

Morgan, Joni

From: Aggrey, Jedious
Sent: Tuesday, January 28, 2025 3:28 PM
To: Morgan, Joni
Cc: Holmes, Ted; Ramos, Ron; Engineering_Financial; Lucarelli, Dino; Newton, Neil; Miller, Heidi
Subject: RE: Nebraska Road Bridge Replacement Bid Results
Attachments: Nebraska Ave. Bridge Replacement Project - BAR .xlsx; Nebraska Ave_Proposal AECOM_R1.pdf; 25-45 SEM CTY Missouri Sanford - proposal.pdf; SOW_Sanford Phase I_Phase II_Final.pdf; Nebraska_Scope_and_Fee_2024-12-18_PostDesign.pdf

Joni,

Please see attached BAR spreadsheet, along with the proposals for the Nebraska Ave project.

Let me know if you have any questions or need anything else.

Thank you,



Jedious Aggrey, PMP

Project Manager II
Public Works Department | Engineering Division
Cell: (689) 444-8449
Phone: (407) 665-5707
100 East First Street
Sanford, FL 32771
jaggrey@seminolecountyfl.gov

From: Morgan, Joni <JMorgan@seminolecountyfl.gov>
Sent: Friday, January 24, 2025 7:38 AM
To: Aggrey, Jedious <jaggrey@seminolecountyfl.gov>
Cc: Holmes, Ted <eholmes@seminolecountyfl.gov>; Ramos, Ron <rmos@seminolecountyfl.gov>; Engineering_Financial <Engineering_Financial@seminolecountyfl.gov>; Lucarelli, Dino <dlucarelli@seminolecountyfl.gov>; Newton, Neil <nnewton@seminolecountyfl.gov>; Miller, Heidi <hmiller@seminolecountyfl.gov>
Subject: RE: Nebraska Road Bridge Replacement Bid Results

OK, thank you.



Joni C. Morgan, PMP

Financial (Business) Administrator
Department of Public Works | Engineering
O: (407) 665-2310 | F: (407) 655-5772
100 E. 1st Street
Sanford, FL 32771
JMorgan@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Aggrey, Jedious <jaggrey@seminolecountyfl.gov>
Sent: Thursday, January 23, 2025 3:36 PM
To: Morgan, Joni <JMorgan@seminolecountyfl.gov>
Cc: Holmes, Ted <eholmes@seminolecountyfl.gov>; Ramos, Ron <rros@seminolecountyfl.gov>;
Engineering_Financial <Engineering_Financial@seminolecountyfl.gov>; Lucarelli, Dino
<dlucarelli@seminolecountyfl.gov>; Newton, Neil <nnewton@seminolecountyfl.gov>; Miller, Heidi
<hmill@seminolecountyfl.gov>
Subject: RE: Nebraska Road Bridge Replacement Bid Results

Hi Joni,

I've confirmed with Neil that the cost for the environmental assessment was not included in the property purchase agreement. I'm still waiting for the proposals from ESA for the environmental assessment and Champion Services for the demolition scope. Once I receive them, I'll update the spreadsheet with the overall costs for the BAR and send it your way.

Thank you,



Jedious Aggrey, PMP
Project Manager II
Public Works Department | Engineering Division
Cell: (689) 444-8449
Phone: (407) 665-5707
100 East First Street
Sanford, FL 32771
jaggrey@seminolecountyfl.gov

From: Morgan, Joni <JMorgan@seminolecountyfl.gov>
Sent: Tuesday, January 21, 2025 2:32 PM
To: Aggrey, Jedious <jaggrey@seminolecountyfl.gov>; Miller, Heidi <hmill@seminolecountyfl.gov>
Cc: Holmes, Ted <eholmes@seminolecountyfl.gov>; Miller, John <jmiller04@seminolecountyfl.gov>; Miller, Stephen
<smiller02@seminolecountyfl.gov>; Moussa, Sam <wmoussa@seminolecountyfl.gov>; Ramos, Ron
<rros@seminolecountyfl.gov>; Thomas, Stephen <sthomas02@seminolecountyfl.gov>; Engineering_Financial
<Engineering_Financial@seminolecountyfl.gov>; Lucarelli, Dino <dlucarelli@seminolecountyfl.gov>
Subject: RE: Nebraska Road Bridge Replacement Bid Results

Good afternoon,

We will have to do a BAR for the Construction Bid, CEI, Post Design and a demolition. The money in last year has already been used for the land that needed to be purchased.

Jedious is getting a list of needs before I prepare the BAR so we get everything funded.

Thank you,
Joni



Joni C. Morgan, PMP
Financial (Business) Administrator
Department of Public Works | Engineering

O: (407) 665-2310 | F: (407) 655-5772
100 E. 1st Street
Sanford, FL 32771
JMorgan@seminolecountyfl.gov
www.seminolecountyfl.gov

From: Aggrey, Jedious <jaggrey@seminolecountyfl.gov>
Sent: Friday, January 17, 2025 2:37 PM
To: Miller, Heidi <hmiller@seminolecountyfl.gov>
Cc: Holmes, Ted <eholmes@seminolecountyfl.gov>; Miller, John <jmiller04@seminolecountyfl.gov>; Miller, Stephen <smiller02@seminolecountyfl.gov>; Moussa, Sam <wmoussa@seminolecountyfl.gov>; Ramos, Ron <rramos@seminolecountyfl.gov>; Thomas, Stephen <stthomas02@seminolecountyfl.gov>; Engineering_Financial <Engineering_Financial@seminolecountyfl.gov>; Lucarelli, Dino <dlucarelli@seminolecountyfl.gov>
Subject: RE: Nebraska Road Bridge Replacement Bid Results

Thank you, Heidi. I will contact Southland about the following results.



Jedious Aggrey, PMP
Project Manager II
Public Works Department | Engineering Division
Cell: (689) 444-8449
Phone: (407) 665-5707
100 East First Street
Sanford, FL 32771
jaggrey@seminolecountyfl.gov

From: Miller, Heidi <hmiller@seminolecountyfl.gov>
Sent: Thursday, January 16, 2025 10:10 AM
To: Aggrey, Jedious <jaggrey@seminolecountyfl.gov>
Cc: Holmes, Ted <eholmes@seminolecountyfl.gov>; Miller, John <jmiller04@seminolecountyfl.gov>; Miller, Stephen <smiller02@seminolecountyfl.gov>; Moussa, Sam <wmoussa@seminolecountyfl.gov>; Ramos, Ron <rramos@seminolecountyfl.gov>; Thomas, Stephen <stthomas02@seminolecountyfl.gov>; Engineering_Financial <Engineering_Financial@seminolecountyfl.gov>; Lucarelli, Dino <dlucarelli@seminolecountyfl.gov>
Subject: Nebraska Road Bridge Replacement Bid Results

Good morning!

Attached are the individual bid tabs and the bid comparison.

Southland Construction seems to be the low bidder, barring any errors.

Available funds (02007102 JDE Reports attached):

23/24:	\$1,001,500.12
24/25:	\$ -8,670.26

Please contact Southland, if acceptable, and let me know when to move ahead with the work order.

Thank you,



Heidi U. Miller

Contract/Project Coordinator
Public Works Department | Engineering Division

O: (407) 665-5720 | F: (407) 655-5786
100 E 1st St
Sanford, FL 32771

hmill@seminolecountyfl.gov

www.seminolecountyfl.gov



Nebraska Ave. Bridge Replacement Project - BAR

Scope	Total Cost	Notes
Construction	\$ 1,163,000.00	<i>Southland - Apparent Low-bidder</i>
CEI	\$ 195,117.16	<i>AECOM</i>
Post Design	\$ 25,919.70	<i>Atkins</i>
Environmental Assessment (Phase 1&2)	\$ 14,672.62	<i>Includes funds for a potential phase 2 ESA depending on the results from Phase 1 ESA</i>
Property Demolition	\$ 50,670.00	<i>Total Cost includes estimate dump fees</i>
Total	\$ 1,449,379.48	



January 17, 2025

Mr. Jedious Aggrey, PMP
Project Manager II
Public Works Department
Engineering Division
100 East First Street
Sanford, FL 32771

Subject: Work Order Proposal
Seminole County Contract No.: MSA PS-4968-23
Project: Nebraska Avenue Bridge Replacement

Dear Mr. Aggrey,

AECOM Technical Services, Inc. (AECOM) is pleased to present you with the requested man hour and fee estimate for the subject project. AECOM will provide Construction, Engineering and Inspection (CEI) services in accordance with Exhibit A – CE&I Scope of Services of the master services agreement (MSA) PS-4968-23, and the following assumptions:

1. Estimate assumes 6 months to complete all of the work, in addition to 30-days pre-construction and 30-days post-construction.
2. Asphalt plant VT inspection and testing is excluded.
3. No CEI field office is to be provided for this project.

Estimated fee amount (not-to-exceed): \$195,117.16.

Sincerely,

Karim Shalaby, P.E.

Karim S Shalaby

Digitally signed by Karim S Shalaby
DN: cn=Karim S Shalaby
c=US, o=AECOM Technical Services, Inc., ou=CEI
Date: 2025.01.17 13:24:58-0500

CEI Senior Project Engineer
AECOM
540-850-2623
Karim.Shalaby@AECOM.com

Cc: J. Larry Sauls, P.E. – AECOM Vice President

Attachments: CEI Estimated Man Hour Staffing and Fee
MSA PS-4968-23 Rate Schedule
Ardaman & Associates, Inc. Proposal and Rate Schedule

EXHIBIT C

Rate Schedule

PS-4968-23/RTB

Labor Category	Personnel	Current Hourly Rate	% of Employee Used	Years of Experience	Multiplier	Billing Rate
CEI Senior Project Engineer	Name and Work Description/Duties: Person in overall responsible charge of managing the work and staff under this contract and main point of contact for Seminole County.					
	Karim Shalaby, P.E.	\$ 82.00	50%	13	2.38	
	Jose Polo, P.E.	\$ 87.89	50%	27	2.38	
	Avg. Hourly Rate:		\$ 84.95			2.38
CEI Project Administrator	Name and Work Description/Duties: Manages each specific construction project and assigns and directs inspection staff.					
	Roy Schofield	\$ 69.00	50%	25	2.38	
	Jim Fitzer	\$ 70.87	50%	20	2.38	
	Avg. Hourly Rate:		\$ 69.94			2.38
CEI Resident Compliance Specialist	Name and Work Description/Duties: Provides compliance oversight for any LAP or federally funded projects.					
	Terri Destoppelaire	\$ 29.87	50%	9	2.38	
	Peggy Haimbaugh	\$ 33.00	50%	7	2.38	
	Avg. Hourly Rate:		\$ 31.44			2.38
CEI Contract Support Specialist	Name and Work Description/Duties: Responsible for consolidating contractor quantities, preparing project as-builts and preparing invoice packages and pay estimates.					
	Kasha Pitera, P.E.	\$ 47.09	50%	11	2.38	
	Carlos Sousa	\$ 41.99	50%	25	2.38	
	Avg. Hourly Rate:		\$ 44.54			2.38
CEI Senior Inspector	Name and Work Description/Duties: Lead inspector on site overseeing construction activities and managing other inspection staff.					
	Kathleen Stellitano	\$ 43.00	50%	32	2.38	
	Donald Smith	\$ 40.00	50%	30	2.38	
	Avg. Hourly Rate:		\$ 41.50			2.38
CEI Inspector	Name and Work Description/Duties: On site field construction inspector.					
	Robert Appel	\$ 28.11	50%	10	2.38	
	Don Cartwright	\$ 30.24	50%	16	2.38	
	Avg. Hourly Rate:		\$ 29.18			2.38
CEI Administrative Assistant	Name and Work Description/Duties: Providing CEI administrative duties, preparing meeting minutes and document control.					
	Holly Klarkowski	\$ 35.92	50%	14	2.38	
	Sonja Munson-Young	\$ 28.85	50%	10	2.38	
	Avg. Hourly Rate:		\$ 32.39			2.38

Certified Copy - Grant Maloy
 Clerk of the Circuit Court and Comptroller
 Seminole County, Florida



Seminole County Clerk of the Circuit Court and Comptroller
 eCertified at 10/10/2023 16:06:56 -04:00
 eCertified Id: 69C7-99JA-A0BJ
 Page 33 of 47



Ardaman & Associates, Inc.

Geotechnical, Environmental and
Materials Consultants

January 3, 2025
Proposal File No. 25-61-001

AECOM
150 North Orange Avenue, Suite 200
Orlando, Florida 32801

Attention: Mr. Karim Shalaby, P.E. – CEI Senior Project Engineer
P: (407) 743-6552, M: (540) 850-2623, Email: Karim.Shalaby@aecom.com

Subject: Proposal to Laboratory Verification Testing (VT) Services
Nebraska Avenue Bridge Replacement
CIP 02007102, Seminole County, Florida

Dear Mr. Shalaby:

Ardaman & Associates, Inc. is pleased to present this budget estimate to provide laboratory Verification Testing (VT) services for the subject project. This proposal has been prepared based on our understanding of the project, information provided by you, and our experience with similar projects.

PROJECT INFORMATION

We understand that the project includes improvements and bridge replacement on Nebraska Ave. from Sta. 100+00 to 102+11.11 and Missouri Ave. from Sta. 202+00 to 205+00. Based on the Contract Plans prepared by Atkins dated 07/05/2022, the improvements consist of installation of a new concrete box culvert, road widening, milling and resurfacing, installation of guardrail, wingwall, pavement marking, and improvements to the adjacent sections of the Lockhart Smith Canal. Also, the project includes the restoration of areas impacted during construction activities.

SCOPE OF SERVICES

Our scope of services will consist of providing VT laboratory services during construction of the box culvert/bridge replacement and pavement restoration areas, which include soils, stabilized subgrade, roadway base, and concrete, as needed. We have also included an allowance for laboratory volumetrics testing of asphalt (less than 100 TN of asphalt).

BUDGET ESTIMATE

Attached is a summary outlining the scope of services, estimated quantities and associated costs that we estimate will be required for this project. Ardaman will provide the scope of services on a time and material basis (i.e., hourly and unit rates). The amount of testing that will ultimately be performed will be determined by the contractor's approach to the project, which will affect the services (e.g., frequency of testing and/or the number of tests) performed. The final cost of our



services may be higher or lower from the attached estimate. However, the preliminary budget estimate will not be exceeded without prior authorization.

Ardaman will invoice this project on a monthly basis. Any testing or other services not identified above that are required will be invoiced according to the unit rates contained in this proposal or if not included, will be in accordance with a separate change order.

AUTHORIZATION

We appreciate the opportunity to submit this proposal and look forward to working with you on this project. If this proposal meets your approval, please provide us written authorization to proceed. Please let us know if you have any questions or require additional information.

Respectfully,

ARDAMAN & ASSOCIATES, INC.

Eric Ramos-Fabon, P.E.
Project Engineer
Construction Services Department

Aaron Walker
Assistant Project Manager
Construction Service Department

Attachments: Budget Estimate



**Scope of Services and Budget Estimate
 Verification Testing Services
 Nebraska Avenue Bridge Replacement
 Seminole County, Florida (CIP 02007102)
 Ardaman Proposal No. 25-61-001**

TASK		QUANTITY	UNITS	UNIT COSTS	COST
I.	Laboratory Verification Testing Services				
	Soil Particle Size Analysis (ASTM D421, D422)	2	Each	\$80.00	\$160.00
	Atterberg Limits (ASTM D4318)	2	Each	\$143.00	\$286.00
	Soils Organic Content (ASTM D2974)	4	Each	\$43.00	\$172.00
	Percent Fines (ASTM D1140)	4	Each	\$46.75	\$187.00
	Limerock Bearing Ratio (LBR) FM 5-515	2	Each	\$472.00	\$944.00
	Modified Proctor ASTM D1557 (Less than 20% fines)	2	Each	\$160.00	\$320.00
	Standard Proctor ASTM D698 (Less than 20% fines)	2	Each	\$160.00	\$320.00
	Concrete Compressive Strength Test (Set of 5 Cylinders)	25	Per Cylinder	\$22.75	\$568.75
	Superpave Volumetrics (Extraction/Gradation and Rice)	2	Per Test	\$504.00	\$1,008.00
	Asphalt Cores Density Tests	5	Per Test	\$53.00	\$265.00
II.	Project Management and Administrative Services				
	Senior Engineer	4	Hour	\$178.99	\$715.96
	Assistant Project Engineer/Manager	3	Hour	\$86.64	\$259.92
	Technical Secretary	3	Hour	\$69.24	\$207.72
				Budget Estimate	\$5,414.35

1. Cancellation of work without notice will be invoiced at the technician's hourly rate.
2. All hourly field rates will be billed portal-to-portal from our Orlando office.
3. Soils, Concrete, and Asphalt samples/cores, obtained and delivered to Ardaman lab by others.

CHAMPION

SERVICES of FLORIDA, LLC

Proposal

25-45

January 24, 2025

Seminole County Public Works Department Engineering Division 100 East First Street Sanford, FL 32771	ATTN: Jedious Aggrey Phone: (407) 665-5707 jaggrey@seminolecountyfl.gov	RE: 1560 Missouri Ave, Sanford, FL 32771
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We are pleased to provide you with this proposal for the selective demolition of the structures at the above address.

➤ Remove Single Story Wood Framed House	3277 SQ FT	\$ 6,554.00
➤ Remove Metal Shed	1056 SQ FT	\$ 1,056.00
➤ Remove Block Shed	1080 SQ FT	\$ 2,700.00
➤ Remove Concrete Driveway	3900 SQ FT	\$ 13,650.00
➤ Remove Asphalt Driveway	1600 SQ FT	\$ 3,200.00
➤ Demolish Septic	1 EA	\$ 850.00
➤ Fill dirt for septic	6 CY	\$ 60.00
➤ Demolish 4" standard well	1 EA	\$ 3,200.00
➤ Asbestos Testing (no removal)	3 EA	\$ 3,600.00
➤ Remove debris/trash	90 CY	\$ 900.00

TOTAL: \$ 35,770.00

Estimated dump fees APPROX: \$14,900.00

Notes: Minimal trash/debris.

-Anything not specifically listed in proposal in NOT INCLUDED

-All work done in a safe manner to standard industry practices. Material to be recycled if possible.

-Proposal good for 30 days.

Thank you,
 Laura Perry

2532 PEMBERTON DRIVE APOPKA, FL 32703
 Phone: 407-250-6755 Fax: 407-250-6756
 State Certified Building Contractor # CBC1263456
 Asbestos Contractor #ZA533



5401 South Kirkman Road
Suite 475
Orlando, FL 32819
407.403.6300 phone
407.403.6301 fax

www.esassoc.com

January 27, 2025

**SEMINOLE COUNTY PUBLIC WORKS DEPARTMENT
GENERAL ENVIRONMENTAL CONSULTANT SERVICES
Master Agreement Number PS-5188-23/HSM
Environmental Consulting Services – Phase I and II
Sanford Parcel #16-19-30-5AB-0700-0010**

***Work Order Number: 5
Effective Date: February 2025***

The Environmental Science Associates (ESA) Team is pleased to provide Seminole County (County) with the requested Phase I and Phase II Environmental Site Assessment for the above referenced parcel number, located at 1560 Missouri Avenue, in Seminole County, Florida (**Exhibit 1, Site Location**). It is our understanding that the Site is comprised of approximately 5-acres of residentially developed land. Tasks associated with this Scope of Service (SOS) is provided below.

Task 1 Phase I and Phase II Environmental Site Assessment, and Reporting

The Phase I and Phase II Environmental Site Assessments, and Reporting procedures will be conducted by our Team member, GHD (attached as **Exhibit 2, GHD Proposal**). ***Please review the attached Proposal for consistency with the requested services.***

Task 2. ESA Coordination and Review

ESA will coordinate with Seminole County, to provide site access and communication efforts for Phase I and potential Phase II activities. ESA will also review draft reports and will receive and prepare monthly invoicing under this Work Authorization.

Considerations

- Phase I, Phase II and all Reporting activities will be conducted solely by GHD, as provided by the GHD Proposal attached as Exhibit 2,
- The Phase I ESA will be conducted in general accordance with the scope and limitations of ASTM International (ASTM) E1527-21 "Environmental Site Assessment: Phase I Environmental Site Assessment Process" (ASTM Standard), and the Phase II ESA will be conducted in general accordance with ASTM E1903-19,
- Site access will be cleared by Seminole County, with ESA coordinating field work,
- Land Survey is not included within this SOS,
- Land Encumbrance reviews are not included within this SOS, and

January 27, 2025

Page 2

- Additional environmental constraints, not included within GHD's proposal, may be requested and supplied under a separate SOS.

Compensation

The method of compensation for this Work Order shall be a time basis-not-to-exceed. The total compensation amount for this Work Order shall not exceed **\$14,672.62**. ***Work outlined within this Work Order shall begin once authorized by the County.*** ESA staff rates are provided on Exhibit 3.

Exhibits

Exhibit 1 Site Location

Exhibit 2 GHD Proposal

Exhibit 3 ESA Budget

Exhibit 1 – Site Location

Property Record Card



Parcel: **16-19-30-5AB-0700-0010**
 Property Address: **1560 MISSOURI AVE SANFORD, FL 32771**
 Owners: **BEAUCHEMIN, DANIEL R; VILLALOBOS, JORGE; BEAUCHEMIN-VILLALOBOS, STEPHANIE; MANN...**
 2025 Market Value \$578,758 Assessed Value \$441,120
 2024 Tax Bill \$4,963.10 Tax Savings with Exemptions/Cap \$2,173.43
 The 6 Bed/3.5 Bath Single Family property is 2,513 SF and a lot size of 4.66 Acres

Parcel Location



Site View



1619305AB07000010 05/04/2023

Parcel Information

Parcel	16-19-30-5AB-0700-0010
Property Address	1560 MISSOURI AVE SANFORD, FL 32771
Mailing Address	1560 MISSOURI AVE SANFORD, FL 32771-9534
Subdivision	SANFORD FARMS
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	00-HOMESTEAD (2014)
AG Classification	No

Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	3	3
Depreciated Building Value	\$304,108	\$290,100
Depreciated Other Features	\$5,150	\$5,178
Land Value (Market)	\$269,500	\$245,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$578,758	\$540,278
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$131,692	\$117,045
Non-Hx 10% Cap (AMD 1)	\$5,946	\$12,473
P&G Adjustment	\$0	\$0
Assessed Value	\$441,120	\$410,760

2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$7,136.53
Tax Bill Amount	\$4,963.10
Tax Savings with Exemptions	\$2,173.43

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Owner(s)

Name - Ownership Type

BEAUCHEMIN, DANIEL R - Tenancy by Entirety :25
 VILLALOBOS, JORGE - Tenancy by Entirety :25
 BEAUCHEMIN-VILLALOBOS, STEPHANIE - Tenancy by Entirety :25
 MANN-BEAUCHEMIN, ERICA D - Tenancy by Entirety :25

Legal Description

LOT 1 (LESS E 40 FT FOR RD) &
 ALL VACD ST ON S &
 E 25 FT OF LOT 2 BLK 7
 SANFORD FARMS
 PB 1 PG 128

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$441,120	\$50,000	\$391,120
Schools	\$447,066	\$25,000	\$422,066
FIRE	\$441,120	\$50,000	\$391,120
ROAD DISTRICT	\$441,120	\$50,000	\$391,120
SJWM(Saint Johns Water Management)	\$441,120	\$50,000	\$391,120

Sales

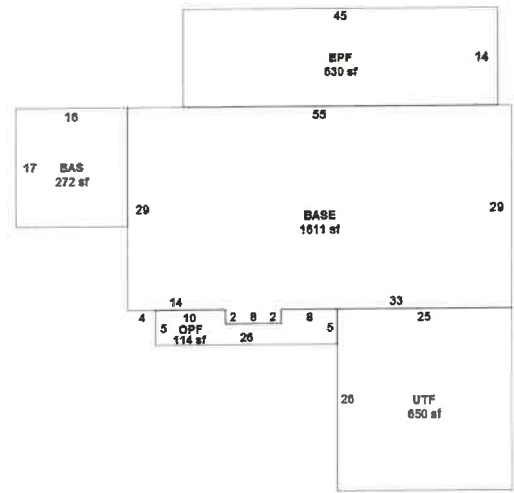
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/14/2020	\$100	09802/0605	Improved	No
QUIT CLAIM DEED	3/1/2015	\$100	08445/1517	Improved	No
SPECIAL WARRANTY DEED	4/1/2013	\$170,000	08039/1603	Improved	No
CERTIFICATE OF TITLE	7/1/2012	\$100	07802/1371	Improved	No
WARRANTY DEED	6/1/1995	\$225,000	02925/0094	Improved	Yes
QUIT CLAIM DEED	9/1/1991	\$100	02339/0206	Improved	No
WARRANTY DEED	10/1/1982	\$30,000	01417/1215	Improved	Yes
QUIT CLAIM DEED	1/1/1975	\$100	01060/0501	Vacant	No

Land

Units	Rate	Assessed	Market
5 Acres	\$77,000/Acre	\$269,500	\$269,500

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1987
Bed	6
Bath	3.5
Fixtures	7
Base Area (ft ²)	1611
Total Area (ft ²)	3277
Constuction	SIDING GRADE 3
Replacement Cost	\$319,657
Assessed	\$262,918

* Year Built = Actual / Effective



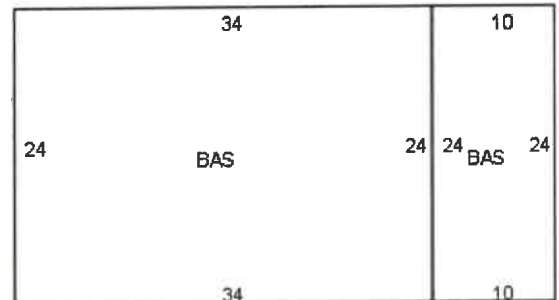
Building 1

Appendages

Description	Area (ft ²)
BASE	272
ENCLOSED PORCH FINISHED	630
OPEN PORCH FINISHED	114
UTILITY FINISHED	650

Building Information	
#	2
Use	BARN/SHEDS
Year Built*	1985
Bed	0
Bath	0.0
Fixtures	2
Base Area (ft ²)	816
Total Area (ft ²)	1056
Constuction	CONC BLOCK
Replacement Cost	\$30,434
Assessed	\$24,575

* Year Built = Actual / Effective

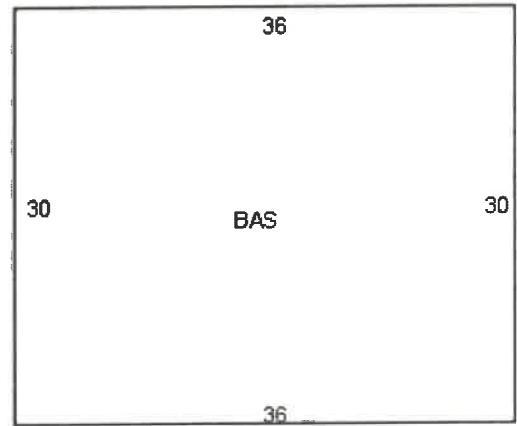


Building 2

Appendages

Description	Area (ft ²)
-------------	-------------------------

Building Information	
#	3
Use	BARN/SHEDS
Year Built*	1991
Bed	0
Bath	0.0
Fixtures	0
Base Area (ft ²)	1080
Total Area (ft ²)	1080
Constuction	CORRUGATED METAL
Replacement Cost	\$22,453
Assessed	\$16,615



Building 3

* Year Built = Actual / Effective

Permits				
Permit #	Description	Value	CO Date	Permit Date
11199	1560 MISSOURI AVE: ELECTRICAL - RESIDENTIAL-Existing [SANFORD FARMS]	\$400		6/24/2021
04796	INTERIOR REPAIR, NEW A/C, & REPIPE	\$50,000	10/2/2013	6/11/2013
04284	REPLACE 4 TON H/P & A/H (10 KW) HEAT W/2 SUPPLIES & 1 RETURN	\$8,496		4/14/2006
15765	REROOF W/SHINGLES DUE TO HURRICANE DAMAGE	\$9,000		12/2/2004
09447	REPLACE WOOD DECK	\$1,500		8/21/2003
08857	BURN PERMIT	\$0		9/1/2001

Extra Features				
Description	Year Built	Units	Cost	Assessed
SCREEN PATIO 2	1987	1	\$5,500	\$2,200
FIREPLACE 2	1987	1	\$6,000	\$2,400
PATIO 1	2004	1	\$1,100	\$550

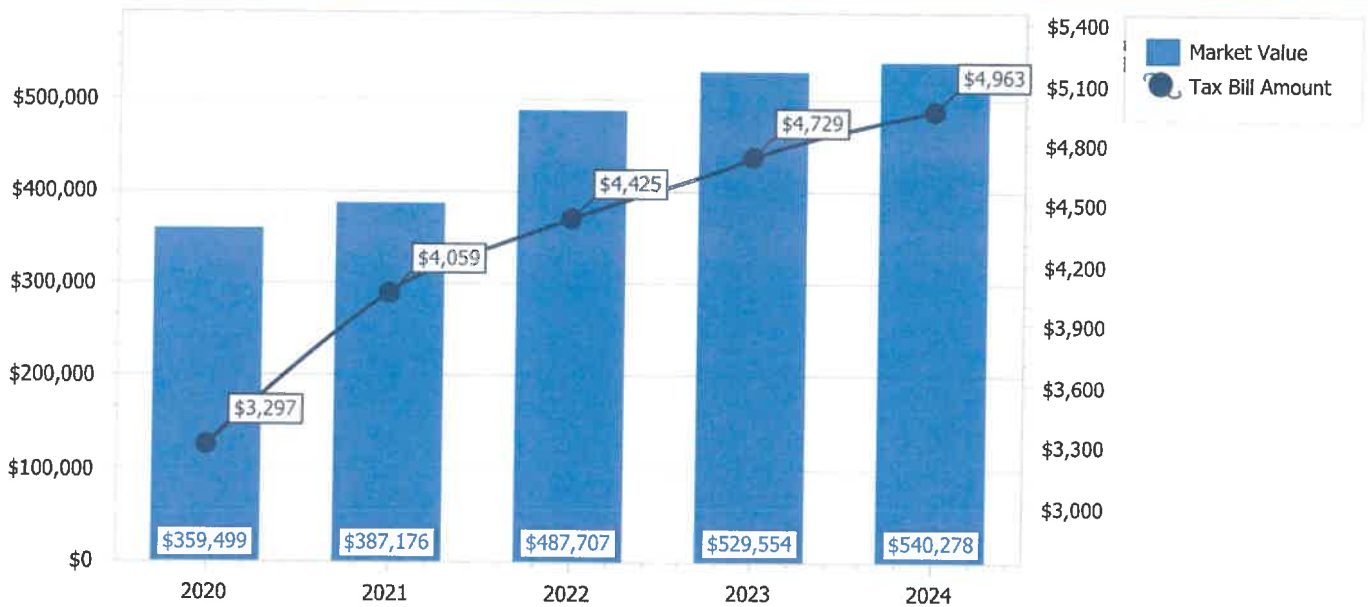
Zoning	
Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	SE
Description	Suburban Estates

School Districts	
Elementary	Region 1
Middle	Sanford
High	Seminole

Political Representation	
Commissioner	District 5 - Andria Herr
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 1

Utilities	
Fire Station #	Station: 34 Zone: 341
Power Company	FPL
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	MON/THU
Recycle	MON
Yard Waste	WED
Hauler #	Waste Pro

Property Value History



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Exhibit 2 – GHD Proposal

5904 Hampton Oaks Parkway, Suite F
Tampa, Florida 33610
United States
www.ghd.com



Our ref: 11177310

January 27, 2025

Ms. Susan D. Shaw,
Senior Scientist, Program Manager
Environmental Science Associates
5401 S Kirkman Rd, Suite 475
Orlando, Florida 32819

Proposal for Environmental Consulting Services
Sanford Parcel
Parcel# 16-19-30-5AB-0700-0010
1560 Missouri Ave
Sanford, Florida

Dear Ms. Shaw:

GHD is pleased to submit this proposal to **Environmental Science Associates (ESA)** (the "Client") for Environmental Consulting Services (Phase I and II Environmental Site Assessment [ESA]) of the referenced parcel located in Sanford, Florida (the "Property" or "Site"). The Phase I ESA will be conducted in general accordance with the scope and limitations of ASTM International (ASTM) E1527-21 "Environmental Site Assessment: Phase I Environmental Site Assessment Process" (ASTM Standard), and the Phase II ESA will be conducted in general accordance with ASTM E1903-19.

It is GHD's understanding that the Site is comprised of an approximately 5-acres of residentially developed land.

This proposal has been prepared under the assumption that no conflicts of interest exist between GHD and the Site or entities associated with the Site. GHD assumes that ESA has (or will obtain) rights to access the Site.

1. Phase I ESA

The purpose of the Phase I ESA is to identify through a non-intrusive investigation "recognized environmental conditions" (RECs), as defined by the ASTM Standard, that are present at the Site. This Phase I ESA is being conducted to assist ESA in conducting All Appropriate Inquiries into previous ownership and use of the Site to qualify for specific landowner liability protections under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

The Phase I ESA will be prepared under the Principles described in the ASTM Standard relating to: uncertainty regarding the potential for RECs is not eliminated, a Phase I ESA is not an exhaustive assessment of a property, the level of inquiry varies depending on the type of Property and project requirements, and the Phase I ESA is not deficient in comparison to subsequent inquiry based on the Phase I ESA being completed with the information available at the specific time of the Phase I ESA.

1.1 Scope of Services

The Phase I ESA for the Site will be tailored based on the type of property and will be conducted in general accordance with the ASTM Standard.

The Phase I ESA will consist of the following four primary components:

1. **Records Review:** A review of standard state and federal record resources, as well as records regarding current and prior use of the Property and adjoining properties will be conducted, all of which are at the Property, or are publicly available, practically reviewable, and reasonably ascertainable.

A computerized search of federal and state databases will be conducted at distances specified in the Standard. Such a review may yield information related to the use, storage, and/or discharge of hazardous substances and/or petroleum products on or close to the Property, including permits or notices of violation regarding materials handling practices, and/or the proximity of solid waste disposal sites, sites already under investigation and/or remediation due to environmental damage, and/or sites with registered underground storage tanks (USTs)/aboveground storage tanks (ASTs), and records regarding chemical uses and storage, waste handling and disposal, and hazardous materials planning.

A review of standard historical record sources such as fire insurance maps, city directories, aerial photographs, topographic maps, property tax files, and/or recorded land title records (the latter as provided by ESA or subcontracted by GHD at additional cost) will be undertaken to attempt to identify uses of the Site from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. Such a review may uncover evidence of prior excavation, landfilling activities, structure additions/demolitions, and/or other activities with the potential to have released hazardous substances and/or petroleum products to the environment that would impact the Property.

A review of environmental cleanup liens and/or activity and use limitations (AULs) connected with the Site (as provided by ESA or subcontracted by GHD at additional cost) will be conducted.

2. **Site Reconnaissance:** A Site reconnaissance including review of the former and ongoing operations, waste/chemical handling, and waste/chemical storage practices associated with the Site and a walk-through inspection of any Site structures and surrounding grounds will be conducted.

The objective of the Site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the Site. Such indications may include:

- Evidence of surficial contamination related to releases, leaks, or emissions of hazardous substances or petroleum products
- Evidence of the generation, storage, or presence of hazardous substances or petroleum products at the Site
- Evidence of surficial or subsurface solid and/or liquid waste disposal areas
- The potential presence of polychlorinated biphenyl (PCB)-containing liquids in electrical, hydraulic, or other equipment, including transformers, capacitors, switch gear, starters, circuit breakers, and lamp ballasts
- The presence and configuration of surface drainage features including interior floor drains, the areas of contribution to surface drainage systems, the location and configuration of stormwater sewers or drainage ways, and the ultimate receptor(s) of discharges from such systems
- The source and type of wastewater generated at the facility, the location and configuration of Site wastewater sewers, and the ultimate receptor(s) of wastewater discharges
- Air emissions sources and discharge points
- The potable and process water supply systems and other utility systems for the Site

- The current land use of adjoining properties
- The topographic features of the Property
- The extent and configuration of remedial soil or groundwater programs currently in place and operating, or historically operating, at the Site, if applicable
- Evidence of the existence of USTs or ASTs at the Site, both active and out-of-service
- The location and condition of chemical receiving and storage areas and containers such as drums and ASTs, including measures in place to control potential releases to the environment
- The location and condition of liquid and solid waste handling, accumulation, and storage areas, including measures in place to control releases to the environment

Observation of these activities is primarily confined to the Site under evaluation, although problematic off-Site activities are also reviewed. During the Site reconnaissance, a photographic record of pertinent features is obtained.

3. Interviews: Interviews of individuals associated with the Site will be conducted and will include one or more of past and current owners, Key Site Managers, operators, and occupants of the Site familiar with the historic and current use and operating practices of the Site, to the extent practicable.

The objective of interviews is to obtain information indicating potential RECs in connection with the Site's historical operating conditions and practices such as:

- Waste disposal practices
- Previous Site use by others
- Use of adjoining properties
- Historical spills or releases
- Past agency administrative or legal actions
- Third party complaints or legal actions

GHD will also conduct interviews with or prepare written requests for information from local government officials and/or review of reasonably ascertainable, practically reviewable public agency files.

A reasonable attempt shall be made to interview at least one staff member of any one of the following local governmental agencies (local fire department, local health department, and local agency or local/regional office having jurisdiction over hazardous waste disposal or other environmental matters in the area in which the Site is located).

4. Summary Report: The information collected from the above information sources will be compiled into a draft Phase I ESA report describing RECs and related potential environmental impairment issues. The report will include a Findings and Conclusions section detailing any RECs revealed in connection with the Site.

If requested by ESA, based on the Phase I ESA report, GHD will provide recommendations under separate cover for additional data collection in a Phase II ESA to the extent that such activities are necessary to more completely assess the presence of RECs, as defined in the ASTM Standard, associated with the Site.

1.2 Non-Scope Considerations

Per current communication with the Client, it is understood that no non-scope considerations, as defined in the ASTM Standard, are to be supplemented to the Phase I ESA.

2. Project Initiation

Upon initiation of this project, GHD will provide ESA with: a request to be provided to the current Site owner for information regarding the Site, a request for the name and contact information for the Key Site Manager to be interviewed, and a User questionnaire to be filled out by appropriate ESA/User personnel prior to completion of the draft Phase I ESA report. The User questionnaire is designed to determine the following information required of the User in the ASTM Standard:

- Environmental clean-up liens
- Activity and use limitations
- Specialized knowledge of the user
- Relationship of purchase price to fair market value
- Commonly known or reasonably ascertainable information about the Site
- Degree of obviousness of the presence or likely presence of contamination

3. GHD Experience and Project Personnel

GHD has considerable experience in the undertaking of Phase I ESAs, as well as other environmental assessments, environmental audits, assessments of remedial alternatives, and preparation of related short- and long-term liability cost estimates.

The Phase I ESA of the Site will be conducted by or under the direct supervision of the following GHD personnel:

Project Manager

The Project Manager will be the primary contact with ESA and is responsible for day-to-day management and conduct of the project to assure that the needs of the project are met. The Project Manager will be responsible for the technical quality, ensuring that the components of the Phase I ESA are conducted by or under the direct supervision of an Environmental Professional for the different components as required by the ASTM Standard, schedule and budget for the project, evaluation of data and review of reports and attending meetings with the client and other entities, if required to do so. Brian Moore, PE will be GHD's Project Manager.

Senior Project Advisor

Lori Coolidge, PG will be the Senior Reviewer responsible for making sure the Phase I ESA services and report have been completed in accordance with the ASTM E-1527 Standard.

Site Assessor

The Site Assessor for this project will be selected from a group of GHD's qualified personnel. The Site Assessor will be determined based upon proximity to the Site and availability, and that individual will conduct the Site inspection, personnel interviews, historical information reviews, and prepare the draft Phase I ESA report.

4. Project Schedule

GHD will complete the Site reconnaissance within 10 business days of ESA's written approval to proceed (assuming contact information for the Site is available immediately upon notice to proceed). The Draft Phase I ESA report will be submitted to ESA within 15 to 20 business days of the Site inspection pending availability of requested information. A final report will be submitted within 3 business days of receiving comments from ESA on the draft report. Any delay in providing notice to proceed or Site contact information or Site documentation will delay delivery of the draft Phase I ESA report. If requested by ESA, GHD will verbally report on the findings of the Site reconnaissance within 2 business days of the Site visit. The schedule for obtaining certain historical information and environmental lien information will be delayed if accurate legal descriptions, Site boundaries, and/or Property Identification Numbers (PIN) are not provided. The above schedule can be modified to meet ESA's needs if agreed to prior to initiation of the project.

5. Phase II ESA

In order to evaluate current soil and groundwater quality across the Site outside the previously mentioned known contamination, GHD proposes the advancement of up to three (3) soil borings and installation of two (2) temporary monitoring wells at the Site. The soil borings will be advanced in the northern, central, and southern portions of the property. Soil samples will be collected at one foot intervals to the water table and will be field screened with a photoionization detector (PID). If elevated PID measurements are noted, one soil sample will be collected from the depth and location exhibiting the highest reading and will be submitted to a Florida-certified laboratory for analysis for the presence of volatile organic compounds (VOCs) by EPA Method 8260, polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8270, total recoverable petroleum hydrocarbons (TRPH) by the FL PRO method and the eight RCRA metals.

At two of the soil boring locations, temporary monitoring wells will be installed if the groundwater is encountered within 20 feet of land surface. The temporary wells will be constructed of one-inch diameter, 0.010-inch slotted screen and set to a depth that allows the well screens (10 foot) to intersect the water table. The wells will be purged until the discharge is visually clear and free of sediment and in accordance with Florida Department of Environmental Protection Standard Operating Procedures. The groundwater samples will be submitted to a Florida-certified laboratory for analysis for the presence of VOCs by EPA Method 8260, PAHs by EPA Method 8270, TRPH by the FL PRO method and the eight RCRA metals.

It should be noted that the cost proposal may be amended once the Phase I ESA findings and/or field observations are completed.

Following completion of the field activities and receipt of analytical data, a summary report will be prepared. The summary report will include a detail of field sampling methodology and laboratory analytical results. The summary will also include conclusions and recommendations regarding the findings and be included with the Phase I ESA.

6. Reports

During completion of the project, all reports prepared by GHD will be identified as "draft" until approved by ESA. The draft Phase I/Phase II ESA report will be delivered to ESA in an electronic format only. The final Phase I/Phase II ESA report will also be delivered in electronic form, with up to two additional bound original copies if requested by ESA.

7. Terms and Conditions

The Phase I ESA will be conducted in accordance with the existing contract with ESA and the contract with Seminole County.

8. Estimated Cost

The estimated cost of the Phase I/II ESA based on the Site conditions presently understood by GHD is estimated not to exceed \$13,067.50 U.S., which is broken down on the attached summary table and as follows:

– Phase I ESA:	\$3,430.00
– Phase II ESA:	\$9,537.50

The estimated cost assumes that GHD will provide an electronic copy only of the draft report and final report; however, up to two hard copies of the final report will be provided at no additional cost if requested by ESA. Interim written summaries or status reports are not included in the estimated costs above and multiple iterations, comment reviews or significant editorial report revisions are not planned after submittal of the draft Phase I ESA report; and if required, may result in additional fees. Additional costs of \$125 per legal parcel will be incurred for multi-parcel Sites for obtaining environmental lien searches. Costs for local government agency file/records searches greater than an aggregate cost of \$100 or on adjoining properties necessary to meet the ASTM Standard will be billed as an additional cost on any lump sum projects following ESA's approval to proceed. GHD does not charge a premium for overtime, weekend, or holiday work necessary to meet client deadlines. Database, environmental lien, city directory, aerial photograph, topographic map, and Sanborn Map searches are typically conducted by subcontractors. The estimated cost also assumes that any necessary chain-of-title information will be provided at no cost to GHD by ESA. If GHD is required to complete the chain-of-title search in order to determine the Site history, the cost for the first parcel will be an estimated \$460 with additional parcels, if any, charged an estimated \$410/parcel. If significant follow-up is required with agencies, or if a significant number of historical environmental reports require review, GHD will identify any potential increase in estimated costs prior to proceeding and will present them to ESA for prior approval.

We appreciate the opportunity to submit this proposal to conduct the Phase I ESA. Please contact the undersigned at 813-335-2147 if you require further information or clarification.

Regards,



Brian Moore, P. E.
Principal Engineer
813-335-2147
Brian.Moore@ghd.com
BM/lc/1

COST ESTIMATE TABLE
Environmental Consulting Services
Sanford Parcel - 1560 Missouri Ave.
Sanford, Florida

Cost Category	Unit	Unit Rate	Phase I ESA (units)	Phase II ESA (units)	Phase I ESA (costs)	Phase II ESA (costs)	Total
GHD Labor							
Principal	Hr	\$275.00	1	2	\$ 275.00	\$ 550.00	\$ 825.00
Senior Professional Geologist	Hr	\$180.00	8	8	\$ 1,440.00	\$ 1,440.00	\$ 2,880.00
Staff Scientist	Hr	\$120.00	10	8	\$ 1,200.00	\$ 960.00	\$ 2,160.00
CAD Operator	Hr	\$110.00	2	2	\$ -	\$ 220.00	\$ 220.00
Environmental Technician	Hr	\$90.00	12	12	\$ -	\$ 1,080.00	\$ 1,080.00
Administrative	Hr	\$65.00	1	1	\$ 65.00	\$ 65.00	\$ 130.00
<i>Labor Totals</i>							
					\$ 2,980.00	\$ 4,315.00	\$ 7,295.00
GHD Expenses							
PHD	day	\$150.00		1	\$ -	\$ 150.00	\$ 150.00
Groundwater Sampling Equipment	day	\$300.00		1	\$ -	\$ 300.00	\$ 300.00
EDR Report	each	\$330.00	1		\$ 330.00	\$ -	\$ 330.00
Travel	day	\$120.00	1	2	\$ 120.00	\$ 240.00	\$ 360.00
<i>Subcontractor Drilling Totals</i>							
					\$ 450.00	\$ 690.00	\$ 1,140.00
Subcontracted Drilling Expenses							
Mobilization	each	\$600.00		1	\$ -	\$ 500.00	\$ 600.00
Daily Rate	day	\$1,900.00		1	\$ -	\$ 1,900.00	\$ 1,900.00
Well Materials	well	\$500.00		2	\$ -	\$ 1,000.00	\$ 1,000.00
<i>Subcontractor Drilling Totals</i>							
					\$ -	\$ 3,400.00	\$ 3,500.00
Subcontracted Laboratory Expenses							
VOCs (soil/water)	each	\$100.00		3	\$ -	\$ 300.00	\$ 300.00
PAHs (soil/water)	each	\$90.00		3	\$ -	\$ 270.00	\$ 270.00
Metals & RCRA (soil/water)	each	\$110.00		3	\$ -	\$ 330.00	\$ 330.00
TRPH (soil/water)	each	\$60.00		3	\$ -	\$ 180.00	\$ 180.00
Lab Env Impact Fee	each	\$15.00		3	\$ -	\$ 45.00	\$ 45.00
Lab disposal Fee	each	\$2.50		3	\$ -	\$ 7.50	\$ 7.50
<i>Subcontractor Laboratory Totals</i>							
					\$ -	\$ 1,132.50	\$ 1,132.50
Project Total					\$ 3,430.00	\$ 9,537.50	\$ 13,067.50

Exhibit 3 – ESA Budget

EXHIBIT 3
Master Agreement Number PS-5188-23/HSM
WORK ORDER # 5
Environmental Consulting Services Phase I and Phase II
Sanford Parcel #16-19-30-5AB-0700-0010

ESA	ESA
Senior Scientist III @ \$191.82/hour	Senior Scientist I @ \$133.76/hour

CUP 8213 Monitoring Services			
TASK 1 - Phase I, Phase II and Reporting			
GHD - Exhibit 2			\$13,067.50
TASK 2 - Coordination and Billing			
ESA Coordiantion and Review	3	12	\$1,605.12
SUBTOTAL LABOR			\$14,672.62
TOTAL			\$14,672.62

EXHIBIT "A"

SCOPE OF SERVICES

for

Post Design Services for NEBRASKA AVENUE BRIDGE REPLACEMENT

December 18, 2024

Contract No.: PS-2826-20/GCM

Authorization No.: _____

CIP: 02007102

PROJECT BACKGROUND:

Seminole County (COUNTY) desires to replace the existing single span bridge over the Lockhart-Smith Canal with box culverts. The replacement is being conducted as part of a FEMA approved HMGP grant to alleviate canal overtopping, roadway, and property flooding.

In July of 2022 AtkinsRealis completed the design and construction plans for the project and provides this proposal to support the County during the construction phase.

1.0 Description of Services

AtkinsRealis shall support the County with limited post design services during the construction phase, as requested by the County.

Post design activities may include the following:

- Review and respond to Requests for information (RFIs)
- Shop drawings provided by the contractor will be reviewed for approval based on project construction specifications and design standards
- Review as-built plans
- Attend site visits and construction meetings and prepare meeting minutes
- Coordination with stakeholders as requested by the County
- Miscellaneous incidental plan revisions upon request by the County
- Project management and quality review

2.0 Fees and Estimate of Services

The estimated man-hours and fees required to perform the services described above are included as Exhibit B. Fees shall be based upon on a limiting amount basis.



Seminole County
Exhibit B: Summary Fee Sheet
PS-2826-20/GCM: Work Order: Post Design Services for NEBRASKA AVENUE BRIDGE REPLACEMENT

Date: 12-12-2024

ACTIVITY DESCRIPTION	US15: Principal Tech. Professional Rate/Hr. 235.6		US14: PM, Sr. Eng. IV, or similar Rate/Hr. 193.76		US13: Sr. Engineer III or similar Rate/Hr. 175.28		US12: Sr. Engineer II or similar Rate/Hr. 134.16		US11: Engineer III or similar Rate/Hr. 106.74		TOTAL		
	MAN HRS.	Cost by Pos & Act	MAN HRS.	Cost by Pos & Act	MAN HRS.	Cost by Pos & Act	MAN HRS.	Cost by Pos & Act	MAN HRS.	Cost by Pos & Act	MH BY ACTIVITY	SALARY COST BY ACTIVITY	AVG HRLY RATE
	1.0 Post Design Services												
RFIs	8	\$1,884.80	12	\$2,325.12	12	\$2,103.36		\$0.00		\$0.00	32	\$6,313.28	\$197.29
Shop Dwgs / Materials, As-Builts	4	\$942.40	18	\$3,487.68	14	\$2,453.92		\$0.00		\$0.00	36	\$6,884.00	\$191.22
Update Cost Estimate	1	\$235.60	4	\$775.04		\$0.00		\$0.00	3	\$320.22	8	\$1,330.86	\$166.36
Construction meetings, Stakeholder Coord.	8	\$1,884.80	8	\$1,550.08		\$0.00		\$0.00		\$0.00	16	\$3,434.88	\$214.68
Incidental Plans Revisions	4	\$942.40	4	\$775.04	8	\$1,402.24		\$0.00	8	\$853.92	24	\$3,973.60	\$165.57
Project Management and Quality Review	16	\$3,769.60		\$0.00		\$0.00		\$0.00	2	\$213.48	18	\$3,983.08	\$221.28
TOTALS:	41	\$9,659.60	46	\$8,912.96	34	\$5,959.52	0	\$0.00	13	\$1,387.62	134	\$25,919.70	\$193.43
DISTRIBUTION OF COST ELEMENTS TO BASIC ACTIVITIES:							TOTAL CONTRACT FEE COMPUTATIONS:						
T:\PROJECTS\Seminole_County\Seminole DMP2020\WO Nebraska PD\PM\([Fee_Nebraska Post Design_r1.xls])Dollars							TOTAL ACTIVITY SALARY COSTS:		\$25,919.70				
							TOTAL EXPENSES COSTS:		\$0.00				
							Subconsultants		\$25,919.70				
									\$25,919.70				
											07:41 AM	13-Dec-24	