface Mounted 1x4 Light Fixture	55.00 EACH	427.75	23,526	0.246
Exit Signs/Lights - LED	16.00 EACH	107.50	1,720	0.018
Total Minor Item Code 26500.000 LIGHTING & CIRCUITRY			\$278,475	\$2.91
Total Major Item Code 26000.000 ELECTRICAL WORK			\$825,214	\$8.62
Major Item Code 27000.000 COMMUNICATIONS SYSTEMS				
Minor Item Code 27100.000 CABINETS, RACKS, & ENCLOSURES				
Racks, Wire Management, & Patch Panels	1.00 NIC			
Plywood Backboards	2.00 EACH	125.75	252	0.003
Total Minor Item Code 27100.000 CABINETS, RACKS, & ENCLOSURES			\$252	\$0.00
Minor Item Code 27150.000 VOICE/DATA SYSTEMS				
Voice/Data/Comm. Conduit & Wire	37,658.00 SQFT	0.57	21,465	0.224
Voice/Data/Comm. Outlet	125.00 EACH	395.00	49,375	0.516
Cable Tray	150.00 LNFT	22.25	3,338	0.035
Visitation Center Equipment Allowance	1.00 ALLW	75,000.00	75,000	0.783
Total Minor Item Code 27150.000 VOICE/DATA SYSTEMS			\$149,178	\$1.56
Minor Item Code 27160.000 AUDIO/VIDEO SYSTEMS				
T.V. System Conduit & Wire	37,658.00 SQFT	0.31	11,712	0.122
T.V. Outlet	10.00 EACH	215.00	2,150	0.022
Total Minor Item Code 27160.000 AUDIO/VIDEO SYSTEMS			\$13,862	\$0.14
Minor Item Code 27179.000 PUBLIC ADDRESS SYSTEMS				
P/A & Sound Enhancement Conduit & Wire	37,658.00 SQFT	0.38	14,310	0.149
Ceiling Speaker	20.00 EACH	152.33	3,047	0.032
Ceiling Speaker, Horn-Type	1.00 EACH	211.77	212	0.002
Remote Intercom Station Allowance	1.00 EACH	5,000.00	5,000	0.052
Total Minor Item Code 27179.000 PUBLIC ADDRESS SYSTEMS			\$22,568	\$0.24
Minor Item Code 27530.000 CLOCKS & CLOCK SYSTEMS				

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City, FL 32055

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Primary Project Qty: 95767 SF

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Clock System Conduit & Wire	37,658.00 SQFT	0.37	14,009	0.146
Clocks	1.00 NIC			
Total Minor Item Code 27530.000			\$14,009	\$0.15
CLOCKS & CLOCK SYSTEMS				
Total Major Item Code 27000.000			\$199,868	\$2.09
COMMUNICATIONS SYSTEMS				
Major Item Code 28000.000 ELECTRONIC SAFETY & SECURITY SYSTEMS				
Minor Item Code 28160.000 INTRUSION DETECTION SYSTEMS				
Security/Alarm System - Conduit & Wire	37,658.00 SQFT	0.77	29,072	0.304
Specialty Door Hardware Allowance @ Non Detention Doors	1.00 ALLW	20,000.00	20,000	0.209
Motion Detector - Standard	4.00 EACH	331.20	1,325	0.014
Security Camera/Video Recording Systems Allowance	1.00 ALLW	20,015.00	20,015	0.209
Total Minor Item Code 28160.000			\$70,412	\$0.74
INTRUSION DETECTION SYSTEMS				
Minor Item Code 28300.000 FIRE DETECTION & ALARM SYSTEMS				
Fire Alarm System Conduit & Wire	37,658.00 SQFT	0.49	18,339	0.192
F/A Remote Annunciator Panel w/Voice Evacuation	1.00 EACH	12,750.00	12,750	0.133
F/A Terminal Cabinet	3.00 EACH	850.00	2,550	0.027
F/A Manual Pull Station	8.00 EACH	102.75	822	0.009
F/A Horn/Strobe Combination	56.00 EACH	137.50	7,700	0.080
F/A Horn/Strobe Combination - Waterproof	5.00 EACH	148.95	745	0.008
F/A Smoke Detector - Ceiling Mount	10.00 EACH	172.50	1,725	0.018
F/A Duct Mounted Detector	9.00 EACH	395.00	3,555	0.037
F/A Control Relay	3.00 EACH	375.00	1,125	0.012
Total Minor Item Code 28300.000 FIRE			\$49,311	\$0.51
DETECTION & ALARM SYSTEMS				
Total Major Item Code 28000.000			\$119,723	\$1.25
ELECTRONIC SAFETY & SECURITY SYSTEMS				
Total Sub 03 CORE SUPPORT AREAS A&B			\$8,169,046	\$85.30
Sub 04 SITEWORK				
Major Item Code 03000.000 CONCRETE WORK				
Minor Item Code 03110.000 STRUCTURAL CAST-IN PLACE FORMWORK				
Set Ground Rod & Base for Flagpole	3.00 EACH	98.05	294	0.003
Total Minor Item Code 03110.000			\$294	\$0.00
STRUCTURAL CAST-IN PLACE FORMWORK				
Minor Item Code 03310.000 STRUCTURAL CONCRETE				
Concrete in Flagpole Bases ****				
Total Minor Item Code 03310.000				
STRUCTURAL CONCRETE				
Total Major Item Code 03000.000			\$294	\$0.00
CONCRETE WORK				
Major Item Code 04000.000 MASONRY WORK				

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Minor Item Code 04220.000 CONCRETE MASONRY UNITS				
Mortar for Blockwork				
Mortar Mix - Type "S"@ Dumpster	11.00 BAGS	11.24	124	0.001
Masonry Sand@ Dumpster	2.00 CUYD	35.04	70	0.001
8x8x16 Concrete Block@ Dumpster	384.00 PCS	7.09	2,724	0.028
Fill Voids w/3000 psi Concrete@ Dumpster	3.00 CUYD	196.47	589	0.006
8" Dur-O-Wall@ Dumpster	231.21 LNFT	0.27	61	0.001
Total Minor Item Code 04220.000			\$3,568	\$0.04
CONCRETE MASONRY UNITS				
Total Major Item Code 04000.000			\$3,568	\$0.04
MASONRY WORK				
Major Item Code 10000.000 MISCELLANEOUS BUILDING SPECIALTIES				
Minor Item Code 10350.000 FLAGPOLES				
Flagpole, Aluminum - Standard Ground Set (3 ea. @ 30')	90.00 LNFT	68.42	6,157	0.064
Total Minor Item Code 10350.000			\$6,157	\$0.06
FLAGPOLES				
Total Major Item Code 10000.000			\$6,157	\$0.06
MISCELLANEOUS BUILDING SPECIALTIES				
Major Item Code 26000.000 ELECTRICAL WORK				
Minor Item Code 26050.000 COMMON WORK RESULTS FOR ELECTRICAL				
(6) Electrical Feeder For Emergency Generator, PVC 2"	264.00 LNFT	3.64	960	0.010
(8) Electrical Feeder Conduit, PVC 2" (FPL Provide Material)	7,976.00 LNFT	3.06	24,391	0.255
Total Minor Item Code 26050.000			\$25,351	\$0.26
COMMON WORK RESULTS FOR ELECTRICAL				
Minor Item Code 26075.000 ELECTRICAL SITEWORK				
(6) Conduit Feeder For Emergency Generator Duct Bank	44.00 LNFT	67.00	2,948	0.031
Electrical Sitework Allowance	1.00 ALLW	125,000.00	125,000	1.305
Total Minor Item Code 26075.000			\$127,948	\$1.34
ELECTRICAL SITEWORK				
Minor Item Code 26100.000 SERVICE ENTRANCES				
Service Entrance Allowance	1.00 ALLW	26,000.00	26,000	0.271
Total Minor Item Code 26100.000			\$26,000	\$0.27
SERVICE ENTRANCES				
Minor Item Code 26320.000 PACKAGED GENERATORS				
Emergency Generator - 1250 KW w/ ATS & Tank	1.00 EACH	367,224.00	367,224	3.835
- Weatherproof Steel Enclosure for 1250 KW Generator	1.00 EACH	36,781.25	36,781	0.384
Total Minor Item Code 26320.000			\$404,005	\$4.22
PACKAGED GENERATORS				
Total Major Item Code 26000.000			\$583,304	\$6.09
ELECTRICAL WORK				
Major Item Code 28000.000 ELECTRONIC SAFETY & SECURITY SYSTEMS				
Minor Item Code 28160.000 INTRUSION DETECTION SYSTEMS				
Vehicle Loop Detector System	1.00 EACH	2,500.00	2,500	0.026

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Total Minor Item Code 28160.000			\$2,500	\$0.03
INTRUSION DETECTION SYSTEMS				
Total Major Item Code 28000.000			\$2,500	\$0.03
ELECTRONIC SAFETY & SECURITY SYSTEMS				
Major Item Code 31000.000 SITEWORK				
Minor Item Code 31100.000 SITE CLEARING & EARTHWORK				
Silt Fencing	4,347.00 LNFT	2.01	8,751	0.091
Soil Tracking Device	2.00 EACH	3,500.00	7,000	0.073
Clear & Grubb / Dozer - Medium Clearing	7.86 ACRE	5,148.66	40,468	0.423
Strip Topsoil & Stockpile on Site	6,251.00 CUYD	1.90	11,864	0.124
Spread Topsoil from Stockpile	4,783.00 CUYD	3.30	15,792	0.165
Site Excavation - Spread On-Site	1,498.00 CUYD	5.98	8,961	0.094
Exc Retention Pond w/Trackhoe & Spread On-Site	23,022.00 CUYD	5.97	137,383	1.435
Excavate Unsuitable Soil w/Trackhoe - Spread on Site	4,035.00 CUYD	5.97	24,079	0.251
Import Fill Provided By Owner	90,234.00 NIC			
Spread Clean Fill	90,234.00 CUYD	5.75	519,212	5.422
Rough Grade Site	68,889.22 SQYD	0.60	41,213	0.430
Fine Grade Building Pad	9,372.00 SQYD	1.09	10,245	0.107
Saw-cut Asphalt	309.00 LNFT	1.84	567	0.006
Total Minor Item Code 31100.000 SITE CLEARING & EARTHWORK			\$825,536	\$8.62
Total Major Item Code 31000.000 SITEWORK			\$825,536	\$8.62
Major Item Code 32000.000 SITE IMPROVEMENTS				
Minor Item Code 32100.000 BASE COURSES & SUB-BASE				
6" Compacted Limerock	9,641.11 SQYD	14.61	140,824	1.470
12" Compacted Sub-Base	9,641.11 SQYD	13.81	133,168	1.391
Total Minor Item Code 32100.000 BASE COURSES & SUB-BASE			\$273,992	\$2.86
Minor Item Code 32120.000 FLEXIBLE PAVING				
3/4" SP- 9.5 Asphalt Surface Course	9,641.11 SQYD	9.86	95,075	0.993
3/4" SP- 9.5 Asphalt Wearing Course	9,641.11 SQYD	9.86	95,075	0.993
Total Minor Item Code 32120.000 FLEXIBLE PAVING			\$190,150	\$1.99
Minor Item Code 32130.000 RIGID PAVING				
Concrete Paving	****			
3000 psi Concrete	13.00 CUYD	141.20	1,836	0.019
Concrete Paving Finish	588.00 SQFT	0.32	189	0.002
Protect & Cure Horizontal Conc. Paving	588.00 SQFT	0.13	78	0.001
Machine Fine Grade for Concrete Paving	588.00 SQFT	0.23	138	0.001
Add for Screeds - Concrete Paving	11.00 CUYD	3.30	36	0.000
6x6-8/8 (W2.1/W2.1) Mesh	7.11 SQS	42.18	300	0.003
Total Minor Item Code 32130.000 RIGID PAVING			\$2,577	\$0.03
Minor Item Code 32160.000 CURBS & GUTTERS				

1. Sec
2. Sub
3. Major Item Code
4. Minor Item Code

Report includes Taxes & Insurance.

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8/17/2018

Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
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1/2" Expansion Joint	133.05 SQFT	1.90	253	0.003
Extruded Ribbon Curb	5,322.00 LNFT	11.41	60,732	0.634
Total Minor Item Code 32160.000			\$60,985	\$0.64
CURBS & GUTTERS				
Minor Item Code 32165.000 SIDEWALKS				
Concrete in Sidewalks				
3000 psi w/Pump	36.00 CUYD	150.77	5,428	0.057
Sidewalk Edge Forms	809.00 LNFT	3.50	2,832	0.030
Thickened Slab Edge Forms	250.00 LNFT	5.64	1,410	0.015
Fine Grade for Sidewalks	2,053.00 SQFT	0.33	672	0.007
Excav @ Thickened Slab Edge	16.00 CUYD	28.05	449	0.005
Backfill @ Thickened Slab Edge	13.00 CUYD	14.02	182	0.002
Trowel & Broom Sidewalk	2,053.00 SQFT	0.42	869	0.009
Protect & Cure Sidewalk Horizontal Surfaces	2,053.00 SQFT	0.11	220	0.002
1/2" Expansion Joint	809.00 SQFT	2.72	2,203	0.023
6x6-8/8 (W2.1/W2.1) Mesh	24.84 SQS	48.90	1,215	0.013
Sidewalk Reinforcing Steel	0.20 TONS	2,014.01	393	0.004
6 Mil Visqueen Vapor Barrier	22.58 SQS	11.03	249	0.003
Total Minor Item Code 32165.000			\$16,121	\$0.17
SIDEWALKS				
Minor Item Code 32170.000 PARKING BUMPERS				
6" Blue Parking Line Striping	40.00 LNFT	0.35	14	0.000
6" White Parking Line Striping	1,979.00 LNFT	0.35	694	0.007
Handicap Parking Symbol	1.00 EACH	50.00	50	0.001
Regulatory Signs (Stop)	5.00 EACH	350.00	1,750	0.018
Total Minor Item Code 32170.000			\$2,508	\$0.03
PARKING BUMPERS				
Minor Item Code 32200.000 SITE FURNISHINGS				
Bike Rack	2.00 EACH	1,500.00	3,000	0.031
Concrete Benches	4.00 EACH	1,000.00	4,000	0.042
Total Minor Item Code 32200.000 SITE			\$7,000	\$0.07
FURNISHINGS				
Minor Item Code 32310.000 FENCES & GATES				
12' High First Defense Fencing	771.00 LNFT	70.97	54,719	0.571
4'W X 7'H First Defense Gate	9.00 EACH	386.18	3,476	0.036
10'W X 6'H Chain Link Gate w/Screen @ Dumpster	2.00 EACH	405.91	812	0.008
Razor Ribbon Wire	771.00 LNFT	13.60	10,485	0.109
Total Minor Item Code 32310.000			\$69,492	\$0.73
FENCES & GATES				
Minor Item Code 32320.000 SITE WALLS				
Retaining Wall Footing Concrete				
3000 psi Conc w/Pump@ Dumpster	5.00 CUYD	139.87	699	0.007
Protect & Cure Headwall Vertical Surfaces@ Dumpster	90.00 SQFT	0.14	13	0.000
Protect & Cure Headwall Horizontal Surfaces@ Dumpster	126.00 SQFT	0.14	17	0.000
Rebar In Retaining Wall@ Dumpster	0.09 TONS	2,385.06	226	0.002

Earthwork For Retaining Walls@ Dumpster				
Hand Excavate Footings@ Dumpster	1.00 CUYD	36.42	36	0.000

Sort Sequences:

1. Sec
2. Sub
3. Major Item Code
4. Minor Item Code

Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

Secondary Project Qty:2 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

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Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
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Machine Excavate Footings@ Dumpster	10.00 CUYD	7.31	73	0.001
Machine Backfill@ Dumpster	27.00 CUYD	6.28	170	0.002
Total Minor Item Code 32320.000 SITE WALLS			\$1,235	\$0.01
Minor Item Code 32900.000 LANDSCAPING				
Landscaping	1.00 NIC			
Irrigation	1.00 NIC			
Sod - Centipede/Bermuda	379,817.00 SQFT	0.32	121,541	1.269
Total Minor Item Code 32900.000 LANDSCAPING			\$121,541	\$1.27
Total Major Item Code 32000.000 SITE IMPROVEMENTS			\$745,603	\$7.79
Major Item Code 33000.000 SITE UTILITIES				
Minor Item Code 33000.000 SITE WATER DISTRIBUTION				
4" PVC Water Line	751.00 LNFT	15.26	11,459	0.120
Directional Drill 12"Dia. Ductile Iron Water Pipe	112.00 LNFT	45.00	5,040	0.053
12" Wet Tap Into Existing Line	1.00 EACH	3,600.00	3,600	0.038
4" Dia. 45/90 Bend	4.00 EACH	32.45	130	0.001
12"x12"x4" Dia. Tee/Wye, Ductile Iron	1.00 EACH	1,652.69	1,653	0.017
Excavate Trench W/Small Trencher	320.00 CUYD	20.42	6,534	0.068
Machine Backfill Pipe Trench	234.00 CUYD	8.83	2,067	0.022
Total Minor Item Code 33000.000 SITE WATER DISTRIBUTION			\$30,482	\$0.32
Minor Item Code 33100.000 SITE FIRE DISTRIBUTION				
6" PVC Fire Line Piping	72.00 LNFT	9.37	675	0.007
8" PVC Fire Line Piping	2,136.00 LNFT	15.76	33,658	0.351
12" PVC Fire Line Piping	375.00 LNFT	25.52	9,570	0.100
8" Dia. 45/90 Bend	5.00 EACH	119.85	599	0.006
12" Dia. 45/90 Bend	1.00 EACH	424.12	424	0.004
12"X8" Reducer	2.00 EACH	182.30	365	0.004
8" Dia. Tee	4.00 EACH	126.81	507	0.005
12" Dia. Tee/Wye,	2.00 EACH	662.94	1,326	0.014
Fire Hydrant	5.00 EACH	2,579.93	12,900	0.135
6" Dbl. Check/Backflow Preventor	1.00 EACH	7,203.56	7,204	0.075
Excavate W/Small Trencher	922.00 CUYD	20.42	18,825	0.197
Machine Backfill Pipe Trench	883.00 CUYD	8.83	7,800	0.081
Total Minor Item Code 33100.000 SITE FIRE DISTRIBUTION			\$93,852	\$0.98
Minor Item Code 33300.000 SITE SANITARY SEWERS				
4" Dia PVC FM Sewer Pipe	343.00 LNFT	4.95	1,697	0.018
Lift Station With Grinder Pump Allowance	1.00 EACH	85,000.00	85,000	0.888
8" Dia PVC Sewer Pipe	35.00 LNFT	11.26	394	0.004
Tie Into Existing Structure	1.00 EACH	1,100.00	1,100	0.011
Excavate Pipe Trench W/Small Trencher	19.00 CUYD	20.42	388	0.004
Excavate Pipe Trench W/Large Trencher	502.00 CUYD	7.35	3,688	0.039
Machine Backfill Pipe Trench	261.00 CUYD	8.83	2,305	0.024

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Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

Secondary Project Qty:2 FLRS

Estimate UM: Imperial

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Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
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Total Minor Item Code 33300.000 SITE			\$94,572	\$0.99
SANITARY SEWERS				
Minor Item Code 33400.000 SITE STORM DRAINAGE				
18" Reinforced Concrete Pipe	594.00 LNFT	24.74	14,694	0.153
24" Reinforced Concrete Pipe	286.00 LNFT	33.68	9,632	0.101
36" Reinforced Concrete Pipe	58.00 LNFT	60.17	3,490	0.036
18" MES	2.00 EACH	1,340.00	2,680	0.028
24" MES	3.00 EACH	1,690.00	5,070	0.053
36" MES	1.00 EACH	3,280.00	3,280	0.034
8" PVC Roof Drain Pipe	1,740.00 LNFT	13.31	23,163	0.242
12" PVC Roof Drain Pipe	82.00 LNFT	20.13	1,651	0.017
P7 Manhole < 5'	10.00 VLF	429.36	4,294	0.045
Type C DBI < 5'	15.00 VLF	268.43	4,026	0.042
Type C DBI w/(Auto Grate) < 5'	10.00 VLF	268.43	2,684	0.028
8" C/O	6.00 EACH	95.00	570	0.006
8" PVC Bend	1.00 EACH	85.00	85	0.001
8"X12" Reducer	1.00 EACH	140.00	140	0.001
24" 350# Std MH Cvr & Frm	2.00 EACH	342.97	686	0.007
Auto Grating	24.00 SQFT	64.38	1,545	0.016
Excavate Pipe Trench w/Small Trencher	661.00 CUYD	20.42	13,496	0.141
Excavate Pipe Trench w/Trackhoe	1,779.00 CUYD	8.41	14,962	0.156
Machine Backfill Pipe Trench	2,502.00 CUYD	8.83	22,101	0.231
Total Minor Item Code 33400.000 SITE			\$128,249	\$1.34
STORM DRAINAGE				
Total Major Item Code 33000.000 SITE			\$347,156	\$3.63
UTILITIES				
Total Sub 04 SITEWORK			\$2,514,120	\$26.25
Sub 05 BONDS, WARRANTY, ESCALATION & FEES				
Major Item Code 36000.000 BONDS & INSURANCE				
Minor Item Code 36000.000 BONDS & INSURANCE				
Performance & Payment Bond	1.00 LS	166,431.00	166,431	1.738
General Liability Insurance	1.00 LS	258,099.00	258,099	2.695
Builder's Risk Insurance	1.00 LS	136,140.00	136,140	1.422
Total Minor Item Code 36000.000			\$560,670	\$5.85
BONDS & INSURANCE				
Total Major Item Code 36000.000 BONDS & INSURANCE			\$560,670	\$5.85
Major Item Code 37000.000 WARRANTIES				
Minor Item Code 37000.000 WARRANTY				
Warranty Allocation	1.00 LS	12,763.00	12,763	0.133
Total Minor Item Code 37000.000			\$12,763	\$0.13
WARRANTY				
Total Major Item Code 37000.000			\$12,763	\$0.13
WARRANTIES				
Major Item Code 50000.000 ESCALATION COST				
Minor Item Code 50000.000 ESCALATION COSTS				
Escalation Costs	1.00 LS	1,134,502.00	1,134,502	11.846

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Total Minor Item Code 50000.000			\$1,134,502	\$11.85
ESCALATION COSTS				
Total Major Item Code 50000.000			\$1,134,502	\$11.85
ESCALATION COST				
Major Item Code 70000.000 OWNER'S TAX SAVINGS				
Minor Item Code 70000.000 OWNER'S TAX SAVINGS				
Owner's Tax Savings	1.00 ALLW	-400,000.00	-400,000	-4.177
Total Minor Item Code 70000.000			-\$400,000	-\$4.18
OWNER'S TAX SAVINGS				
Total Major Item Code 70000.000 OWNER'S			-\$400,000	-\$4.18
TAX SAVINGS				
Major Item Code 80000.000 CONTINGENCY				
Minor Item Code 80000.000 CONTINGENCY				
Construction Manager's Contingency	1.00 LS	1,877,601.00	1,877,601	19.606
Total Minor Item Code 80000.000			\$1,877,601	\$19.61
CONTINGENCY				
Total Major Item Code 80000.000			\$1,877,601	\$19.61
CONTINGENCY				
Major Item Code 90000.000 OVERHEAD & FEE				
Minor Item Code 90000.000 OVERHEAD & FEE				
Construction Manager's Fee	1.00 LS	1,347,221.00	1,347,221	14.068
Total Minor Item Code 90000.000			\$1,347,221	\$14.07
OVERHEAD & FEE				
Total Major Item Code 90000.000			\$1,347,221	\$14.07
OVERHEAD & FEE				
Total Sub 05 BONDS, WARRANTY,			\$4,532,757	\$47.33
ESCALATION & FEES				
Total Sec BB BASE BID			\$28,362,540	\$296.16

**COLUMBIA COUNTY DETENTION FACILITY
Schematic Design Estimate Report**

September 11, 2018

CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS
Columbia County Detention Center Schematic Design Documents
August 31, 2018

- This Schematic Design Construction Documents Estimate has been prepared based on the following documents:
 - Columbia County Detention Center 4917 E. US Highway 90, Lake City FL 32055 100% Schematic Design- dated July 31, 2018 as prepared by Dewberry Architects Inc. (Architect) and Dewberry Engineers, Inc. (Civil).
 - Columbia County Detention Center Division 11 Design Narrative- dated July 31, 2018.
 - Columbia County Detention Center Civil Narrative - dated July 31, 2018.
 - Columbia County Detention Center Architectural Narrative - dated July 31, 2018.
 - Report of Geotechnical Exploration Columbia County Sheriff's Office East Detention Center, Lake City, Columbia County, Florida. Prepared by Dewberry Engineers, Inc. Dated July 31, 2018.
- Various allowances are included in this Schematic Design Construction Documents Estimate as indicated throughout the estimate and in Section III-E of this report.
- The sizes, quantities and descriptions indicated within the Schematic Design Schematic Design Construction Documents Estimate is considered to be part of these clarifications, qualifications and assumptions.
- These qualifications, clarifications and assumptions are intended to supplement the Schematic Design Construction Documents Estimate and are an attempt to inform the Owner and the Design Team of the Construction Manager's interpretation of the scope items which are included or excluded, and which may not be clearly shown or defined by specification, plan, elevation, detail, section, schedule, or schematic.

Scope of the Schematic Design Construction Documents Estimate

- The scope of this Schematic Design Construction Documents Estimate consists of the following:
 - The Construction Manager's general conditions and general requirements are included for the construction phase of the project.
 - The project scope includes the following work:
 - The Construction of a 2 Story Pre-Engineered building, with a total gross square footage of approximately 95,800. The building will have an estimated initial inmate capacity of 384. Cell pods are included on either side of the core support building. One of the cell PODs will have half of it shelled providing the opportunity in the future to fit it out adding another 128 inmates. There is a pod control room in the middle of the pod for observation and controlling the pod. Included are two inmate attorney rooms located off the main corridor in the cell pod. A vehicle Sally Port is included in the support portion of the facility, along with a booking area, a kitchen, laundry room, mechanical area, warrant office area, a medical dental area, multi-purpose rooms, central control, first appearance room, contact visiting rooms and administration areas. There is also a second floor mechanical room above the support building. Interior walls will be a combination of CMU and Metal studs with gypsum board.
 - Site Improvements include new Asphalt Pavement parking, improved drainage system and a retention Pond. Site is approximately 7.23 acres of Developed area.
 - Utilities include Domestic Water, Fire, and Sanitary of various sizes.
 - Estimate assumes all import fill required will be provided by the County.
 - Estimate does not provide any costs for off site sanitary or cost for mitigation of wetland areas.

Division 01 – General Requirements

- Clarifications, qualifications and assumptions related to Division 01:





COLUMBIA COUNTY DETENTION FACILITY Schematic Design Estimate Report

September 11, 2018

- We include the Construction Manager's general conditions and general requirements for the anticipated 16 month construction phase duration for the project. We have included the necessary jobsite supervision, layout, safety supplies, equipment, temporary jobsite office facility, postage, office equipment, project telephones, and jobsite communications.
- We have not included a jobsite office facility for the Owner, Architect, Engineer, or their representatives.
- Temporary utility services (water, sewer and electric) are included. It is assumed that all temporary utilities required for the project will be tied into permanent utilities and that these permanent utilities are readily accessible, of adequate size to handle any additional load as required by temporary utilities and that temporary on-site facilities can be located as necessary to prevent the need for any substantial overhead and/or underground temporary utilities.
- The costs associated with temporary water, sewer and electric utilities will be paid for by the Construction Manager through the date of Substantial Completion at which time these utilities shall be transferred into the Owner's name and become the responsibility of the Owner.
- Costs related to a threshold inspector and/or commissioning agents are not included.
- It is assumed that any steam, chilled water and/or natural gas utilities consumed in the performance of the work will be provided by the Owner at no cost to the Construction Manager.
- Building Permits and Environmental Permits are not included. It is assumed that these permits will be provided by the Owner.
- The estimate does not include any tap fees, connection charges, system charges, impact fees, meter fees, or other regulatory requirements/fees.
- An allowance is included in the estimate for the reproduction and distribution of Contract Documents for the purpose of construction.
- A standard 4' x 8' project sign is included.
- A site survey is included as required for site and building layout.
- An as-built survey is included for the final documentation of the location and elevation of the proposed new construction.
- Monthly aerial photographs have been included to document construction progress.
- Jobsite cleanup, rubbish removal and rubbish disposal are included.
- The final project cleaning is included.
- An allowance for Lab testing is included.
- Temporary jobsite fencing and gates are included as 6'-0" high chain link fencing with a windscreen visual barrier.
- Silt fencing is included for areas where construction runoff and/or erosion may occur.
- Temporary gravel, limerock, crushed concrete or asphalt millings are included for the stabilization of the construction entrances.
- The estimate does not include any provisions for enhanced hurricane protection (EHPA).
- Performance and Payment Bonds are included.
- General Liability Insurance is included.
- Builder's Risk Insurance is included.
 - Should a Builder's Risk claim occur, any deductibles or uncovered costs will be treated as a change in scope to be funded via a change order to the Construction Manager's Contract.
 - "Loss of Use" coverage is not included in the policy. If a Builder's Risk claim occurs, Ajax excludes costs associated with "Loss of Use".
- The Builder's Risk and General Liability Policies do not cover existing construction or existing building components, therefore the Owner shall list Ajax Building Corporation as an additional insured on their Property Damage Policy or provide for a waiver of subrogation in Ajax Building Corporation's favor.
- A Construction Manager's Contingency is included. This contingency is to be utilized solely by Ajax Building Corporation in executing the work described in this Schematic Design Construction Documents Report.
- Architectural and/or Engineering Fees are not included.

**COLUMBIA COUNTY DETENTION FACILITY
Schematic Design Estimate Report**

September 11, 2018

- The Construction Manager's Preconstruction Phase Fee is not included.
- The Construction Manager's Construction Phase Fee is included.
- A negative allowance in the amount of (\$400,000) is included in the estimate for anticipated sales tax savings on the project that can be potentially realized from the Owner Direct Purchase. At the end of the Project, any refund for materials not purchased or surplus materials returned to suppliers plus the applicable sales tax amount shall be credited with an additive Change Order to the Agreement with the Construction Manager and Subcontractor's Agreement. Surplus materials shall be the property of the Subcontractor and no refund or materials shall be due to the Owner.

Division 03 – Concrete

- Clarifications, qualifications and assumptions related to Division 03 per Sheet S101- S302:
 - Concrete Work General
 - Concrete is included as standard 4,000 psi for all cast-in-place continuous footings and column footings.
 - The slabs on grade included are 4,000 psi.
 - All mechanical pads included are 3,000 psi concrete.
 - Bonded concrete included are 4,000 psi.
 - We excluded ice or icing for placing concrete in hot weather, but include hot weather procedures.
 - We excluded any special rebar finishes, galvanizing, epoxy coatings, or special chairs/supports.
 - Building Earthwork
 - All building related earthwork is included.
 - Subsoil Termite Treatment
 - Subsoil termite treatment is included below all building slabs on grade.
 - Structural Cast-In-Place Formwork
 - Flagpole base and formwork is included.
 - Concrete Footings and Foundations
 - The Housing Pod footings are included as thickened slabs for the pre-engineered building frames.
 - Column footings are included as 6'x4'x1'8 w/ #6 each way, top & Bottom, and 5'x5'x1'8 w/ (6) six #5 each way. Concrete Slabs on Grade
 - The building slabs on grade are included as nominal 4" thick, reinforced with a one layer of steel reinforcement of 6x6-W1.4xW1.4 and as nominal 6" thick at the Sally port with 6x6-W2.9xW2.9 reinforcement.
 - The estimate includes 15-mil Stego visqueen vapor barrier under all concrete slabs on grade.
 - We specifically exclude any special vapor barriers, radon barriers, waterproofing membranes/coatings, or any other special membranes.
 - Concrete Accessories
 - Control joints in slab on grade are included. Joints are saw cut 1/8" inch wide by one-fourth of slab depth with an "early entry" diamond blade.
 - Screeds, plate grout and form releasing agent are included.
 - Concrete Mechanical Pads
 - The estimate includes 6" thick concrete mechanical pads at all exterior locations and 4" thick concrete pads at all interior locations.
 - A single layer of steel reinforcing is included at all mechanical pads.
 - Precast Hollow Core Slabs
 - 6" Hollow Core plank is included with 2" bonded concrete for all elevated floors.

Division 04 – Masonry

**COLUMBIA COUNTY DETENTION FACILITY
Schematic Design Estimate Report**September 11, 2018

- Clarifications, qualifications and assumptions related to Division 04:
 - Concrete Masonry Units
 - The demising partitions located at the Housing Pods are included as nominal 8" concrete unit masonry up to 20' above the finished floor.
 - The remaining 8x8x16" CMU walls vary in height and include standard weight concrete unit masonry with reinforced filled cells and #6 bars at approximately 16" OC.
 - Door and window headers will be precast concrete.
 - Stone Veneer is not include as shown and has been deleted for project scope

Division 05 – Metals

- Clarifications, qualifications and assumptions related to Division 05:
 - Structural Steel, Joists, and Deck
 - The building structural system is included as composite steel columns, beams, decks, and accessories in the sizes and locations shown on the structural drawings S101 – S302
 - Beams and columns included as tubular steel and W beams.
 - Columns included as HSS 10x10x1/2
 - W Beams included are W6x25, W18x60 and W14x22.
 - Column base plates, beam connection plates, and embed panel plates are included.
 - Hairpin reinforcement included for Pre-Engineered Building Columns.
 - Acoustical metal deck closure panels.
 - Miscellaneous and Fabricated Metals
 - Structural Stairs are included.
 - 1 ½" Steel Handrail is included.
 - Metal handrail with screen is included on the upper level.

Division 07 – Thermal and Moisture Protection

- Clarifications, qualifications and assumptions related to Division 07:
 - Roofing and Sheet Metal
 - We excluded the additional layer of metal deck. Roof will be the standard PEMB SSR with R-30 Batt insulation.
 - Waterproofing & Damp Proofing
 - We have included a 15 mil Stego vapor barrier below the building slab on grade and sidewalks.
 - Manufactured Roof Specialties
 - 3"x4" Aluminum Downspout.
 - 6' Aluminum metal gutter is included.
 - Joint Sealers
 - An allowance of \$15,000 is included for misc. joint sealants.

Division 08 – Doors and Windows

- Clarifications, qualifications and assumptions related to Division 08:
 - Non-Security Metal Doors and Frames
 - All non-security hollow metal frames are included as standard hollow metal.
 - Hollow metal frames will be 14 gauge.
 - Interior metal doors will be 16 gauge.
 - Hollow metal doors and frames are factory primed and ready for field finish.
 - Doors are included per architectural door schedule on sheet A601.

**COLUMBIA COUNTY DETENTION FACILITY
Schematic Design Estimate Report**

September 11, 2018

- Specialty Doors
 - We included the following motorized roll-up overhead doors.
 - Sally port – 2 ea.
 - Mezzanine – 1 ea.
 - Receiving SV – 1 ea.
- Glass, Glazing, and Aluminum Storefronts
 - Interior aluminum storefront is included at non secure office areas.
 - Exterior storefront windows are included at the training area as shown on sheet A201.
 - Automatic Sliding doors w/ transom & sidelights are included at the lobby/reception of the core support area.
- Non-Security Finished Hardware
 - The non-security finished hardware for all doors is included as an allowance per opening. See estimate for types & quantities

Division 09 – Finishes

- Clarifications, qualifications and assumptions related to Division 09:
 - Gypsum Board Systems
 - The gypboard wall systems are included in the admin non secure office area.
 - Smoke partitions are included above CMU in between inmate dorm areas.
 - Gypsum board partitions include 16 & 20 gauge, standard metal screw studs and track.
 - 5/8" fire code gypsum board is included.
 - The interior closure walls are included as 6", 16 gauge structural studs and track.
 - All painted gypsum board partitions will have a level 4 finish.
 - No interior veneer plaster or hard coat finishes are included.
 - Hard Tile
 - Ceramic tile floors, base and wainscot are included in staff restrooms.
 - We have not included any flooring in the kitchen area. This will be priced as additive alternate during the bidding phase.
 - All cost for adhesives, grout, and accessories are included.
 - No special tile patterns, mosaics, colors or shapes are included.
 - Ceilings
 - Acoustic ceilings are included in non-secure administration areas and offices.
 - Washable surface acoustic tile is included in the kitchen area.
 - An allowance of \$10,000 is included for security Ceiling Tile clips.
 - Finished Flooring
 - Fluid Applied Floors
 - The estimate includes sealed concrete floors at the MEP rooms, inmate dorms, inmate corridors, secure vestibules and receiving area.
 - No high performance coatings are included.
 - Resilient Flooring and Base
 - We have included an allowance of \$50,000 for upgraded floor finishes.
 - 4" resilient base is included per the schematic design narrative.
 - VCT flooring is included in admin corridors, rover station, storage, and break areas.
 - Resilient sheet vinyl flooring is included in the medical areas per the schematic design narrative.
 - Carpet
 - Carpet tile has been included in offices, as an allowance of \$35.50 per square yard.
 - Wall Finishes



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- CMU Coating
 - CMU exposed to view will be painted.
 - No high performance coatings are included.
- Paints and Coatings
 - All interior and exterior hollow metal doors and door frames will be painted.
 - Exterior hollow metal doors and frames are included as galvanized.
 - All interior walls and ceilings excluding the chase rooms and pre-fabricated steel cells, are included as painted.
 - All exposed interior metal will be painted.
 - No painting is included for concealed areas or areas otherwise not exposed to view.
 - No special murals or graphics have been included.
- Portland Cement Plaster & Stucco
 - Stucco is not included.

Division 10 – Specialties

- Clarifications, qualifications and assumptions related to Division 10:
 - Visual Display Specialties
 - We include marker boards and tack boards in the training room.
 - Louvers and Vents
 - We included the following allowances for mechanical louvers
 - Pod C = \$2,000
 - Pod D = \$1,000
 - Core Support = \$5,000
 - Wall & Corner Guards
 - We included corner guards on exposed corners at metal stud partitions per the schematic design narrative.
 - Interior and Exterior Signage
 - We include the following signage allowances:
 - Exterior Signage @ Pod C - \$1,000
 - Exterior Signage @ Pod D - \$1,000
 - Exterior Signage @ Core Support - \$1,500
 - Interior Signage - \$2,500 per area
 - We included a building plaque per the schematic design narrative.
 - Flagpole
 - 3 ea. 30' flagpoles are included at the south entrance per the schematic design narrative.
 - Lockers and Locker Benches
 - Lockers are included as part of the division 11 detention equipment.
 - Fire Protection Specialties
 - Fire protection specialties are included as follows:
 - 10 Lb. "ABC" Fire Extinguishers
 - Fire Extinguisher Mounting Hooks
 - Recessed FE Cabinets
 - Operable Partitions
 - We included an operable partition in the training area.
 - Storage Shelving
 - The estimate includes a janitor's shelf and mop holder in all janitor's closets.
 - Metal storage shelving is not included per the schematic design narrative.



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- Toilet and Bath Accessories
 - Toilet accessories are included at all non-secure areas as follows:
 - 18x36 Framed Mirror
 - 36" and 42" Grab Bars
 - Surface Mounted Double Roll Toilet Paper Holder
 - Surface Mounted Paper Towel Dispenser Waste Combo
 - Liquid Soap Dispenser
 - Sanitary Napkin Disposal
 - Robe Hook

Division 11 – Building Equipment

- Clarifications, qualifications and assumptions related to Division 11:
 - Laundry
 - We included an allowance of \$100,000 for the laundry equipment in area B.
 - Prison & Jail Equipment
 - We included all the detention equipment as a lump sum amount of \$3,989,500.
 - Prefabricated Steel Cells are included at a cost of \$2,450,000.
 - Security ceilings are included as an allowance of \$23,500. This allowance is in addition to the security ceilings figured in the Detention equipment package.
 - Food Service Equipment
 - We included all the foodservice equipment as an allowance of \$700,000.
 - Medical Equipment
 - The estimate includes the exam beds in the recovery room and an allowance of \$55,000 for any additional miscellaneous medical equipment not specified on documents.

Division 12 – Furnishings

- Clarifications, qualifications and assumptions related to Division 12:
 - Cabinets and Casework
 - We included lower and upper cabinets at all break areas.
 - Control desks were included at each rover station.
 - Desks were included at the admin, reception and booking areas as shown on floor plan sheet A111.

Division 13 – Special Construction

- Clarifications, qualifications and assumptions related to Division 13:
 - Pre-engineered Buildings
 - The estimate includes pre-engineered steel buildings for the housing pods and core support areas.
 - 20 ea. Skylights are included at each pod.

Division 21 – Fire Suppression

- Clarifications, qualifications and assumptions related to Division 21:
 - Fire Protection Systems
 - We included a full wet pipe fire suppression system in all rooms.
 - We included the connection of the sprinkler system to each individual steel cell.

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- The fire sprinkler system includes heads located in the down position for coverage of each room with a ceiling, and in the up position in all rooms with exposed deck.
- We included a 50hp electric fire and jockey pump.
- We did not include any other fire suppression systems.

Division 22 – Plumbing

- Clarifications, qualifications and assumptions related to Division 22:
 - Plumbing Piping, Valves, Fittings, & Insulation
 - Domestic water, and sanitary waste, and vent piping, valves, fittings, and insulation are included for all areas except the shell space.
 - We included the plumbing penal fixture hook-ups to all the individual cells.
 - The estimate excludes all other plumbing piping, valves, and fittings.
 - Natural Gas, Fuel, and Air Piping
 - Site work and piping for on-site gas distribution is excluded from this estimate. Off-site gas services and gas meter are excluded.
 - A kitchen equipment gas piping allowance of \$9,059 is included as well as a rough in and hook up.
 - We included gas solenoid cut-off valves to each building.
 - Plumbing Specialties, Fixtures, and Equipment
 - Plumbing fixtures and equipment included are as follows:
 - Domestic Hot Water Storage Tank – 119 Gallons
 - Domestic Hot water Storage Tank – 752 Gallons
 - Thermal Expansion Tank – 15 Gallons
 - In-Line Circulation Pump – ½ HP
 - In-Line Circulation Pump
 - Water Heater – Gas Fired, 120 Gallon
 - Water Closet - ADA
 - Lavatory, Standard Wall Hung - ADA
 - Sink, Single Bowl, Stainless Steel
 - Janitor/Mop Sink
 - Floor Drain
 - Hub Drain
 - Hose Bib - Interior
 - Hose Bibb – Freeze Proof Exterior
 - A package water booster pump and a water softener system is not included
- Plumbing fixture hook-up is included at all cells

Division 23 – Heating, Ventilating, and Air-Conditioning (HVAC)

- Clarifications, qualifications and assumptions related to Division 23:
 - HVAC Work
 - The mechanical system is included as per the mechanical narrative shown on sheets 18-21.
 - HVAC Ductwork, Insulation And Accessories
 - Galvanized sheet metal wrapped with mineral-fiber board insulation inside mechanical rooms are included.
 - No Duct insulation included for Pod D Shell.
 - Security bars is included on all ductwork exceeding 5 inches in length and width where the ducts penetrate secure walls, ceilings or floors.



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- All materials and construction shall be according to SMACNA.
- All ductwork penetrating fire or smoke rated walls or floors will include a smoke or combination fire smoke damper at the rated wall.
- Air devices included are ceiling or wall mounted and selected to meet throw requirements.
- All to air devices in cells will include security type sidewall.
- Insulated flex duct with a maximum of 6'-0" per new outlet has been included.
- No flex duct included for Pod D Shell.
- We included a kitchen make-up air & duct allowance of \$14,987
- No ductwork is included in the shell section of Pod D.
- Hydronic Piping & Specialties
 - Mechanical equipment connections are included.
- HVAC Fans
 - We included a fan allowance of \$41,015.
- - 20,000 Cfm Smoke Exhaust and smoke make-up fans are included in Pod C & D
 - Dishwasher hood, kitchen hood and laundry associated fans are included.
- Air Outlets & Inlets
 - We included new Diffusers & R/A Grilles.
- Air Terminal Units
 - VAV Terminal Box Units w/ Electric strip heat is included in the administration area.
- Indoor Central Station Air Handler Units
 - We included 20 Ton Air Handler (Variable Volume) for the Medical Area.
 - We included 30 Ton Air Handler (Constant Volume) for the Booking Area.
 - We included 35 Ton Air Handler (Variable Volume) for the Administration Area.
 - We included 40 Ton Air Handler (Constant Volume) for the Kitchen Area
- Computer Room HVAC
 - We included Ductless VRF Emergency System- Cool Only for the central rover stations.
- Air Source Heat Pumps
 - We included (3) three 55 Ton Air Handler w/ Integral Energy Recovery (Constant Volume). Empty pad was left in place for a future unit.
- Testing, Adjusting and Balancing
 - Test and balance of the HVAC systems by an independent Test & Balance firm is included.
- Building Control Systems
 - We included HVAC systems controls.
 - No HVAC system controls included for shell section of Pod D

Division 26 – Electrical

- Clarifications, qualifications and assumptions related to Division 26:
 - Site Electrical
 - We included an allowance of \$125,000 for the electrical site work, and an allowance of \$26,000 for the service entrance.
 - Service Entrances
 - Duct bank, conduit, wire and hand holes for power and data services are included per sheets E-101. FPL to provide materials for primary circuits per sheet E101
 - Power Distribution & Feeder System
 - We included the 2,500 amp main control center, power and lighting distribution panels and breakers, lighting control panels and equipment, and dry-type transformers.

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- We included one (1) 1250 KW diesel generator w/ enclosure and belly tank per the schematic design narrative.
- An automatic transfer switch is included.
- We included electrical equipment connections.
- Device and Branch Circuitry
 - We have included device branch circuitry which includes the emergency power for all areas except the shell space.
 - We included duplex, quadraplex, duplex – GFI, Duplex – GFI/Waterproof, quadraplex – security grade receptacles.
 - We included single pole switches and dimming switches.
- Lightning Protection System
 - A standard grounding and lightning protection system is included.
- Lighting Branch Circuitry
 - We have included lighting branch circuitry.
 - We include the purchase and installation of all lighting fixtures as follows:
 - ◆ Control Room Light Fixtures
 - ◆ Non-Secure Area Light Fixtures
 - ◆ Non-Secure Restroom Light Fixtures
 - ◆ MEP/Chase Area Light Fixtures
 - ◆ Secure Area Light Fixtures
 - ◆ Exterior Secure Area Light Fixtures
 - ◆ Dayroom/Program Area Light Fixtures
 - ◆ Exit Signs/Lights – LED
 - We include the lighting branch circuitry hook-ups to each individual steel cell.

Division 27 – Communications

- Clarifications, qualifications and assumptions related to Division 27:
 - Data / Communications Systems
 - The following is included in the Voice, Data, and Communication System:
 - Plywood Backboards
 - Conduit and Wire for Voice, Data, and Communication System for all areas except the shell space
 - Installation Only of the Inmate Telephone Control Station Outlets
 - Installation Only of the Video Visitation Station Outlets
 - Voice/Data/Communication Outlets
 - Cable Tray
 - The racks, patch panels, and routers are by others, and the detention equipment contractor will provide the inmate control station outlets and video visitation outlets in their scope of work.
 - We have included an allowance of \$75,000 for the Visitation Center equipment.
 - Audio/Video Systems
 - We include T.V. system conduit and wire for all areas except the shell space
 - We include wall mounted T.V. outlets.
 - P/A & Sound System
 - We included the public address and sound system conduit and wire for all areas except the shell space.
 - Both the ceiling speakers and the frame mounted remote intercom station are included. The detention equipment contractor will provide the devices needed in their scope of work.
 - Clock System



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- We included a complete clock system including the conduit and wire for all areas except the shell space.
- Clocks are not included.

Division 28 – Electronic Safety & Security

- Clarifications, qualifications and assumptions related to Division 28:
 - Security, Alarm and Detection Systems
 - We include security system conduit and wiring for all areas except the shell space.
 - The following equipment is included:
 - ◆ Motion Sensors @ Chase Areas
 - ◆ Vehicle Loop Detection System
 - The following allowances are included due to lack of detail:
 - ◆ Specialty Door Hardware - \$20,000
 - ◆ Camera/Video Recording System - \$66,045
 - Fire Alarm Systems
 - We included a complete fire alarm system.
 - We included annunciator panels w/ voice evacuation, terminal cabinets, manual pull stations, horn/strobe combination fire alarms, smoke detectors, duct mounted detectors, and control relays for all areas except the shell space.

Division 31 – Site Work

- Clarifications, qualifications and assumptions related to Division 31:
 - Site Clearing & Earthwork
 - Silt Fencing is included.
 - (2) Two Construction Soil Tracking Device is included.
 - Site clearing tree removal is included.
 - Asphalt saw-cutting is included.
 - The stripping of topsoil is included.
 - The excavation of 1' of the wetland area (Unsuitable Material) is included.
 - The excavation and backfill work includes, on-site cut and fill and removal and replacement of top soil.
 - The excavation of a retention pond is included at 23,022 CY.
 - All excavated material will remain onsite. Suitable material will be used in fill areas.
 - Import fill material is not included. Owner to provide Import Fill. See estimate for quantity.
 - An allowance for dewatering is included.
 - Grading, excavation, and fill for the new paved areas and building pads are included.
 - The placement of fill material is included.
 - All rough and finish grading is included.
 - Building fine grading and proof rolling is included.

Division 32 – Site Improvements

- Clarifications, qualifications and assumptions related to Division 32:
 - Paving
 - 1.5" Asphalt SP-9.5 Surface Course (2 lifts), 6" Limerock base and 12" Stabilized Subgrade are included.
 - Rigid Paving

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- 6" Concrete Paving at 3000 psi is included for the Generator Pad, transformer Pad and the Dumpster pad.
 - All concrete paving includes 6x6 8/8 (W2.1/W2.1) welded wire fabric reinforcing.
 - Curbs & Gutter
 - Ribbon Curb is included.
 - Sidewalks
 - Sidewalks are included.
 - Building sidewalks will receive a standard light trowel & broom finish.
 - Sidewalks abutting asphalt pavement will have thickened slab edges.
 - 6 mil Visqueen Vapor Barrier is included below all sidewalks.
 - 3000 psi concrete is included for all sidewalks.
 - Site Signage & Pavement Markings
 - We include parking striping on site.
 - Stop Signs are included.
 - Stop bars are included
 - Handicap parking symbols are included.
 - Site/Athletic Furnishings
 - Site Benches and Concrete Benches are include.
 - Fences & Gates
 - We include the 12' high chain link fence and lockable gates are included.
 - Dumpster Gates with Screen is included.
 - Razor Ribbon Wire is included for all fencing.
 - Retaining Walls/Site Walls
 - Dumpster Wall is included.
 - Landscaping and Irrigation
 - We excluded landscaping and irrigation from this estimate.
- Centipede/Bermuda sod is included for sod.

Division 33 – Site Utilities

- Clarifications, qualifications and assumptions related to Division 33:
 - Site Potable Water items included per the Grading sheet :
 - We included the new 4" PVC C-900 water piping.
 - We included 12" Directional Drill with 12" DIP Pipe.
 - Machine backfill, 1:1 Layback, and Excavation are included.
 - All potable water tees, bends, wet tap, gate valves, and reducers are included.
 - Site Fire Water items included per the Grading sheet :
 - We include the new (6", 8", and 12") PVC C-900 fire water piping.
 - All fire water fittings are included.
 - We included (5) Five fire hydrants.
 - We included one 6" Back Flow Preventer.
 - Machine backfill and excavation of pipe trench are included.
 - Site Sanitary Sewer items are included as shown on the Grading sheet :
 - We included (4") site sanitary Force main piping.
 - We included (8") site sanitary gravity piping.
 - New sanitary sewer pipes are included as PVC C-900.
 - Lift Station with Grinder Pump Allowance of \$85,000 is included.
 - Tie-in to existing sanitary system is included.
 - All sanitary sewer pipes, clean-outs, and accessories are included.



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- No offsite sanitary if included
- Site Storm Drainage items included per the Grading sheet :
 - Dewatering is not included.
 - All storm drain RCP piping is included as 18", 24" and 36".
 - Roof drain piping is included as 8" and 12" PVC.
 - Roof drain piping are included for collection of roof run-off through the gutters.
 - We included all inlets, manholes, and gratings per the Grading sheet.

General Notes

- General clarifications, qualifications and assumptions related to the Schematic Design Construction Documents Estimate Report:
 - Electronic, CAD or BIM "As-Builts" are not included. Ajax Building Corporation will maintain "As-Built" drawings at the jobsite throughout the construction phase and provide copies to the Architect and Owner at Final Completion.
 - O&M training, manuals or video-training is not included for Owner furnished equipment or items provided by the Owner's vendors.
 - In the event that there is an oversight, the estimate shall be utilized as the basis of understanding for costs included. Items not specifically identified shall be assumed to be excluded. Line items indicate work included.
 - It is anticipated that various conflicts, unforeseen conditions and discrepancies will arise during the construction phase. It is assumed that the Design Team and Owner will assign a staff member(s) that will be readily available to respond and provide timely assistance in resolving all issues that may arise.
 - Due to budget restrictions, Ajax Building Corporation has based the Schematic Design Construction Documents Estimate on a fair, standard and reasonable interpretation of the Schematic Design Construction Documents. We exclude any specific language, items or processes that are not typical, are unreasonable or would otherwise require that additional costs be added to the Schematic Design Construction Documents Estimate as a contingency in the event that a literal interpretation should be made.

END OF CLARIFICATIONS, QUALIFICATIONS AND ASSUMPTIONS TO THE SCHEMATIC DESIGN
CONSTRUCTION DOCUMENTS ESTIMATE REPORT

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ALLOWANCE SCHEDULE

The following allowances are included in the Schematic Estimate where a clear scope has not been defined by the Schematic documents or where the items require further research. These allowances are for the cost of work only and do not include costs for insurance, bonds, contingency, fee, etc.

Due to the preliminary nature of a Conceptual Design much of the estimate is based on assumptions. However detailed quantity calculations were performed on which the estimate is based. These allowances below are placeholders for certain items that the Project Team understands will work towards for the design to fit within these allowances in their applicable sections.

It is understood that these allowances represent the total amount allocated to be spent on the indicated scope items without adjustment to the Construction Manager's Estimate.

<u>Estimate Item No.</u>	<u>Description</u>	<u>Allowance Amount</u>
	Division 01 – General Requirements	
	Owner's Tax Savings	-\$400,000
	Division 02 – Site Work	
	Electrical Sitework and Service entrance	\$151,000
	Division 07 – Thermal and Moisture Protection	
	Joint Sealant and Security Caulking	\$15,000
	Division 09 – Finishes	
	Security Clips @ Vinyl Faced Tile	\$10,000
	Finish Floor Upgrade	\$50,000
	Division 10 – Specialties	
	Exterior and Interior Signage	\$6,000
	Door Louver	\$8,000
	Exterior Signage	\$3,500
	Miscellaneous Interior Signage	\$7,500
	Division 11 – Equipment	
	Food Service Equipment	\$700,000
	Laundry Equipment	\$100,000
	Security Ceiling	\$23,500
	Medical Equipment	\$55,000

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<u>Estimate Item No.</u>	<u>Description</u>	<u>Allowance Amount</u>
	Division 22 and 23 – Mechanical	
	Kitchen Gas Piping	\$9,059
	Kitchen Make-up Air & Duct	\$14,987
	Division 26, 27 and 28 – Electrical/Comm/Security	
	Security Systems	\$700,000
	Electrical Sitework	\$125,000
	Service Entrance	\$26,000
	Visitation Center Equipment	\$75,000
	Specialty Door Hardware @ Non Detention Doors	\$20,000
	Security Camera / Video Recording Systems	\$66,045

END OF ALLOWANCE SCHEDULE



ESTIMATE COMPARISON (Conceptual Phase Estimate vs. Schematic Phase Estimate)

The following Estimate Comparison has been prepared to provide a side-by-side comparison of the previous design phase estimate Conceptual Phase and the current design phase estimate Schematic Phase to identify those areas where the estimate has increased or decreased, and by what amount / percentage. It is intended that this worksheet be utilized as a tool in validating the current estimate against the previous estimate, keeping in mind that the changes to the project schedule and/or project design that occurred during this design phase will have an effect on the estimated costs.

Estimate Comparison

Compared On: Total Cost Exception: \$ Partial Report Group 1: Sec Group 2: Divisions With T&I	Estimate1 Columbia County Jail		Estimate2 Columbia County Detention Center	
	Client:		Client:	
	Job Type:	Est Type: Conceptual	Job Type: Institutional	Est Type: Schematic
	Est No: 18037	Rev No:	Est No: 18072	Rev No:
	Tkoff Units: Imperial	Est Units: Imperial	Tkoff Units: Imperial	Est Units: Imperial
	Job Start: 12/25/2018	Duration:	Job Start: 12/08/2014	Duration: 0MOS
	Estimator: Jeff Stephenson	Checked by:	Estimator: Carly/Rohan	Checked by:
	Total		Total	
	\$		\$	Diff. **
BASE BID	28,043,664		28,362,540	-318,876
GENERAL REQUIREMENTS	1,431,200		1,431,200	
CONCRETE	1,067,123		863,910	203,213
MASONRY	1,402,801		1,876,415	-473,614
METALS	1,001,214		788,668	212,546
THERMAL & MOISTURE PROTECTION			15,000	-15,000
DOORS & WINDOWS	59,014		146,736	-87,723
FINISHES	657,451		976,713	-319,262
SPECIALTIES	51,737		74,268	-22,531
EQUIPMENT	5,125,680		7,366,697	-2,241,018
FURNISHINGS	31,214		47,816	-16,601
SPECIAL CONSTRUCTION	2,831,943		2,545,558	286,385
FIRE SUPRESSION SYSTEMS	293,015		266,917	26,098
PLUMBING	636,836		551,265	85,570
HVAC WORK	1,784,153		1,841,388	-57,235
ELECTRICAL WORK	2,871,855		2,523,083	348,772
COMMUNICATIONS SYSTEMS	202,504		318,481	-115,977
SAFETY & SECURITY SYSTEMS	934,999		277,372	657,626
SITEWORK	825,876		825,536	340
SITE IMPROVEMENTS	1,152,963		745,603	407,359
SITE UTILITIES	165,389		347,156	-181,767
BONDS & INSURANCE	554,368		560,670	-6,302
WARRANTY	12,620		12,763	-143
ESCALATION COSTS	1,402,184		1,134,502	267,682
SALES TAX SAVINGS			-400,000	400,000
CONTINGENCY	2,215,451		1,877,601	337,850
OVERHEAD & FEE	1,332,075		1,347,221	-15,146
Total Estimate	28,043,664		28,362,540	



VALUE ENGINEERING and BUDGET OPTIONS

THE PROJECT TEAM HAS DISCUSSED SOME VALUE ENGINEERING OPTIONS BUT HAS BEEN DECIDED TO DELAY THIS PROCESS UNTIL THE SCHEMATIC OR DESIGN DEVELOPMENT PHASE AT WHICH TIME THE BUDGET, SCHEDULE, SITE LOCATION AND OTHER VARIABLES CAN BE MORE DEFINED. ULTIMATELY AJAX WILL WORK WITH THE PROJECT TEAM TO ENSURE SCOPE AND BUDGET MATCH.

THE FOLLOWING IDEAS WERE DISCUSSED AS PRIMARY COST SAVINGS OPTIONS MEETING ON 9/7/18. CONCEPTUAL PRICING FOR THESE IDEAS IS ATTACHED.

1. Item A from SDVE-1. Cut 5-6' from Admin –Booking and lose 1 holding cell.
Delete 1,555SF out of Core support. **Calc at \$200/SF Deduct (\$311,100)
2. Item B from SD VE-1 Cut 2' out of Booking/Kitchen entire length
Delete 534SF **Calc at \$200/SF Deduct (\$106,800)
3. Item C from SD VE-1. Cut 4' out of housing
Delete 1284 SF **Calc at \$200/SF Deduct (\$256,800)
4. Item D from SD VE-1. Delete ½ of the PEMB from POD that's shelled.
This can't be taken with #6 below 11,000SF times \$32/SF Deduct (\$352,000)
5. Item G from SD VE-1Take out future 911 and move Training into core
Redesign entrance to only a covered entrance delete 913SF at \$200/SF Deduct (\$186,600)
6. Delete the 2nd POD that is ½ shelled altogether.
From SD estimate Deduct (4,465,820)
7. Assuming one POD gets deleted and the remaining structure moves
South to SR 90 as much as right of way will allow. This will potentially
get building out of wetlands and significantly reduce excavation and
quantity required for import fill. Deduct (\$300,000)
Ajax value assumes 52,000CY less fill brought in to spread compact.
This would also translate in approx.. \$500,000 savings from county for
Not bringing in this amount of fill.
8. Move entire project to existing Jail site. This would significantly reduce excavation and
Import fill required. Assumes existing Staff Parking lot at existing to remain. Pond at existing jail
site would need to be enlarged as required but should be much less than digging pond at new
site. Total deduct value is based on following assumptions/credits below as compared to SD
estimate. A detailed layout would be required to further define/refine value.

A. This change may/should eliminate concern/ need to
use mitigation credits.

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B.	13,000CY less excavation to pond	(\$77,610)
C.	Less clear grub	(\$30,000)
D.	No unsuitable excavation	(\$24,000)
E.	60,000 CY less import to spread/compact	(\$345,000)
	Not part of Ajax Estimate but this less fill would translate	
	To approx. \$600,000 savings to owner for not importing	
F.	Reduce paving in half. Deduct 4800SY	(\$232,070)
G.	Reduce SOD by half	(\$60,000)
H.	Delete lift station for sanitary	(\$85,000)
I.	Reduce Storm piping system	<u>(\$50,000)</u>
J.	TOTAL EST. SITEWORK DEDUCT FROM AJAX	(\$903,680)
K.	LESS COST TO COUNTY FOR REDUCED IMPORT	(\$600,000)
L.	ADD \$100,000 TO MODIFY EXISTING JUVENILE/ FEMALE AND ADD SECURED CORRIDOR TO NEW	\$100,000
M.	DELETE THE POD THAT WAS ½ SHELLLED	(\$4,465,820)
N.	APPLY ITEMS 1,2,3 AND 5 ABOVE	<u>(\$861,300)</u>
O.	TOTAL PROJ. DEDUCT MOVE SITE DELETE POD	(\$6,730,800)



ALTERNATES NARRATIVE

Within this section we have included pricing for various Alternates for consideration by Columbia County. The pricing for each alternate represents the adjustment required to the Base Bid Schematic Design Estimate to incorporate the proposed change in scope. A summary listing of the proposed alternates is listed below. A more detailed description and a detailed estimate for each alternate have been provided in the sections of this report immediately following this narrative. All quantities and descriptions listed in the narratives and detailed estimates are part of the alternate pricing provided. The pricing provided includes all applicable mark-ups for bonds, insurance, etc.

- Alternate No. 1 – Remove/Replace 3' Deep Unsuitable Soil Add \$171,776

The pricing for each Alternate represents the adjustment required to the Schematic Design Estimate to incorporate the proposed change in scope. All quantities and descriptions listed in the narratives are part of the pricing provided. The pricing provided includes all applicable mark-ups for bonds, insurance, etc.

All Alternate Pricing provided is applicable to this design phase estimate only. The feasibility and pricing for all alternates will require further evaluation during all subsequent design phases.

The proposed change in scope and related pricing for various Alternates may be overlapping in nature and may require revisions based on the combination of options accepted.



COLUMBIA COUNTY DETENTION FACILITY
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ALTERNATE NO. 1

Alternate Narrative:

Remove and replace 3' deep unsuitable soil

Adjustment to the Base Bid Estimate: Add \$171,776

Note: A copy of the CM Detail Estimate related to this alternate is attached and immediately follows this narrative.

1. Sec
2. Sub
3. Major Item Code
4. Minor Item Code

Report includes Taxes & Insurance.

8:14:46AM

8/17/2018

Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty	
NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Corporation !!!					
Sec Z03 REMOVE/REPLACE 3' DEEP UNSUITABLE SOIL					
Sub 04 SITEWORK					
Major Item Code 31000.000 SITEWORK					
Minor Item Code 31100.000 SITE CLEARING & EARTHWORK					
Excavate Unsuitable Soil w/Trackhoe - Spread on Site	12,106.00	CUYD	5.97	72,242	0.754
Import Fill Provided By Owner	12,106.00	NIC			
Spread Clean Fill	12,106.00	CUYD	5.75	69,659	0.727
Total Minor Item Code 31100.000 SITE CLEARING & EARTHWORK			\$141,901	\$1.48	
Total Major Item Code 31000.000 SITEWORK			\$141,901	\$1.48	
Total Sub 04 SITEWORK			\$141,901	\$1.48	
Sub 05 BONDS, WARRANTY, ESCALATION & FEES					
Major Item Code 36000.000 BONDS & INSURANCE					
Minor Item Code 36000.000 BONDS & INSURANCE					
Performance & Payment Bond	1.00	LS	1,008.00	1,008	0.011
General Liability Insurance	1.00	LS	1,563.00	1,563	0.016
Builder's Risk Insurance	1.00	LS	825.00	825	0.009
Total Minor Item Code 36000.000 BONDS & INSURANCE			\$3,396	\$0.04	
Total Major Item Code 36000.000 BONDS & INSURANCE			\$3,396	\$0.04	
Major Item Code 37000.000 WARRANTIES					
Minor Item Code 37000.000 WARRANTY					
Warranty Allocation	1.00	LS	77.00	77	0.001
Total Minor Item Code 37000.000 WARRANTY			\$77	\$0.00	
Total Major Item Code 37000.000 WARRANTIES			\$77	\$0.00	
Major Item Code 50000.000 ESCALATION COST					
Minor Item Code 50000.000 ESCALATION COSTS					
Escalation Costs	1.00	LS	6,871.00	6,871	0.072
Total Minor Item Code 50000.000 ESCALATION COSTS			\$6,871	\$0.07	
Total Major Item Code 50000.000 ESCALATION COST			\$6,871	\$0.07	
Major Item Code 80000.000 CONTINGENCY					
Minor Item Code 80000.000 CONTINGENCY					
Construction Manager's Contingency	1.00	LS	11,372.00	11,372	0.119
Total Minor Item Code 80000.000 CONTINGENCY			\$11,372	\$0.12	
Total Major Item Code 80000.000 CONTINGENCY			\$11,372	\$0.12	
Major Item Code 90000.000 OVERHEAD & FEE					
Minor Item Code 90000.000 OVERHEAD & FEE					
Construction Manager's Fee	1.00	LS	8,159.00	8,159	0.085

Sort Sequences:

1. Sec
2. Sub
3. Major Item Code
4. Minor Item Code

Estimate File: :CCDC SD_8_16.est - Columbia County Detention Center, 4917 E. US Highway 90 Lake

City, FL 32055

Estimator: Carly/Rohan

Primary Project Qty:95767 SF

Secondary Project Qty:2 FLRS

Estimate UM: Imperial

Report includes Taxes & Insurance.

8:14:46AM

8/17/2018

Description	Quantity	Unit \$	Total \$	\$ per SF Primary Qty
<u>NOTICE : This Document is considered proprietary information and shall not be distributed beyond the intended recipient without the express written consent of Ajax Building Corporation !!!</u>				
<i>Total Minor Item Code 90000.000 OVERHEAD & FEE</i>			\$8,159	\$0.09
<i>Total Major Item Code 90000.000 OVERHEAD & FEE</i>			\$8,159	\$0.09
<i>Total Sub 05 BONDS, WARRANTY, ESCALATION & FEES</i>			\$29,875	\$0.31
<i>Total Sec Z03 REMOVE/REPLACE 3' DEEP UNSUITABLE SOIL</i>			\$171,776	\$1.79



CONSTRUCTABILITY REVIEW COMMENTS

We recommend that the following items be addressed during the Document Development Design to ensure proper coordination of the design and construction efforts.

- The drawings should be further developed and detailed. All design components should be closely coordinated between all design disciplines.
- The project specifications will be further reviewed and developed to ensure the inclusion and coordination of all work.
- A detailed plan and schedule should be developed to expedite the start-up activities, site and off-site utility work, initial site work and foundation work. The Design Team, the Construction Manager and the Owner will be required to closely coordinate and expedite submittal review/approval, respond to information requests, respond to conflicts and unforeseen conditions, etc.
- The routing and elevation of proposed utilities, site and off-site, should be reviewed in detail to ensure that they are located in areas that will minimize the impacts on and conflicts with existing construction and utilities.
- It is anticipated that various conflicts, unforeseen conditions and discrepancies will arise during the construction phase. It is assumed that the Design Team and Owner will assign a staff member(s) that will be readily available to respond and provide timely assistance in resolving all issues that may arise.

Items to Consider Moving Forward

See Columbia County Detention Facility Schematic Phase Comment Log on the next page.

Columbia County Detention Facility
SCHEMATIC PHASE COMMENT LOG

Response needed from

Comment No.	Dwg or Spec Section	Detail or Page Number	Comment from - Initials	Company	Date on Documents:	Owner	CMAR	AE	Closed	Design Team Response	Owner Remarks
1	Structural	S101	CM	Ajax	Structural note 3.4.1 on S-101 calls for 2,000 PSI grout. This differs from 3,000 PSI called for in section 040500 of the narrative			X			
2	Structural	S101	CM	Ajax	Structural note 4.1.2 on Sheet S-101 States that elevated slabs should be 4,000 PSI Concrete which is at conflict with pg. 12 of the Structural Narrative calling for 3,500 Psi lightweight concrete.			X			
3	Structural	S101	CM	Ajax	Sheet S-101 under Wind Load Design Criteria shows risk category 4 while the narrative specifies risk category 3.			X			
4	Arch.	A582	CM	Ajax	Narrative calls for 24" x 24" glued on acoustical ceiling. Detail 7 on A582 calls for 12" x 12"			X			
5	Drawings	General	CM	Ajax	Provide plumbing, electrical, and civil drawings			X			
6	Arch./Structural	A111, S101	CM	Ajax	Column lines on sheet A111 are at variance with lines on S101			X			
7	Arch./Structural	A111, S102	CM	Ajax	Column locations on sheet A111 are at variance with locations on sheet S101			X			
8	Structural	General	CM	Ajax	Provide footing schedule			X			
9	Structural	General	CM	Ajax	Provide column and pier schedule			X			
10	Structural/Arch.	General	CM	Ajax	Provide slab elevations			X			
11	Structural/Arch.	A112, S101	CM	Ajax	Dimensions on page A112 are in conflict with dimensions on S101			X			
12	Structural.	S101	CM	Ajax	Provide depth of recessed concrete on sheet S101			X			
13	Structural.	S301	CM	Ajax	Consider changing hex head anchor rods to threaded rod with epoxy			X			
14	Arch.	General	CM	Ajax	Provide architectural roof plan			X			
15	Arch.	General	CM	Ajax	Provide downspout and gutter detail			X			
16	Drawings	General	CM	Ajax	Provide mechanical drawings			X			
17	Elect.	EP101	CM	Ajax	Provide details on generator and transformer pads			X			
18	Arch.	A313	CM	Ajax	Provide roof elevation on detail A6 sheet A313			X			
19	Arch.	General	CM	Ajax	Provide room finish schedule			X			
20	Structural	S201	CM	Ajax	Provide dimensions for cast in place concrete slabs on second floor framing plan			X			
21	Arch.	A311, A312	CM	Ajax	Show wall material details on sheets A311 and A312			X			
22	Arch.	A111, A201	CM	Ajax	Detail A6 on sheet A201 shows a door to the lobby. Door is not shown on A111			X			
23	Arch.	A311, A312	CM	Ajax	Ensure materials listed in legend on A311 accurately represent materials used			X			
24	Arch.	A403	CM	Ajax	Fix architectural cuts on sheet A403			X			
25	Arch.	A301	CM	Ajax	Architectural cut referencing C3 on A301 needs correction			X			
26	Drawings	General	CM	Ajax	Provide technology drawings			X			
27	Arch.	A112	CM	Ajax	General note #9 on A112 references room finishes schedules on A800 series but no A800 is provided			X			

Columbia County Detention Facility
SCHEMATIC PHASE COMMENT LOG

Response needed from

Comment No.	Dwg or Spec Section	Detail or Page Number	Comment from - Initials	Company	Date on Documents:	Owner	CMAR	AE	Closed	Design Team Response	Owner Remarks
28	Arch.	General	CM	Ajax	Provide ceiling plans for floors 1 and 2			X			
29	QD	A111	CM	Ajax	Indicate which walls in booking area are in accordance with note #9 on QD111			X			
30	Arch.	General	CM	Ajax	Provide locations of 3 flagpoles referenced in narrative 107516			X			

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ANTICIPATED BID PACKAGES

<u>BP No.</u>	<u>Bid Package Description</u>
1.2	Surveying
1.3	Materials Testing
3.1	Concrete
3.2	Hollow Core Slabs
4.1	Masonry
5.1	Structural Steel
5.2	Miscellaneous Metals
8.2	Glass & Glazing
8.3	Rollup Grilles
9.1	Drywall & Metal Framing
9.2	Painting and Caulking
9.4	Acoustical Ceilings
9.5	Flooring
10.1	Miscellaneous Specialties
10.2	Signage
11.1	Manufactured Modular Cells
11.2	Detention Equipment
11.3	Kitchen Equipment
12.1	Casework and Millwork
13.1	PEMB (Pre Engineered Metal Building)
21.1	Fire Protection Systems
22.1	Plumbing
23.1	HVAC with T&B and Controls
26.1	Electrical and Fire Alarm
27.1	Security Electronics
31.1	Sitework & Utilities
31.2	Fencing



AJAX PROJECT NO. 201807

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<u>BP No.</u>	<u>Bid Package Description</u>
	(END OF ANTICIPATED BID PACKAGES)



SITE UTILIZATION PLAN NARRATIVE

Refer to the attached Site Utilization Plan as prepared by Ajax Building Corporation and included in Section VII-B of this report for the illustration of the below listed items.

Temporary Fencing

- Material: Six foot (6') high galvanized chain link fencing will be utilized for the temporary construction fencing.
- Locations: Temporary fencing will be installed at the locations indicated on the Site Utilization Plan.
- Visual Barriers: Full-height windscreening will be installed as a visual barrier on all chain link fencing and gates. This visual barrier will be maintained for the duration of the project.

Construction Entrances and Temporary Gates

- Primary Construction Entrance: The primary construction entrance is located as shown. A 24' wide vehicle gate will be located at this entrance.
- Secondary Construction Entrances: Secondary entrances to the project site will be located as shown. 24' wide vehicle gates will be located at these entrances. These entrances will serve as secondary and emergency access to the project site.
- All construction entrances intended for vehicular traffic will be stabilized with gravel, limerock, crushed concrete, asphalt millings, or other stabilization materials as determined appropriate by Ajax Building Corporation. Although it is anticipated that a large portion of the stabilization materials will be inherently absorbed by the project site, Ajax Building Corporation will endeavor to remove and dispose of these stabilization materials to a practical limit prior to the installation of site finishes.
- Note: The locations for all gates are indicated on the Site Utilization Plan.

Site Security

- Gate Security: All temporary gates, vehicle and pedestrian, will be chained and locked during non-work hours throughout the duration of the project.

Debris Removal

- Roll-off containers will be supplied and maintained by Ajax Building Corporation for removing construction debris from the project site.
- All roll-off container pulls will be scheduled by Ajax Building Corporation's Project Superintendent.
- Unless otherwise dictated by the progress/requirements of the project, Ajax Building Corporation will endeavor to perform all roll-off container pulls during business hours.

Tree Protection / Erosion Control / Barricades

- Tree protection: All tree protection required by the Contract Documents will be installed prior to the commencement of site work.
- Erosion Control: All silt fencing, hay bales and other erosion control measures required by the Contract Documents will be installed prior to the commencement of site work.
- Tree and Root Pruning: All tree and root pruning required will be performed in accordance with the Contract Documents.



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Crane, Vehicle and Equipment Paths

- Crane, vehicle and equipment paths required for equipment and/or vehicle travel, bearing, access, etc. within the project site will be stabilized with gravel, limerock, crushed concrete, asphalt millings, or other stabilization materials as determined appropriate by Ajax Building Corporation.
- Although it is anticipated that a large portion of the stabilization materials will be inherently absorbed by the project site, Ajax Building Corporation will endeavor to remove and dispose of these stabilization materials to a practical limit prior to the installation of site finishes.

On-Site Material Storage

- Storage Containers: Various materials, equipment and fabricated items will be stored in Connex-type trailers, tractor trailers and storage boxes within the fenced area of the project site. All storage containers will be locked during non-work hours.
- Open Material Storage: Various materials, equipment and fabricated items that do not lend themselves to be stored in containers will be stored and/or staged on the project site. Such items will be stored on dunnage and protected from the elements as necessary to ensure that that quality and condition of the items is not jeopardized.

Temporary Facilities

- Jobsite Office Trailers: The locations for jobsite office trailers are indicated on the Site Utilization Plan. The locations indicated have been proposed in an effort to minimize interference with construction activities and to allow for minimal disturbance of the completed construction when the office trailers are removed at the completion of the project. All jobsite office trailers will be well-maintained units.
- Schedule: The project schedule indicates that the mobilization of jobsite office trailers will commence in April 2019 with the start of mobilization activities.
- Temporary Power:
 - Temporary electrical service for the jobsite office trailers and construction site will be obtained from utility provider. The till be installed by licensed electrical contractor.
- Temporary Water:
 - Temporary water service for the jobsite office trailers and construction site will be obtained from utility provider. The temporary water service will be installed by a licensed plumbing/utility contractor
 -
- Temporary Sanitary Sewer:
 - The temporary sanitary sewer service for the jobsite office trailers will be obtained by 1) tying into an existing sanitary sewer service, or 2) supplying a sanitary holding tank.
 - The temporary sanitary sewer service for the construction site will be obtained by 1) tying into an existing sanitary sewer service, or 2) supplying portable toilet facilities (port-o-lets).
 - In such cases that a holding tank or portable toilet facilities (port-o-lets) are required, those facilities will be serviced two (2) times per week or as otherwise necessary when they are in use.
- Temporary Telephone and Internet Services:
 - Temporary telephone service for the jobsite office trailers will be obtained from available resources. The temporary telephone service will be installed by licensed contractor.

Construction Traffic, Parking and Deliveries



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- Ajax Office Staff: Ajax office staff will utilize the primary entrance gate and drive for access, parking and project management activities. Parking for Ajax office staff will be in the location(s) indicated on the Site Utilization Plan.
- Construction Employees and Personnel: Construction employees and personnel will utilize the primary entrance gate and drive for access and parking. Parking for construction employees and personnel will be in the location(s) indicated on the Site Utilization Plan.
- Construction Deliveries: General construction related deliveries will utilize the primary entrance gate and drive for access to the project site.

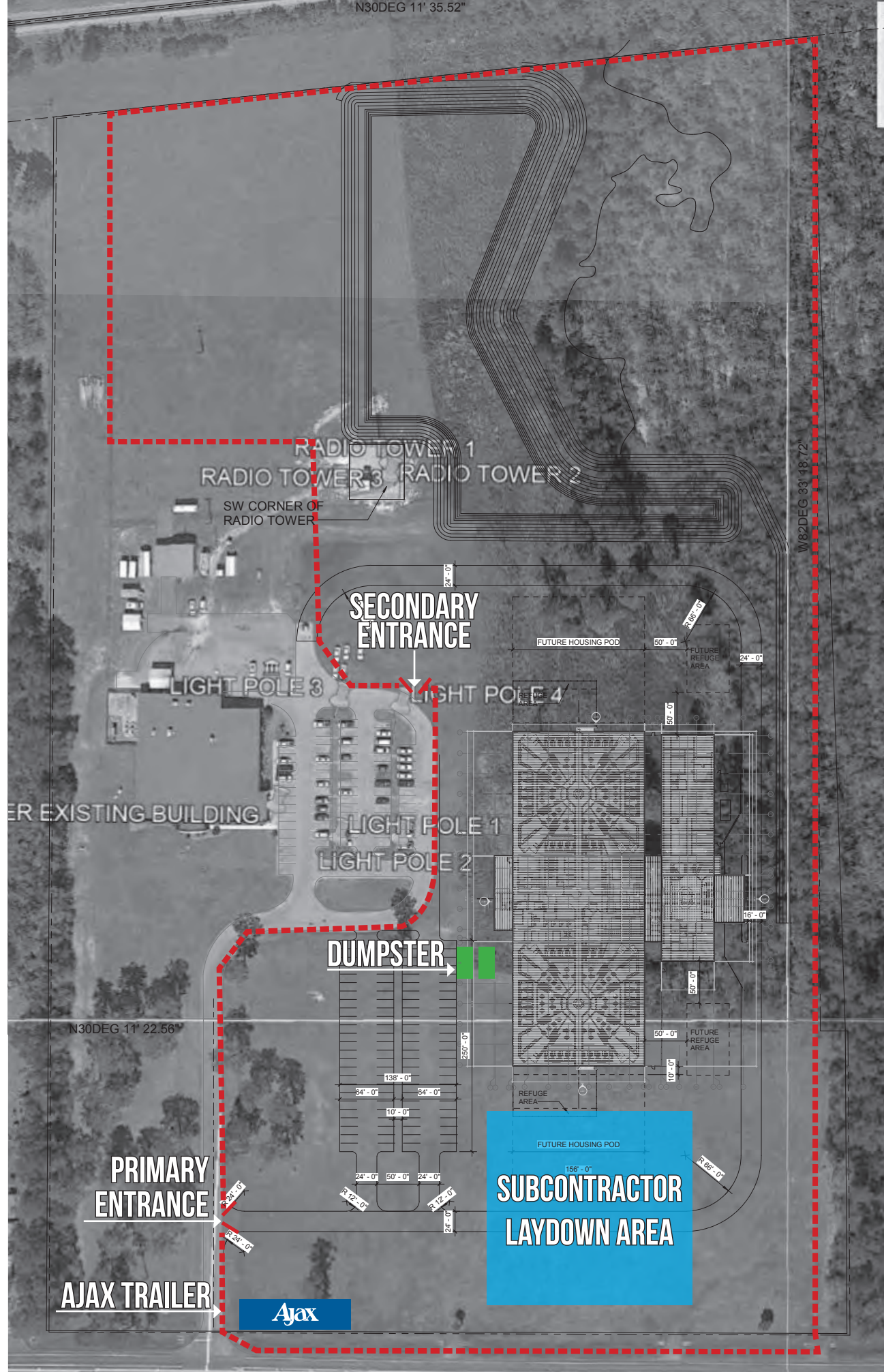
Maintenance of Site

- Ajax Building Corporation will maintain all temporary fencing, visual windscreen barriers, tree protection, erosion control measures, construction storage areas, and construction parking areas to ensure safety and an acceptable appearance. It is assumed that the Owner will continue to maintain all other areas outside the construction site or not occupied by Ajax Building Corporation.
- Street sweeping will be performed as necessary.
- The site will be monitored for trash, debris, and general housekeeping. Cleanup and housekeeping will be performed on a regular basis as necessary to ensure safety and an acceptable appearance.

Emergency Contact Information

- Emergency Contacts: The following is a list of emergency contact numbers for Ajax personnel assigned to the project.

<u>Contact Person</u>	<u>Job Title</u>	<u>Contact Number</u>
Lon Neuman	Operations Manager	Mobile # 904-509-3312
Michael Jenkins	Project Manager	Mobile # 850-528-8964
TBD	Project Superintendent	Office # / Mobile #
TBD	Assistant Project Manager	Office # / Mobile #





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SCHEDULE NARRATIVE

Refer to the attached Master Project Schedule dated August 17, 2018 as prepared by Ajax Building Corporation and included in Section VIII-B of this report for the illustration of the below listed items. The project schedule has been updated to include progress achieved through August 17, 2018.

The project schedule included within this report is based on the information represented in the Programming/Conceptual Design phase documents. The project schedule reflects an overall duration of Sixteen (16) months for the construction phase of the project from mobilization to substantial completion plus one month for closeout and owner training. This is in addition to the work that may be performed by Columbia County. At May Board meeting it was discussed the County may perform the pond excavation, wetlands excavation, trucking in and compacting all structural fill (except under building pad) and install the limerock base and asphalt paving. This schedule assumes the county will perform these operations. The estimate values above included all Earthwork by CM except the trucked in fill by Columbia County. This will be discussed and further detailed in the next design phase.

The following are various Milestone Dates that are included within the project schedule:

▪ CM Mobilization / Start of Construction	June 13, 2019
▪ Substantial Completion	October 21, 2020
▪ Final Completion	November 20, 2020
▪ Begin Owner Occupancy	November 23, 2020

In order for construction activities to commence on June 13, 2019 as scheduled, the following contractual activities will need to be completed as indicated:

▪ GMP Negotiations Complete	June 7, 2019
▪ CM Contract Amendment Executed	June 12, 2019
▪ Notice to Proceed	June 12, 2019

In order to expedite the project start-up activities, the Design Team, the Construction Manager and the Owner will be required to closely coordinate and expedite submittal review/approval, respond to information requests, respond to conflicts/unforeseen conditions, etc.

