



CITY COUNCIL MEETING ZEPHYRHILLS, FLORIDA

**Monday, June 26, 2023
6:00 PM**

The City of Zephyrhills will maintain a quorum at the dais and host a GoToMeeting to allow the public to attend remotely.

**Please join the GoToMeeting
from your computer, tablet or smartphone:**

<https://meet.goto.com/597869845>

or dial in using your phone:

+1 (571) 317-3122 - Access Code: 597-869-845

(Please mute your phone unless you wish to speak on a specific item)

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Council President Lance A. Smith

Roll Call – City Clerk Lori Hillman

Invocation –

Pledge of Allegiance – Council President Lance A. Smith

1. MAYOR

1.1 Swearing-In of Patrol Officers:

Juanita Gonzalez

Karly Crews

Colton Nelson

Mariah Hamilton

Philip Martin

Paul Gonzalez

2. CONSENT ITEMS

- 2.1 Approval of May 8, 2023 Regular Meeting Minutes
 - 1. M05-08-2023
- 2.2 Jacobs Engineering Scope and Fee for Runway 1-19 Rehab
 - 1. CWA01-ZPH-RW-1-19-Rehab_SCOPE_FEE-061223
- 2.3 Notification of purchase of new Water Division vehicle
 - 1. NJPA-ZEPHYRHILLS, CITY OF-CK30953 1WT DRW_44804-1_Quote
- 2.4 Budget Adjustment - Transfer Appropriation from General Fund Contingency to pay for the Lift Station at the Police Department
- 2.5 Emergency Staging Area Site Agreement 41-23-20 - Duke Energy Florida, LLC.
 - 1. Zephyrhills Airport Storm Staging Site Agreement - 2023

3. BUSINESS ITEMS/PUBLIC HEARING

- 3.1 Residential Moratorium
 - Second Reading **ORDINANCE NO. 1461-23 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ESTABLISHING A 12 MONTH MORATORIUM ON THE CONSIDERATION OF NEW RESIDENTIAL APPLICATIONS FOR ANNEXATIONS, LAND USE MODIFICATIONS, REZONINGS, MAJOR PLANNED UNIT DEVELOPMENT AMENDMENTS, CONDITIONAL USES, OR VARIANCES FOR PROPERTY OVER ONE ACRE; PROVIDING FOR CONFLICTS, EXEMPTIONS, SEVERABILITY, EXPIRATION AND AN EFFECTIVE DATE."**
 - A. Council President opens Public Hearing
 - B. Council President closes Public Hearing
 - C. City Council considers Ordinance No. 1461-23 on the Second Reading
 - 1. Ordinance 1461-23 - Residential Development Moratorium (18824007.2)

4. CITY ATTORNEY'S REPORT

- 4.1 Backyard Chicken Ordinance
 - First Reading **ORDINANCE 1462-23 - "AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA CREATING A NEW SECTION TO CHAPTER 93 OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES, SECTION 93.03 ESTABLISHING REGULATIONS FOR THE KEEPING, HARBORING AND MAINTENANCE OF BACKYARD CHICKENS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE."**
 - A. City Council considers Ordinance No. 1462-23 on the First Reading
 - 1. ORDINANCE 1462-23 - Backyard Chicken Ordinance (1)

5. CITY MANAGER'S REPORT

- 5.1 Hercules Park Presentation by Wharton-Smith and Kimley Horn
 - 1. Hercules Park - CRA Update - 10-24-22 - Final(1)
 - 2. GMP_City of Zephyrhills Hercules Park_23-05-05
- 5.2 Utility Capacity Agreement 45-23-11 - Wire Ranch Investors, LLC.
 - 1. Capacity Agreement between City of Z-Hills and Wire Ranch Investors

6. CITIZEN COMMENTS

MAYOR ANNOUNCEMENTS

CITY MANAGER ANNOUNCEMENTS

CITY ATTORNEY ANNOUNCEMENTS

CITY COUNCIL COMMENTS

7. NOTED ITEMS

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**

REGULAR COUNCIL MEETING

A Regular Council Meeting was held on May 8, 2023 at 6:00 p.m. in the Council Chambers of City Hall and via GoToMeeting (312) 757-3121 - Access Code: 384-589-597.

Council President Lance Smith called the meeting to order. Roll call was taken. Present were members Lance Smith, Charles Proctor, Kenneth Burgess, Steven F. Spina, Ph.D. and Mayor Melonie Bahr Monson. Jodi Wilkeson was absent. City Manager William Poe and City Attorney Matthew Maggard were present.

Staff present: Police Chief Derek Brewer, Public Works Director Shane LeBlanc, Public Information Officer Kevin Weiss, IT Director Mike Panak, Utilities Director John Bostic, Planning Director Todd Vande Berg, Airport Manager Nathan Coleman, Senior Planner Rodney Corriveau and Historic Preservation Specialist and Community Planner Audrey McGuire.

Senior Planner Rodney Corriveau delivered the innovation. The Pledge of Allegiance followed.

1. MAYOR

1.1 Zephyrhills Economic Development Coalition (ZEDC) Update Mayor Melonie Bahr Monson introduced Dr. Randy Stovall.

Dr. Randy Stovall – Chairman of the Greater Zephyrhills Chamber of Commerce
Dr. Stovall said the Zephyrhills Economic Development Coalition (ZEDC) is an enterprise that grew from discussions with Mayor Cliff McDuffie where he convened an economic development committee to represent businesses and work with City staff to enhance economic vitality. The focus of the ZEDC is to meet monthly with leaders in the community to discuss strategies for existing business retention and expansion, attraction of new business, and discuss growth and identify economic development initiatives. Through the collaborative efforts of the Chamber of Commerce, City of Zephyrhills, Main Street Zephyrhills, and the Pasco Economic Development Council, the “Clearly Zephyrhills” community marketing webpage and annual Economic Summit were created. The ZEDC supports City leaders by traveling to the annual Florida Legislative Action Days in Tallahassee, FL to request appropriations funding. The ZEDC is currently researching the “retail sector” with questions about our community. The results will be publicized and presented at the Chamber’s Annual Economic Summit in October. This is the last year of the ZEDC’s current three year agreement where the City contributes \$50,000 annually to the Chamber of Commerce. The goal of the ZEDC is to work with the City to create an effective work plan for presentation at a future meeting to continue their relationship.

2. CONSENT ITEMS

- 2.1 Approval of April 24, 2023 Regular Meeting Minutes
- 2.2 Award of Bid No. 35-23-01 to Jacobs Engineering Group, Inc. – Airport Professional Engineering & Design/Construction Services
- 2.3 Approval of Agreement No. 37-23-03 for Airport Professional Engineering & Design/Construction Services with Jacobs Engineering Group, Inc.
- 2.4 Award of Bid No. 11-23-01 to B.R.W. Contracting, Inc. for Sidewalks
- 2.5 Approval of updated Utilities Department Cost Recovery Charges
- 2.6 Approval of Second Amendment to Odyssey Manufacturing Agreement No. 41-23-17
- 2.7 Approval of BGE Task Order 101-23 – South Avenue Extension Project
- 2.8 Amendment of Task Order 2021-01 for Taxiway A Bidding and Construction Services – AVCON, Inc.

Charles Proctor moved to approve the Consent Items. Seconded by Steve Spina. Motion passed unanimously, 4-0.

3. BUSINESS ITEMS/PUBLIC HEARING

3.1 Blue Triton Brands Annexation

First Reading **ORDINANCE NO. 1458-23 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA ANNEXING ADDITIONAL TERRITORY TO BE INCLUDED WITHIN THE BOUNDARIES OF SAID CITY DESCRIBED AS PARCEL NUMBER 13-26-21-0110-00000-0010 LOCATED AT 4211 AND 4210**

BREEZEWOOD DRIVE; 4210 AND 4211 CAMPHORWOOD LANE; 39101 AND 39119 WOODLAND DRIVE, ZEPHYRHILLS FLORIDA 33542 IN ACCORDANCE WITH SECTION 171.044, FLORIDA STATUTES, AS AMENDED.”

City Attorney Matthew Maggard read Ordinance No. 1458 by title. Senior Planner Rodney Corriveau said Blue Triton submitted a petition for an annexation, future land use change to City I (Industrial) and zoning designation amendment to City LI (Light-Industrial). The applicant held a Community Meeting at the Alice Hall Community Center on January 15, 2023 to address the community’s concerns. Following input from the community, the applicant has commitment to an enhanced landscape buffer and a 14’ sound attenuation barrier to assist in buffering light and noise from the plant to the adjacent neighborhood. Staff recommended approval of the Blue Triton Annexation. The applicant’s representative was present to answer questions.

Councilman Spina said the expansion will take a couple of years to complete and the plant will be using City water, not spring water, adding 128,000 gallons per day to the City’s usage.

Council President Smith asked if the City has a contractual agreement with Blue Triton to provide water and if so, is there a limit.

City Manager William Poe said the City does not have an agreement with Blue Triton to supply water; although, there is an industrial component included in the City’s Water Use Permit (WUP) that is currently 300,000 gallons per day and the City is requesting to increase this number as part of the WUP modification.

A public hearing was held and the following spoke from the floor:

Marlene Mann - 39151 Woodland Street, Zephyrhills, FL stated for the record, that she was not in favor of the annexation, rezoning, or the proposed retention pond in her backyard. She said her neighborhood consisted of 16 homes in the 1980’s, before the waste water treatment plant was built, and has always been residential. She does not want her property to be rezoned light-industrial. She requested preserving the 70 beautiful large live oaks trees surrounding her property.

Linda Pearson, Planner for the Project – 146 Polo Drive – Bluntville, TN

Ms. Pearson said she and Ms. Mann have had many cordial conversations since October 2022. A meeting was held at Alice Hall in January 2023 and the neighborhood was invited to voice their concerns with the proposed annexation. Following the meeting, the neighborhood’s concerns were addressed by the applicant who made a unanimous decision to proceed with a modified site plan. The Tree Survey is complete and every existing tree that can be preserved will be incorporated into the landscape plan with extensive landscaping to maintain the lush and well established community. She asked Luke Schneider to speak on the modifications made to the plan and the resubmittal of the Southwest Florida Water Management District’s application which delayed the project.

Luke Schneider – Whiting Turner – 300 E. Joppa Road – Baltimore, MD

Mr. Schneider said extensive changes were made to the plans for the parking area following the neighborhood meeting. The original plan was to keep the parking lot in the same orientation as the existing parking lot. In an effort to accommodate additional setback requests from the neighborhood, the parking lot was rotated 90 degrees which forced the applicant to rotate all the truck parking by 90 degrees which is less efficient for the owner but it nearly doubled the setback from the adjacent properties. The additional setback allowed the applicant to preserve more of the existing trees to provide a full landscape buffer, provided space for a sound wall, and the ability to maintain the storm water pond continuous through the property.

Linda Pearson, Planner for the Project – 146 Polo Drive – Bluntville, TN

Ms. Pearson said the proposed expansion will add approximately 120 employees (temporary, seasonal and permanent after 90 to 120 days) over a few years with a median salary of \$50,000 to \$66,000 annually. The plant is a 24/7 operation which is one of the reasons extensive planning and noise barriers were planned to be installed around the southern and

eastern sides of the property. In an effort to accommodate the neighborhood's request, the applicant will relocate the 14' barrier to the edge of the parking lot where the noise is being generated. The landscape plan has been modified to allow green space between the fence line and the beginning of the buffer at the neighborhood's request. The chain link fence on the neighborhood side will be amended and placed inside the buffer to allow the neighborhood to enjoy the beauty of the landscape. At the expense of her client and those in attendance, Ms. Pearson respectfully requested Council's approval and was available to answer questions.

Marlene Mann – 39151 Woodland Drive – Zephyrhills, FL

Ms. Mann referred to 70 large live oaks behind her house and said the applicant's tree survey on the map shows shrubbery. She said crepe myrtles and shrubs do not replace the large live oaks and hopes the applicant will work to satisfy this issue.

Luke Schneider – Whiting Turner – 300 E. Joppa Road – Baltimore, MD

Mr. Schneider clarified the current trees on the plan are for the buffer only. He said an arborist was on site last week and a report is expected with the number of existing trees and their measurements. He said there is a formula from the City for a tree mitigation plan although the current site plan does not include tree mitigation but will be added when submitted to the SPRC.

Steve Spina moved to approve Ordinance 1458-23 on the First Reading. Seconded by Kenneth Burgess. Motion passed unanimously, 4-0.

3.3 Blue Triton Brands Future Land Use Map Amendment (FLUMA) and Rezoning

First Reading **ORDINANCE NO. 1459-23 – “AN ORDINANCE OF THE CITY OF ZEPHYRHILLS, FLORIDA PROPOSING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN, PROVIDING FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP CHANGING FROM COUNTY RES-3 (THREE RESIDENTIAL DWELLING UNITS PER ACRE) TO CITY I (INDUSTRIAL) AND THE ZONING DESIGNATION FROM COUNTY R-1 TO CITY LI (LIGHT INDUSTRIAL) FOR APPROXIMATELY 7.640 ACRES OF REAL PROPERTY HAVING PARCEL NUMBER 13-26-21-0110-00000-0010; PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.”**

City Attorney Matthew Maggard read Ordinance No. 1459-23 by title. A public hearing was held and there were no comments from the floor.

Steve Spina moved to approve Ordinance No. 1459-23 on the First Reading. Seconded by Charles Proctor. Motion passed unanimously, 4-0.

3.4 Premium Stone Gallery Warehouse & RV Storage Conditional Use

First Reading **RESOLUTION NO. 816-23 – “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS; APPROVING A CONDITIONAL USE FOR A RECREATIONAL VEHICLE STORAGE FACILITY IN THE GENERAL COMMERCIAL (C3) ZONING DISTRICT ON PARCEL 13-26-21-0070-12100-0010; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE; AND PROVIDING AN EFFECTIVE DATE.”**

City Attorney Matthew Maggard read Resolution No. 816-23 by title. City Manager William Poe requested this item be continued to a date certain of May 22, 2023.

Charles Proctor moved to continue Resolution No. 816-23 to May 22, 2023. Seconded by Kenneth Burgess. Motion passed unanimously, 4-0.

4. FINANCE DIRECTOR'S REPORT

4.1 Presentation of 2022 Audit – Comprehensive Annual Financial Report

Finance Director Ted Beason introduced Marci Reutimann with Bodine Perry to outline the highlights of the City's Financial Audit for fiscal year 2022.

Marci Reutimann – Bodine Perry, Certified Public Accountants and Advisors – 6815 Dairy Road – Zephyrhills, FL

Ms. Reutimann introduced Audit Manager Mary Fernandez and Co-Audit Manager Karina Debyah, stating the City received another year of clean opinion. She narrated a PowerPoint presentation highlighting the Independent Auditors' Report, Management's Discussion and Analysis (MDA), Governmental-Wide Fund Financial Statements, Proprietary Fund Financial Statements and Notes to the Financial Statements, and Schedule of Federal and State Financial Assistance.

Audit Manager Mary Fernandez presented charts and trends for Total Governmental Fund Revenue, Total Governmental Expenditures, Undesignated/Unreserved General Fund Balance, Proprietary Fund Revenues, Proprietary Fund Expenses, and Net Assets by Activity Type.

Finance Director Ted Beason said the uptick in the undesignated fund balance is due to stronger property taxes, franchise fees and the Fire Department merger with Pasco County.

Steve Spina moved to accept the 2022 Audit. Seconded by Charles Proctor. Motion passed unanimously, 4-0.

4.2 Florida Safe Investment Pool

First Reading **RESOLUTION NO. 817-23 – “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AUTHORIZING AND DIRECTING EXECUTION AND DELIVERY OF AN INDENTURE OF TRUST AND ESTABLISHING THE FLORIDA SURPLUS ASSET FUND; AND PROVIDING AN EFFECTIVE DATE.”**

City Attorney Matthew Maggard read Resolution No. 817-23 by title. Finance Director Ted Beason said the City participates in one local government investment pool in the state of Florida; Florida Prime SBA. He requested Council's permission to participate in the Florida Safe Investment Pool, a pool with \$1B in assets, to diversify 50/50 between the two investments.

Kenneth Burgess moved to approve Resolution No. 817-23 on the First Reading. Seconded by Steve Spina. Motion passed unanimously, 4-0.

5. PLANNING DIRECTOR'S REPORT

5.1 Historic Preservation Awareness Presentation

Historic Preservation Specialist and Community Planner Audrey McGuire narrated a PowerPoint presentation stating May is preservation month across the country which began with the national trust. She defined historic preservation as the identification, protection and enhancement of historically and culturally significant buildings, places and objects. Historic Preservation celebrates important people, places, events, ideas and recognizes significant, yet painful and uncomfortable moments in history. This is an opportunity to ask ourselves what is important to us and what we can preserve for the future. She presented a timeline of how preservation began which included the National Historic Preservation Act (NHPA) in 1966. She said the City's role in preservation is primarily regulatory to ensure the protection of historic character and integrity. The City's Historic District was founded in 2001 and contains approximately 126 contributing resources. The City's local historic district is regulated by Ordinance No. 774-01 so anytime a resident applies for a material change to the exterior of their home, there is a certificate of appropriateness or a permit that they have to receive authorizing changes. The City is in the national register of historic places listing. All of the regulation for historic districts and local landmarks comes at the local level. The National Register Listing is a prestigious designation but there are no teeth to it, all of the teeth come from the local level.

6. CITY MANAGER'S REPORT

6.1 Signers on Checking Account

First Reading **RESOLUTION NO. 815-23 – “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, PASCO COUNTY FLORIDA, AUTHORIZING THE CITY MANAGER, THE CITY CLERK AND THE**

FINANCE DIRECTOR TO SIGN CHECKS, TO MAKE DEPOSITS AND WITHDRAWALS.”

City Attorney Matthew Maggard read Resolution No. 815-23 by title. Finance Director Ted Beason said currently the City Clerk and Councilmembers have a signature card on file at Truist which is unusual. He requested moving forward, the City require two signatures to process a check to be signed by the Mayor, City Manager or City Clerk.

Steve Spina moved to approve Resolution No. 815-23 on the First Reading. Seconded by Charles Proctor. Motion passed unanimously, 4-0.

7. CITIZEN COMMENTS

Spoke from the floor: Jerry Hood – 38606 3rd Avenue – Zephyrhills, FL

Mr. Hood referred to an incident that transpired over the weekend at the 7-11 on Main Street and asked how the police department, City Council, and City Manager were going to address the situation. He said there has been a lot of loitering at the 7-11 and billiards hall and wants everyone to be safe.

Police Chief Derek Brewer – City of Zephyrhills

Police Chief Brewer said the department is currently in the process of completing an evaluation for security for all Main Street businesses to include the Methodist Church near 20th Street. He said there have been numerous complaints other than the 7-11 and Billiards hall and understands the concerns for safety. He said the incident that occurred on Saturday, May 6th, at the 7-11 was a very unique situation that you are not going to see in Zephyrhills very often. He said he understands there was some recklessness and they are investigating.

MAYOR ANNOUNCEMENTS - Mayor Melonie Bahr Monson said she spoke with State Senator Danny Burgess who confirmed funding of \$1.5M for the downtown theater, \$1M for the Indoor Tennis Center and \$500,000, not the \$5M requested, for parks if they make it through the Governor’s veto.

Historic Preservation Specialist and Community Planner Audrey McGuire said Quonset huts were used during the WWII and sold to the general public post war and recommended the Quonset hut be preserved since an unknown number of Quonset huts exist throughout the state of Florida.

CITY MANAGER ANNOUNCEMENTS – City Manager William Poe said the grand opening of the VA Clinic on Eiland Blvd. was Saturday, May 6th. A Joint Workshop will be held May 15, 2023, 6:00 p.m., in Council Chambers. The City will present Zephyrhills’ Seniors with \$10,000 in City scholarships on May 16th. He said his son, William, qualified for the State 1600 meter race that he will be attending on May 19th in Tallahassee.

CITY ATTORNEY ANNOUNCEMENTS – N/A

CITY COUNCIL COMMENTS – Councilman Spina congratulated the police department on their success with the accreditation process. He said he agrees with Ms. Mann’s statement that replacing an oak tree with a crepe myrtle is not mitigation. He said Zephyrhills is a tree city and he would like to strengthen the tree ordinance.

Councilman Proctor thanked Dr. Stovall for his presentation and the work he does for the community. He recognized Audrey McGuire for the historic preservation presentation and commended Police Chief Brewer and his department for their service to the community.

Councilman Burgess referred to the sidewalk bids in the consent agenda that were wildly all over the place. He said moving forward, the lowest bid isn’t always the best bid. He said Advent Health is the largest employer in our City and we are losing CEO Amanda Maggard to a promotion. He said the community will miss her.

Planning Director Todd Vande Berg announced Historic Preservation Specialist and Community Planner Audrey McGuire submitted two weeks’ notice and will be heading to the City of Lakeland for a great opportunity to become a Senior Planner and continue with Historic

Preservation. He said the City has been blessed to have Audrey in the Planning Department for seven years. She was hired for historic preservation and community planning and stepped up to tackle duties and responsibilities beyond her scope. She is an asset to the City and will be greatly missed.

Council President Smith acknowledged Police Chief Brewer and his department for the work they do within our community. He agreed with Audrey's presentation and said the City needs to preserve their history.

8. NOTED ITEMS

41-23-12 ATS Service Support Agreement

41-23-14 Driftwood Condominiums Hold Harmless and Cost Recovery Agreement

Meeting adjourned: 7:30 p.m.
Submitted by Lori L. Hillman
(Not Present at Meeting)

CONSENT ITEMS 2.2

Jacobs Engineering Scope and Fee for Runway 1-19 Rehab

Issue:

Background:

The consultant work assignment between Jacobs and the City of Zephyrhills corresponds with the Joint Participation Agreement with the Florida Department of Transportation, FPN: 449733-1-94-01. The total project cost \$350,000. FDOT \$280,000, local \$70,000. Aviation Grant Program funding through FDOT, budgeted in FY 2022-2023. The consultant shall be paid for this service a lump sum amount of \$349,709.84. Please refer to the consultant work assignment attached for full details.

Attachment(s):

1. CWA01-ZPH-RW-1-19-Rehab_SCOPE_FEE-061223

Fiscal Impact:

Budgeted for fiscal year 2022/2023

Staff Recommendation:

Staff recommends City Council's consideration of approval for the consultant work assignment No.1 with Jacobs Engineering Group Inc.

CONSULTANT WORK ASSIGNMENT

June 12, 2023

Mr. Nathan Coleman
Airport Manager
City of Zephyrhills
39450 South Avenue
Zephyrhills, FL 33542

Subject: CONSULTANT WORK ASSIGNMENT No. 1
Runway 1-19 Rehabilitation
Zephyrhills Municipal Airport

Dear Nathan:

This letter serves as a CONSULTANT WORK ASSIGNMENT (CWA) between JACOBS (CONSULTANT) and CITY OF ZEPHYRHILLS (CITY) for the referenced project. All Terms and Conditions of the CONSULTANT AGREEMENT between the CITY and JACOBS, dated May 8, 2023, apply to this CWA.

Scope of Work: The project includes the design, permitting, and bidding services for the rehabilitation of 4,695 feet of the 6,000-ft Runway 1-19 and improvements to runway lighting and signage, as shown in Exhibit A, Scope of Work.

Payment: CONSULTANT shall be paid for this service a lump sum amount of \$349,709.84, as described in Exhibit B, Fee Summary.

Schedule: The schedule is included in Exhibit A.

Notice-To-Proceed: The City will issue a notice-to-proceed once the CWA is approved by the City Council.

Sincerely,

JACOBS ENGINEERING GROUP INC.



Joe Sawmiller
Project Manager

APPROVED BY CITY OF ZEPHYRHILLS

Authorized Signature

Name and Title

Exhibits:

- A. Scope of Work
- B. Fee Proposal
- C. Survey Proposal
- D. Geotechnical Proposal

RUNWAY 1-19 REHABILITATION ZEPHYRHILLS MUNICIPAL AIRPORT (ZPH) Exhibit A - Scope of Work

Jacobs Engineering Group Inc. (JACOBS) will provide Professional Engineering Services to the City of Zephyrhills (OWNER) for the proposed rehabilitation of Runway 1-19 at Zephyrhills Municipal Airport (ZPH). The existing Runway consists of an un-grooved asphalt surface with an area-weighted average PCI rating of 67, as indicated by the FDOT 2021 Airport Pavement Evaluation Report. The PCI rating is anticipated to be below 60 after the year 2024. The following provides a brief background on the condition of the existing pavement and the recommended rehabilitation alternatives. The detailed scope of work is provided herein.

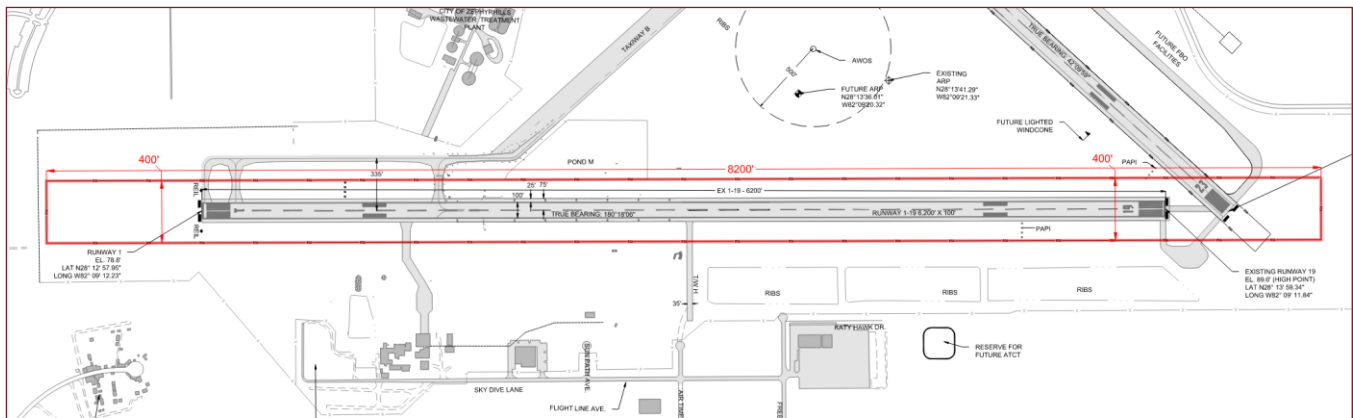


Figure 1 – Project Limits

1.0 Project Description

Runway 1-19 was constructed in 1942 and measures approximately 4,695 feet long and 100 feet wide with 25-foot-wide shoulders. Originally, the pavement section consisted of 1.5" of asphalt over 6" of limerock base. A 2" asphalt overlay was placed in 1996 and again in 2002 [see FDOT 2021 Airport Pavement Evaluation Report for more details]. A recent improvement to Runway 1-19 consisted of a 1,505-foot extension that was completed in 2022. The proposed rehabilitation will not include this recently constructed extension. Some electrical improvements are proposed that mainly consist of replacing elevated Runway edge lights and end lights with flush mounted lights.

The following includes specific project elements:

- Runway Safety Area (RSA) analysis, as required by the FAA. JACOBS will evaluate objects currently located inside the RSA to determine if they are fixed-by-function or meet the frangibility standards.

RUNWAY 1-19 REHABILITATION ZEPHYRHILLS MUNICIPAL AIRPORT (ZPH) Exhibit A - Scope of Work

- Rehabilitate Runway 1-19 by milling 2" of the existing asphalt and overlay with new asphalt mix pavement surface course.
- Mill the paved shoulders for Runway 1-19 and overlay with new asphalt pavement surface course.
- Perform geotechnical investigations to verify pavement sections and the condition of the subsurface soils.
- Perform additional topographic survey, as required.
- Evaluate the grades within the Runway Safety Area and make grade corrections, as necessary.
- Provide 100% Construction Documents for the work.
- Provide Bidding and Award Services.
- Replace raised Runway edge lights, Runway end lights and taxiway edge lights at Runway radii to flush mounted lights.
- Replace REILs on Runway 1-19.
- Replace Runway signage or sign panels, as necessary.

2.0 Scope of Work

JACOBS will provide the following general services for this project:

- Management of the project throughout the Design, Permitting and Bid and Award Phase of the construction contract.
- Coordinate field services and access to the airport and data collection.
- Coordination with Subconsultants.
- Coordination with the OWNER, the FDOT, and the FAA (if required).
- Preparation of minutes of meetings.
- Design and preparation of the construction contract documents.
- Coordination with the OWNER on the front-end documents.
- Preparation of the Engineer's Report and construction cost estimates.
- Bidding and award assistance.

In addition, JACOBS will provide the following professional services (Basic Services and Special Services) for the design and bidding phase of the project, which will include engineering design and bid document preparation.

3.0 Design Criteria

This project will be designed according to the following technical criteria:

RUNWAY 1-19 REHABILITATION ZEPHYRHILLS MUNICIPAL AIRPORT (ZPH) Exhibit A - Scope of Work

- FAA Advisory Circular AC 150/5300-13B, "Airport Design"
- FAA Advisory Circular AC 150/5320-5D, "Airport Drainage Design"
- FAA Advisory Circular AC 150/5320-6G, "Airport Pavement Design and Evaluation"
- FAA Advisory Circular AC 150/5340-1M, "Standards for Airport Marking"
- FAA AC 150/5340-18G, Standards for Airport Sign Systems
- FAA Advisory Circular AC 150/5340-30J, "Design and Installation Details for Airport Visual Aids"
- FAA AC 150/5370-2G, Operational Safety on Airports During Construction
- FAA AC 150/5370-10H, Standards for Specifying Construction of Airports

Construction drawings will be prepared in AutoCAD 2023 format.

4.0 Basic Services

TASK 1 – Program Verification: After receiving Notice to Proceed (NTP) from the OWNER, JACOBS will initiate the project and perform the following tasks under this phase:

1. Compile and review project related documents
2. Perform a site visit and verify as-builts
3. Prepare preliminary cost estimate
4. Coordinate and attend a pre-design meeting with the OWNER, FAA, and tenants on project issues such as design alternatives, project phasing, construction staging, budget, and schedule.
5. Determine number and locations of pavement cores.
6. Meet and coordinate with subconsultants.
7. Prepare a preliminary construction schedule considering weather and air traffic conditions.
8. Verify permit requirements.

The task will also include one review meeting with the OWNER after the submittal of the Program Verification Report to receive comments on the report. Upon review and receipt of comments from the OWNER, JACOBS will proceed with the 30% Design Development Documents.

Deliverables: JACOBS will submit an electronic copy (PDF) of a brief Program Verification Report outlining the results and decisions made during this phase to the OWNER for review.

TASK 2 – Design Development (30%): Upon authorization by the OWNER, JACOBS will proceed with development of 30% Design Development Documents. JACOBS will review and analyze the

RUNWAY 1-19 REHABILITATION ZEPHYRHILLS MUNICIPAL AIRPORT (ZPH) Exhibit A - Scope of Work

survey and geotechnical data, visit the site to field-verify the survey information and address any comments received during the Program Verification Phase. To move the project design forward, the following tasks will be performed under this phase:

1. Review Geotechnical Report and evaluate findings.
2. Preliminary pavement design.
3. Prepare preliminary Phasing Plan
4. Prepare 30% Construction Drawings.
5. Update the construction cost estimate.
6. Update the construction schedule.
7. Prepare a Preliminary Engineer's Report.
8. Identify Modifications of Standards (MOS) required to the FAA design criteria.
9. Prepare a Specifications Outline.

The task will also include one review meeting with the OWNER after the submittal of the 30% Documents to receive comments on the 30% Design Development Documents. Upon review and receipt of comments from the OWNER, JACOBS will proceed with the 60% Level of Design.

Deliverables: JACOBS will submit electronic copies of 30% Level Construction Plans, Specifications Outline and Preliminary Engineer's Report to the OWNER for review. Upon receipt of review comments, JACOBS will proceed with the 60% Contract Document production.

TASK 3 – Contract Documents (60%): Upon authorization by the OWNER, JACOBS will proceed with the development of the 60% Contract Documents, including updating the Construction Cost Estimate, Engineers Report, Drawings and Construction Schedule; and prepare Draft Technical Specifications. Specifically, the following tasks will be performed under this phase:

During this phase, JACOBS will continue with the design and preparation of the construction drawings and specifications. Specifically, the following will be performed under this phase:

- Finalize the pavement design.
- Evaluate the construction sequence and update the Construction Safety and Phasing plan.
- Review OWNER's (and other) comments
- Prepare 60% level drawings, which will include:
 - Cover Sheet
 - Project Site/Layout Plan

RUNWAY 1-19 REHABILITATION ZEPHYRHILLS MUNICIPAL AIRPORT (ZPH) Exhibit A - Scope of Work

- Project Key Sheet
- General/Safety Notes Plan
- Project Phasing/Construction Sequencing and Details
- Project Survey Control Plan
- Geotechnical/Boring Location Plan
- Staking and Demolition Plans
- Erosion Control Plans and Details
- Paving, Grading, and Drainage Plans and Details
- Typical Sections
- Profiles and Cross Sections
- Pavement Marking Plans and Details
- Airfield Lighting and Signage Plans and Details
- Misc. Details
- Review and update the Construction Cost Estimate.
- Review and update the Construction Schedule.
- Update the Engineer's Report.
- Prepare Draft Technical Specifications.

The task will also include one review meeting with the OWNER after the submittal of the 60% Documents to receive comments on those Documents. Upon review and receipt of comments from the OWNER, JACOBS will proceed with the 90% Level of Design.

Deliverables: JACOBS will submit electronic copies of 60% Level Construction Plans, Draft Technical Specifications and Updated Engineer's Report to the OWNER for review. Upon receipt of review comments, JACOBS will proceed with the 90% Level Contract Documents.

JACOBS will also prepare and submit a Southwest Florida Water Management District (SWFWMD) permit application for approval by the agency.

TASK 4 – Contract Documents (90%): Upon approval of the 60% Contract Documents and authorization by the OWNER, JACOBS will proceed with the development of the 90% Contract Documents including updating the Construction Cost Estimate, Engineers Report, Drawings, Construction Schedule and Technical Specifications; and prepare Draft Project Manual which will include FDOT and OWNER Front-End Documents. JACOBS will prepare 90% Contract Documents deliverables, which will include:

- Respond to 60% comments.
- Finalize the Construction Cost Estimate.
- Finalize the Construction Schedule.
- Review and revise the Engineer's Report which will include the Construction Cost Estimate and Construction Schedule.
- Progress the 60% Contract Documents level drawings to 90% level of completion.

RUNWAY 1-19 REHABILITATION ZEPHYRHILLS MUNICIPAL AIRPORT (ZPH) Exhibit A - Scope of Work

- Complete front-end documents.
- Complete Technical Specifications.

Deliverables: JACOBS will submit two (2) printed (11" X 17") copies of the 90% Contract Documents including, Updated Engineer's Report and Draft Project Manual to the FAA for review. Electronic copies will be submitted to the OWNER and FDOT. JACOBS will meet with the OWNER, the FDOT, the FAA (if required), and tenants, as necessary to address any final comments regarding the construction of this project. In addition, JACOBS will submit electronic copies of the 100% Contract Documents to the OWNER.

TASK 5 – Contract Documents (100%)

Upon receipt of final comments from the OWNER, the FDOT, and the FAA, JACOBS will proceed with preparing the bidding documents. This effort includes incorporating comments by updating the construction drawings, project manual (front-end documents, general provisions, and technical specifications), Engineer's Report, construction cost estimate, and construction schedule. Signed and sealed contract documents will be submitted to the OWNER.

Deliverables: JACOBS will submit one (1) full-size and two (2) 11"X17" signed and sealed copies of the 100% contract documents to the OWNER.

TASK 6 – Bidding and Award Services: This phase will include the effort necessary to advertise for and receive bids from contractors, and to review the bids and make a recommendation of award to the OWNER and the FAA. The following tasks will be performed by JACOBS during this phase:

- Prepare Issued for Bid Construction Documents.
- Prepare for and attend the Pre-Bid Conference.
- Address questions from Bidders.
- Revise Contract Documents and assist OWNER with issuing Addenda.
- Attend the Bid Opening Meeting.
- Review bids for responsiveness and accuracy.
- Prepare certified Bid Tabs.
- Make Recommendation of Award of the contract.

Other Provisions: The OWNER will provide JACOBS access to the site and all available information pertinent to this project, including access to as-built drawings and documents on underground utilities, lighting, pavements, and underground structures within the project limits.

RUNWAY 1-19 REHABILITATION ZEPHYRHILLS MUNICIPAL AIRPORT (ZPH) Exhibit A - Scope of Work

5.0 Special Services

In addition to the Basic Services described herein, JACOBS will provide the following special services required under this contract:

1. JACOBS will assist the OWNER in obtaining an Environmental Resource Permit (ERP) approval from the South Florida Water Management District.
2. Airspace Analysis – JACOBS will assist the Airport in preparing the Airspace Checklist and submit same to the FAA, via the OE/AAA web portal, in conjunction with a Construction Safety and Phasing Plan. JACOBS will submit multiple points and associated data to identify the different elements of the project, including construction staging areas, haul routes, and specific construction sites, for FAA's review and approval.
3. Prepare Categorical Exclusion (CATEX) - JACOBS will combine portions of the document and prepare an overall CATEX for the project. The OWNER will submit the CATEX to the FAA for approval.
4. Construction Safety and Phasing Plan – JACOBS will prepare and submit the Construction Safety and Phasing Plan (CSPP) to the FAA in conjunction with the Airspace Checklist described above. The CSPP will contain the safety details, construction work times, and phasing requirements specific to this project and the Airport.
5. Monthly Reporting – JACOBS will provide periodic progress reports to FDOT.

6.0 Services Not Included

Any services not specifically provided for in the above scope as well as any changes in the scope requested by the OWNER will be considered additional services and will be performed at our current hourly rates as we agree prior to their performance. Services not covered under this scope include:

1. Preparation of Conformed Documents after Bidding.
2. Construction Administration Services.
3. Resident Project Representative (RPR) Services during Construction.
4. Quality Assurance Testing during Construction.
5. Threatened or endangered species' relocation and mitigation plans.

**RUNWAY 1-19
REHABILITATION ZEPHYRHILLS
MUNICIPAL AIRPORT (ZPH) Exhibit A
- Scope of Work**

7.0 Schedule

The following is a tentative schedule for this project:

Field Investigations and Program Verification:	45 Calendar Days
30% Plans	30 Calendar Days
60% Contract Documents	45 Calendar Days
90% Contract Documents	45 Calendar Days
100% Bid Documents	21 Calendar Days
Bidding/Award	90 Calendar Days

8.0 Basic Assumptions

The following is a list of assumptions, which forms the basis of this cost proposal for providing the services for the project.

1. The OWNER will provide JACOBS with information requested necessary to properly complete design elements. Items include, but are not limited to:
 - a. Latest Airport Master Plan and Airport Layout Plan
 - b. Airport Stormwater Master Plan (as/if applicable)
 - c. Latest pertinent information regarding anticipated development and operations on (and near) the project site
 - d. Utility and/or other relevant base files in CADD format
2. All data collection efforts (survey, geotechnical, etc.) requiring JACOBS or its subconsultant's personnel to be within the runway safety area of airfield will be performed during daylight hours with the appropriate pavement closed unless otherwise directed by the OWNER.
3. OWNER will to the extent practicable mow or otherwise clear the project area prior to field investigations such as survey, geotechnical testing, etc.
4. All Permit Fees will be paid by the OWNER.
5. Neither JACOBS nor the OWNER can control permit agencies' interpretation of the project, associated review times, and lead times associated with agency field visits. Should a permit agency require more extensive permitting than assumptions contained herein, JACOBS will

advise the OWNER of Additional Services necessary to complete the permitting process.

6. No wetland impacts or wetland mitigation is anticipated.
7. Threatened or Endangered Species (T&E) permitting/relocations, Environmental Assessments (EA), Development of Regional Impacts (DRI), or Environmental Impact Statements (EIS) are not anticipated to be necessary and are excluded from the scope of work.
8. It is not anticipated that a Biological Opinion or mitigation associated with potential impacts to any wildlife species will be necessary.
9. In soils, foundation, groundwater, and other subsurface investigations, the actual characteristics may vary significantly between successive test points and sample intervals and at locations other than where observations, exploration, and investigations have been made. Because of the inherent uncertainties in subsurface evaluations, changed or unanticipated underground conditions may occur that could affect total project cost and/or execution. These conditions and cost/execution effects are not the responsibility of Jacobs.
10. JACOBS will perform bidding support services; the following will apply:
 - A. OWNER appoints JACOBS as its Agent, and JACOBS accepts such appointment to perform bid/procurement services on OWNER's behalf in connection with the project.
 - B. Such services shall be performed under OWNER's direction and in accordance to such forms, terms and conditions, or modifications or revisions to same as OWNER may in its sole discretion at any time instruct JACOBS to use. All services shall be carried out in accordance with the procedures mutually agreed upon by OWNER and JACOBS.
 - C. JACOBS shall not have authority to accept or bind OWNER in any way to changes, modifications, revisions, alterations, amendments, or supplemental, additional, or different terms and conditions (hereinafter referred to as "deviations") which may be submitted or requested by a vendor or contractor. JACOBS shall immediately submit any deviations from OWNER's standard terms and conditions to OWNER for review by OWNER's Purchasing Manager or his/her representative and such deviations shall not be accepted by JACOBS unless JACOBS receives express written approval thereof from OWNER's Project and/or Purchasing Manager or his/her representative.
 - D. All documents issued by JACOBS hereunder shall be signed by JACOBS for OWNER if so directed. The ownership and title of all items purchased hereunder shall pass directly from the selling party to OWNER, and JACOBS shall at no time be a party to such transaction other than as agent of OWNER. OWNER shall have the unilateral right to have the commitment authority of JACOBS, its employees or this limited agency authorization in its entirety revoked and cancelled at any time, with or without cause. OWNER shall be obligated directly to the selling party for all payments for materials, equipment, supplies and services procured hereunder.
 - E. OWNER shall hold JACOBS and its employees harmless from any claims, suits or liabilities arising out of any breach or other failure of performance by any contractor,

vendor or supplier under any contract or purchase order issued by JACOBS hereunder.

11. Any other services not specifically listed in this Scope of Services are deemed Additional Services.

EXHIBIT B - FEE SUMMARY
ZPH RUNWAY 1-19 PAVEMENT REHABILITATION

TASK	Totals
<u>Basic Services (Lump Sum)</u>	
Program Verification	\$5,589.60
<i>Sub: MDG - General Support</i>	\$12,296.00
<i>Sub: TSF - Geotech Investigation & Testing</i>	\$9,040.00
<i>Sub: OSM - Surveying</i>	\$35,000.00
Subtotal	\$61,925.60
Design Development (30%)	\$10,264.18
<i>Sub: MDG - General Support</i>	\$34,418.00
Subtotal	\$44,682.18
Construction Documents (60%)	\$23,292.20
<i>Sub: MDG - General Support</i>	\$53,656.00
Subtotal	\$76,948.20
Construction Documents (90%)	\$17,090.14
<i>Sub: MDG - General Support</i>	\$86,714.00
Subtotal	\$103,804.14
Construction Documents (100%)	\$4,398.12
<i>Sub: MDG - General Support</i>	\$29,028.00
Subtotal	\$33,426.12
Bidding and Award	\$4,749.60
<i>Sub: MDG - General Support</i>	\$11,778.00
Subtotal	\$16,527.60
Total Basic Services:	\$337,313.84

<u>Special Services (Lump Sum)</u>	
<i>Obtain an ERP Exemption</i>	\$840.00
<i>Airspace Analysis</i>	\$3,796.00
<i>Prepare Short-Form CATEX</i>	\$826.00
<i>Prepare a CSPP</i>	\$5,130.00
<i>Prepare Periodic Progress Report for FDOT</i>	\$1,304.00
Total Special Services:	\$11,896.00

<u>Expenses (Not to Exceed)</u>	
<i>SWFWMD Permit Allowance</i>	\$500.00
Total Expenses:	\$500.00
<i>Total Fees (NTE):</i>	\$349,709.84

TASK	Sub Task	Principal	Sr. Project Manager	Senior Airfield Elec Engineer	Airfield Civil Engineer	Senior CADD Tech	Project Engineer	Admin Assistant	Totals
		\$295.01	\$263.48	\$217.61	\$146.21	\$133.61	\$100.20	\$64.84	
1	Program Verification								
	1 Compile and review project related documents			2					2
	2 Perform a site visit and verify as-built			8					8
	3 Prepare preliminary cost estimate			2					2
	4 Coordinate with the OWNER, FAA and attend Pre-Design meeting		4	4					8
	5 Determine number and location of pavement cores, site visit, and coordinate with subs								
	6 Meet and coordinate with subconsultants		4						4
	7 Prepare a Preliminary Construction Schedule								
	8 Verify permit requirements								
	Total Labor Hours:		8	16					24
	Total Labor Costs:		\$2,107.84	\$3,481.76					\$5,589.60
2	Design Development (30%)								
	1 Prepare Geotechnical Report and Evaluate Findings								
	2 Preliminary Pavement Design								
	3 Prepare Preliminary Phasing Plan								
	4 Prepare 30% Drawings: Project Key Sheet, Typical Sections, Phasing Plan, Staking/Demolition Plans, Airfield Lighting & Signage			12		24			36
	5 Update Construction Cost Estimate			2					2
	6 Update Construction Schedule								
	7 Prepare Preliminary Engineer's Report			4		4			8
	8 Identify Modifications to Standards								
	9 Prepare Outline of Technical Specifications			2					2
	10 Quality Reviews and Control	2	2						4
	11 Submit 30% Documents, PDF								
	12 General Coordination with Owner, Subs			4					4
	Total Labor Hours:	2	6	20		28			56
	Total Labor Costs:	\$590.02	\$1,580.88	\$4,352.20		\$3,741.08			\$10,264.18
3	Construction Documents (60%)								
	1 Finalize Pavement Design			4					4
	2 Evaluate Construction Sequence and Phasing			4		4			8
	3 Review Owner and other Comments								
	4 Prepare 60% Drawings								
	a. Project Key Sheet					4			4
	b. General/Safety Notes Plan			2		2			4
	c. Phasing/Construction Sequencing Plan			4		4			8
	d. Staking and Demolition Plans			4		4			8
	e. Erosion Control Plans and Details								
	f. Airfield Lighting and Signage Plans & Details			16		16			32
	g. Misc. Details			4		4			8
	5 Update Construction Cost Estimate			2		2			4
	6 Update Construction Schedule								
	7 Update Engineer's Report			12		12			24
	8 Prepare Draft Specifications			8					8
	9 Quality Reviews and Control	4	4						8
	10 Submit 60% CDs								
	11 General Coordination with OWNER			4					4
	Total Labor Hours:	4	8	60		52			124
	Total Labor Costs:	\$1,180.04	\$2,107.84	\$13,056.60		\$6,947.72			\$23,292.20
4	Construction Documents (90%)								
	1 Respond to 60% Comments			4		8			12
	2 Finalize Construction Cost Estimate			4		4			8
	3 Finalize Construction Schedule								
	4 Finalize Engineer's Report			8		4			12
	5 Prepare 90% Drawings:			24		24			48
	General Notes, Existing Conditions, Staking and Demo Plans, Airfield Lighting & Marking Plans and Details, Misc. Details								
	6 Complete Front-End Documents								
	7 Complete Technical Specifications			4					4
	8 Quality Reviews and Control	2	2						4
	9 Submit 90% Documents								
	10 General Coordination with Owner			4					4
	Total Labor Hours:	2	6	44		40			92
	Total Labor Costs:	\$590.02	\$1,580.88	\$9,574.84		\$5,344.40			\$17,090.14

TASK	Sub Task	Principal	Sr. Project Manager	Senior Airfield Elec Engineer	Airfield Civil Engineer	Senior CADD Tech	Project Engineer	Admin Assistant	Totals
		\$295.01	\$263.48	\$217.61	\$146.21	\$133.61	\$100.20	\$64.84	

5 Construction Documents (100%)

1	Incorporate Final Review Comments and Finalize Plans, Specs and Quantities		4		8				12
2	Prepare Final Bid Documents	2	4		4				10
3	Prepare and Submit Final CDs	2							2
	Total Labor Hours:	4	8		12				24
	Total Labor Costs:	\$1,053.92	\$1,740.88		\$1,603.32				\$4,398.12

6 Bidding and Award

1	Prepare Issued for Bid Construction Documents	2	2		4				6
2	Prepare for and Attend Pre-Bid Conference	2							2
3	Answers to Bidders/Issue Addenda	2	2		4				8
4	Revise Construction Documents and Issue Addenda	2	2		2				6
5	Attend Bid Opening								
6	Review Bids for Responsiveness								
7	Certified Bid Tabs/Award Contract	1							1
8	Make recommendation of Award	1							1
	Total Labor Hours:	8	6		10				24
	Total Labor Costs:	\$2,107.84	\$1,305.66		\$1,336.10				\$4,749.60
					Total Basic Services (Lump Sum):				\$65,383.84

Special Services

1	Obtain an ERP Exemption								
2	Airspace Analysis								
	A. Prepare form 7460-1 (Temporary, Perm)								
	B. Prepare Site Exhibits								
	C. Upload and Coordinate with FAA								
	Sub Total Airspace Hours								
	Sub Total Airspace Fee								
3	Prepare Short-Form CATEX								
4	Prepare a CSPP								
	A. Prepare Report and Necessary Drawings								
	B. Submit Report via OEAAA								
	C. Coordination with Owner and FAA	2							2
	Sub Total CSPP Hours	2							2
	Sub Total CSPP Fee	\$526.96							\$526.96
5	Prepare Periodic Progress Report for FDOT	2							

Total Special Services (Lump Sum): \$526.96**Total Fees (Lump Sum): \$65,910.80**

MDG Fee Proposal

TASK	Sub Task	Principal	Project Manager	Senior Engineer	Designer	Technician	Clerical	Totals
		\$239.00	\$194.00	\$163.00	\$105.00	\$100.00	\$87.00	
1	Program Verification							
1	Compile and review project related documents		2	4	4		2	12
2	Perform a site visit and verify as-built			8	4			12
3	Prepare preliminary cost estimate		2	2	4		2	10
4	Coordinate with the OWNER, FAA and attend Pre-Design meeting	2	2	4				8
5	Determine number and location of pavement cores, site visit, and coordinate with subs		2	4				6
6	Meet and coordinate with subconsultants		2	8	2		2	14
7	Prepare a Preliminary Construction Schedule		2					2
8	Verify permit requirements			16				16
	Total Labor Hours:	2	12	46	14	0	6	80
	Total Labor Costs:	\$478.00	\$2,328.00	\$7,498.00	\$1,470.00	\$0.00	\$522.00	\$12,296.00
2	Design Development (30%)							
1	Prepare Geotechnical Report and Evaluate Findings		4	24	16		4	48
2	Preliminary Pavement Design			4	8			12
3	Prepare Preliminary Phasing Plan	2	4		8			14
4	Prepare 30% Drawings: Cover Sheet, Project Site/Layout Plan, Project Key Sheet, Typical Sections, Phasing Plan, Staking/Demolition Plans,		4	8	64		4	80
5	Update Construction Cost Estimate		2	4	4		2	12
6	Update Construction Schedule		2				2	4
7	Prepare Preliminary Engineer's Report		8	8	4		4	24
8	Identify Modifications to Standards	2		4				6
9	Prepare Outline of Technical Specifications		4	8			4	16
10	Quality Reviews and Control	4					4	8
11	Submit 30% Documents, PDF		2	2	8		4	16
12	General Coordination with Owner, Jacobs, Subs	4	4	4				12
	Total Labor Hours:	12	34	66	112	0	28	252
	Total Labor Costs:	\$2,868.00	\$6,596.00	\$10,758.00	\$11,760.00	\$0.00	\$2,436.00	\$34,418.00
3	Construction Documents (60%)							
1	Finalize Pavement Design	2	4	8				14
2	Evaluate Construction Sequence and Phasing		4	8	24		6	42
3	Review Owner and other Comments		4	4	4		2	14
4	Prepare 60% Drawings							0
	a. Cover Sheet				4			4
	b. Project Site/Layout Plans				12			12
	c. Project Key Sheet				4			4
	d. General/Safety Notes Plan		4		4			8
	e. Phasing/Construction Sequencing Plan		6	6	24			36
	f. Project Survey Control Plans			2	8			10
	g. Geotechnical/Boring Location Plan				8			8
	h. Staking and Demolition Plans			2	8			10
	i. Erosion Control Plans and Details			4	24			28
	j. Paving, Grading and Drainage Plans			4	40			44
	k. Typical Sections			2	16			18
	l. Profile and Cross Sections		2	2	20			24
	m. Pavement Marking Plans and Details		2	2	12			16
	n. Misc. Details			4	4			8
5	Update Construction Cost Estimate			2	24		4	30
6	Update Construction Schedule			4	8			12
7	Update Engineer's Report			8	20		4	32
8	Prepare Draft Specifications			8	8		8	24
9	Quality Reviews and Control	4	6				8	18
10	Submit 60% CDs				8		8	16
11	General Coordination with OWNER	4					4	8
	Total Labor Hours:	10	32	70	284	0	44	440
	Total Labor Costs:	\$2,390.00	\$6,208.00	\$11,410.00	\$29,820.00	\$0.00	\$3,828.00	\$53,656.00
4	Construction Documents (90%)							
1	Respond to 60% Comments		4	4	8			16
2	Finalize Construction Cost Estimate			8	16			24
3	Finalize Construction Schedule		4	2	2			8
4	Finalize Engineer's Report			16	8		4	28
5	Prepare 90% Drawings:		64	120	240		4	428
	Cover Sheet, Staging and Haul Routes, General Notes, Existing Conditions, Geotech and Survey Information, Survey Control Plans, Staking and Demo Plans, Erosion Control Plan, Geometry Plan, Grading and Drainage Plan, Paving Plan, Paving Details, Pavement Typical Sections, , Marking Plan and details, Misc. Details							

MDG Fee Proposal

6	Complete Front-End Documents		4	8	32		8	52
7	Complete Technical Specifications		4	8	24		24	60
8	Quality Reviews and Control	4					8	12
9	Submit 90% Documents				16		6	22
10	General Coordination with Owner	4	4		4			12
Total Labor Hours:		8	84	166	350	0	54	662
Total Labor Costs:		\$1,912.00	\$16,296.00	\$27,058.00	\$36,750.00	\$0.00	\$4,698.00	\$86,714.00

5 Construction Documents (100%)

1	Incorporate Final Review Comments and Finalize Plans, Specs and Quantities		8	8	80		16	112
2	Prepare Final Bid Documents	2	8	16	64		16	106
3	Prepare and Submit Final CDs	2	4		16		8	30
Total Labor Hours:		4	20	24	160	0	40	248
Total Labor Costs:		\$956.00	\$3,880.00	\$3,912.00	\$16,800.00	\$0.00	\$3,480.00	\$29,028.00

6 Bidding and Award

1	Prepare Issued for Bid Construction Documents		2	2	16			20
2	Prepare for and Attend Pre-Bid Conference	2	2	6				10
3	Answers to Bidders/Issue Addenda		2	4	12		4	22
4	Revise Construction Documents and Issue Addenda			2	8			10
5	Attend Bid Opening	4					2	6
6	Review Bids for Responsiveness		2				4	6
7	Certified Bid Tabs/Award Contract		4				6	10
8	Make recommendation of Award		2				2	4
Total Labor Hours:		6	14	14	36	0	18	88
Total Labor Costs:		\$1,434.00	\$2,716.00	\$2,282.00	\$3,780.00	\$0.00	\$1,566.00	\$11,778.00
Total Basic Services (Lump Sum):								\$227,890.00

Special Services

1	Obtain an ERP Exemption			8				\$840.00
2	Airspace Analysis							0
	A. Prepare form 7460-1 (Temporary, Perm)			8			2	10
	B. Prepare Site Exhibits			4	8		2	14
	C. Upload and Coordinate with FAA			4				4
Sub Total Airspace Hours		0	0	16	8	0	4	28
Sub Total Airspace Fee		\$0.00	\$0.00	\$2,608.00	\$840.00	\$0.00	\$348.00	\$3,796.00
3	Prepare Short-Form CATEX			4			2	\$826.00
4	Prepare a CSPP							
	A. Prepare Report and Necessary Drawings		2	16	4		4	26
	B. Submit Report via OEAAA			2				2
	C. Coordination with Owner and FAA		2	4				6
Sub Total CSPP Hours		0	4	22	4	0	4	34
Sub Total CSPP Fee		\$0.00	\$776.00	\$3,586.00	\$420.00	\$0.00	\$348.00	\$5,130.00
5	Prepare Periodic Progress Report for FDOT			8				\$1,304.00

Total Special Services (Lump Sum): \$11,896.00

Total Fees (Lump Sum): \$239,786.00

EXHIBIT C - SURVEY PROPOSAL



June 2, 2023

RE: Zephyrhills Airport Runway 1-19 Survey

O'Neal Surveying and Mapping, Inc. (OSM) is pleased to provide you with a scope of services for the Zephyrhills Airport, Runway 1-19 Rehabilitation Survey in Zephyrhills, Florida. The project and services include the following:

SCOPE OF SERVICES

A Topographic Survey which will provide data on the existing grades, utilities, pavements, lights, signage, etc. within the Limits of Survey provided by Jacobs (200'x6300', or 50' beyond edge of paving in all directions) and included in this proposal as "Exhibit A".

Basic Services:

Establish construction baseline grid. Locate existing runway and taxiway's centerlines. Locate PC and PT of pavement fillets.

Runway and taxiway's pavement areas shall be surveyed on a 25' grid with elevations taken on existing grid points, edges of pavements, ground shots at edges of pavements, and all grade breaks.

Locate upper and lower end, including invert elevations and pipe material and size, of all culverts, storm drains, and sanitary sewer lines passing through limits of survey. Locate all drainage and sewer structures within survey limits including top and invert elevations, and invert elevations of connecting pipes.

Areas off pavement shall be surveyed on a 50' grid with elevations taken on existing ground at grid points and all grade breaks. Elevations shall be taken to define all swales.

Locate all runway and taxiway edge lights, including type of light (base or stake mounted).

Locate of all signs, including sign message, description of the type of sign and any concrete sign base/footer.

Locate all duct banks, cables, and utilities, including but not limited to waterline, telephone, electric, and FAA control and communication cable.

Locate all pavement markings.

Locate all other features which lie within the survey zone.

Deliverables:

Provide topographic survey drawings of the areas identified above with 0.5-foot contours and all elevation shots. Maps will show field survey information as described in each item. The maps will be at a scale to best display the information, to be agreed upon by OSM and Jacobs.

Provide a DTM file compatible with the Civil 3D program. All survey points shall have a descriptor identifying the shot as pavement, edge of pavement (EOP), ground (gnd), etc.

Survey Accuracy:

Elevations of pavement, structures, inverts, and paved swales to the nearest 0.03 foot at 95% confidence level. Spot elevations on hard surfaces will be depicted to the nearest 0.01 feet.

Elevations of non-paved areas to the nearest 0.1 foot.

Horizontal location of all features to the nearest 0.1 foot. The horizontal location of utility structures, lights, and small slabs shall be referenced to the center of structure.

All vertical controls shall be referenced to the North American Vertical Datum of 1988 (NGVD1988).

All horizontal controls shall be referenced to the NAD1983 State Plane Coordinate System.

Use the Airport's Primary and Secondary Airport Control Stations (PACs and SAC,s).

Miscellaneous Requirements:

All OSM personnel working within the secured Air Operations Area (AOA) of the airport shall have valid Identification (State issued Driver's License).

All OSM vehicles operating within the secured AOA shall be marked with company logos and have flashing lights.

OSM staff will coordinate with the Owner to arrange access to the site.

OSM staff will coordinate with Jacobs to arrange for background data, drawings, and records on existing conditions and underground utilities. Plans to be provided to OSM in digital Civil3D format.

Items Excluded From this Proposal:

Boundary survey work.

Excavation and probing for underground lines, conduits, or obstructions. Utility locations will be taken from plans provided to OSM, other than those utilities clearly visible above ground, or marked and uncovered by others.

Aerial photography of the sites.

Weather delays, or airport operations and administrative delays caused by others, of no more than 4 days (Monday thru Friday). Delays in excessive of 4 days, by weather or others) will extend the schedule proportionally for number of days the survey is delayed.

Schedule:

Upon Notice to Proceed, OSM will have two weeks to mobilize and begin the field survey. All work is to be completed within 40 consecutive calendar days once the project has begun.

Total Lump Sum Survey Fee **\$ 35,000.00**

Project Assumptions

1. Runway 1-19 will be closed for the duration of the field survey, other than accommodating two tenants on the south side that would need to get to Runway 5 when Runway 1-19 is closed (gliders and skydiving).

2. This is strictly a daytime operation and with the exception of weather, crews will be allowed to work for up to 10 hours per day, Monday through Friday.
3. No background checks, fingerprints or badging will be required.

Work Zone Safety:

All work zone and Airport safety, rules and procedures as required by the Zephyrhills Airport will be observed and strictly adhered to by OSM. All survey activity will be coordinated with Jacobs staff prior to and during commencement. Any and all vehicles to be utilized in said survey activities will be authorized by and registered as required. Said vehicles to have current decal, display company name/identification and maintain proper lighting requirements.

Quality Control/Quality Assurance and Field Review:

Verification of the field conditions as related to the collected survey data prior to any topographic survey data submittal.

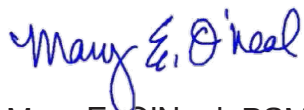
All activities required to supervise and coordinate the survey project will be performed by the OSM project supervisor, a Florida P.S.M. or their delegate.

OSM will implement their QA/QC plan to include review, response to comments and any resolution meetings if required, preparation of submittals for reviews, etc.

Deliverables will include the ACAD Civil 3D digital files of the topographic survey, Signed and sealed copies of survey.

Thank you for this opportunity and please do not hesitate to call if you have any questions or concerns

Sincerely,
O'Neal Surveying & Mapping, Inc.



Mary E. O'Neal, PSM
President

EXHIBIT D - GEOTECHNICAL PROPOSAL



May 19, 2023

Jacobs
5401 W. Kennedy Blvd, Suite 900
Tampa, FL 33609

Attn: Joe Sawmiller, P.E.

Re: **Fee Estimate for Geotechnical Services**
Zephyrhills Municipal Airport Runway 1-19 Rehabilitation
Pasco County, Florida
TSF Proposal No.: 2305-319

As requested, **TSF** is pleased to submit this proposal for the above-referenced project. The proposal is based on information provided in your email dated May 17, 2023. It is our understanding that a subsurface investigation is requested for the rehabilitation of Runway 1-19 at Zephyrhills Airport in Pasco County, Florida.

This proposal includes an outline of our proposed scope of work, an estimate of the total fees, and our anticipated schedule for completion of the work.

PROPOSED SCOPE OF WORK

The scope of services, as requested, is as follows:

1. Perform ten (10) pavement cores with a 6-ft Standard Penetration Test (SPT) boring. The borings will be grouted to the surface, and loose debris, soil, mud, etc. removed from the work area.
2. Perform Ground Penetrating Radar (GPR) to locate utility conflicts at the test locations.
3. Measure groundwater levels, if encountered.
4. Collect one (1) bulk sample and perform California Bearing Ratio (CBR) and gradation tests.

It is understood that the fieldwork will be performed between 9pm and 7am, an escort will be provided, and the SPT samples, logs, and field data collected onsite.

ESTIMATED FEES

It is proposed that the fee for the performance of the services outlined above is determined on a unit price basis in accordance with the attached Fee Schedule and that the work be performed pursuant to TSF's General Conditions enclosed herewith and incorporated into this proposal. Based on the proposed quantities, it is estimated that the total fee will be approximately **\$9,040**.

Our estimate covers the field and lab work. Not included are drafting, engineering recommendations, reviews of drawings, preparation of construction specifications, special conferences, and any other work requested after the field and lab work is completed.

SCHEDULE AND AUTHORIZATION

TSF will proceed with the work after receipt of a signed copy of this proposal or executed sub consultant agreement. With our present schedule, we can commence work within the 30 days requested (weather permitting) and fieldwork is expected to take one night to complete. The laboratory tests can be provided within 1 week of completion of the fieldwork.

We appreciate the opportunity to submit this proposal and look forward to working with you on this project. If you should have any questions concerning our proposal, please contact our office.

Respectfully submitted,

TIERRA SOUTH FLORIDA, INC.



Amy L. Guisinger, P.E.
Principal Engineer



Raj Krishnasamy, P.E.
President

Attachments: General Conditions
Fee Estimate
Scope and Concept Plan (Provided)

AUTHORIZED BY:	INVOICE TO:
Firm:	Firm:
Name:	Name:
Title:	Address:
Date:	Phone #:

**Zephyrhills Municipal Airport
Runway 1-9 Rehabilitation
Subsurface Investigation and Testing
Geotechnical Field and Lab Fee Estimate**

I. FIELD INVESTIGATION

	<u>Unit</u>	<u>Unit Rate</u>	<u>Quantity</u>	<u>Total</u>
Mobilization of Men and Equipment - Truck Mounted	Trip	\$500.00	1	\$ 500.00
Support Vehicle	Trip	\$175.00	1	\$ 175.00
Standby Drill Crew	Hour	\$150.00	3	\$ 450.00
Standard Penetration Test Borings, 0 to 50 feet	L.F.	\$17.00	60	\$ 1,020.00
Grout-Seal Borehole, 0 to 50 feet	L.F.	\$8.00	60	\$ 480.00
Safety Lights	Day	\$350.00	1	\$ 350.00
Mobilization (Asphalt Coring Machine and Generator)	Trip	\$400.00	1	\$ 400.00
Asphalt Core	Each	\$150.00	10	\$ 1,500.00
Ground Penetrating Radar - Utility Clearance	Day	\$1,700.00	1	\$ 1,700.00
Field Subtotal:				\$ 6,575.00

II. SOILS TESTING

Natural Moisture Content Tests	Test	\$10.00	0	\$ -
Unit Weight and Natural Moisture (Undisturbed)	Test	\$50.00	0	\$ -
Grain-Size Analysis - Full Gradation	Test	\$65.00	1	\$ 65.00
Atterberg Limit Tests	Test	\$75.00	0	\$ -
Organic Content Tests	Test	\$35.00	0	\$ -
California Bearing Ratio Test + sampling	Test	\$500.00	1	\$ 500.00
Soils Testing Subtotal:				\$ 565.00

III.. COORDINATION/MANAGEMENT

Project Manager	Hour	\$175.00	8	\$ 1,400.00
Drilling Coordinator	Hour	\$125.00	4	\$ 500.00
Engineering/Coordination/Management Subtotal:				\$ 1,900.00

TOTAL: \$ 9,040.00

CONSENT ITEMS 2.3

Notification of purchase of new Water Division vehicle

Issue:

Purchase of new Water Division vehicle replacing vehicle #27

Background:

Purchase of new Water Division vehicle replacing vehicle #27, a 2007 Chevy 1/2 ton pickup. Had to wait until this time of year as the vehicle type was not planned for assembly earlier.

Attachment(s):

1. NJPA-ZEPHYRHILLS, CITY OF-CK30953 1WT DRW_44804-1_Quote

Fiscal Impact:

Currently in the approved FY23 budget, it will be purchased from the Sourcewell (NJPA) contract for \$78,098.00.

Staff Recommendation:

Recommended by staff to the City Council to allow the purchase of the vehicle as stated.



Call Us first, for all of your Fleet Automotive, & Light Truck needs.

Quote

PHONE (800) ALANJAY (252-6529)		DIRECT 863-402-4234	WWW.ALANJAY.COM	44804-1
Corporate Office	2003 U.S. 27 South Sebring, FL 33870	MOBILE 863-991-4693	Mailing Address	P.O. BOX 9200 Sebring, FL 33871-9200
		FAX 863-402-4221		

ORIGINAL QUOTE DATE
4/19/2023

QUICK QUOTE SHEET

REVISED QUOTE DATE
6/21/2023

REQUESTING AGENCY	ZEPHYRHILLS, CITY OF			
CONTACT PERSON	C.J. FUNNELL	EMAIL	Cfunnell@ci.zephyrhills.fl.us	
PHONE	813-780-0000 Ext. 3582	MOBILE	813-235-3520	FAX 813-780-0025

SOURCEWELL (FORMERLY NJPA) CONTRACT # 2024 091521-NAF & 06 www.NationalAutoFleetGroup.com

MODEL	CK30953 1WT DRW	MSRP	\$60,500.00
2024 CHEVY SILVERADO 3500HD DOUBLE CAB 4WD DRW 8' BED WORK TRUCK DIESEL			
CUSTOMER ID	NJPA PRICE		\$59,742.00
BED LENGTH	8' BED		

** All vehicles will be ordered white w/ darkest interior unless clearly stated otherwise on purchase order.

FACTORY OPTIONS	DESCRIPTION	
GAZ	Summit White	\$0.00
H2G	Jet Black, Vinyl seat trim	\$0.00
L5P	Engine, Duramax 6.6L Turbo-Diesel V8, B20-Diesel compatible	\$0.00
MGM	Transmission, Allison 10-speed automatic	\$0.00
1WT	OPTIONS Work Truck Preferred Equipment Group	\$0.00
5N5	Rear Camera Kit	\$68.00
8S3	Backup alarm, 97 decibels	\$133.00
9J4	Bumper, rear, delete	\$0.00
9L3	Spare tire delete	\$0.00
9L7	Upfitter switch kit, (5)	\$145.00
AZ3	Seats, front 40/20/40 split-bench	\$0.00
BHP	Winter Grille Cover	\$0.00
DBG	Mirrors, outside power-adjustable vertical trailing with heated upper glass	\$0.00
DZW	Dual Rear Wheels	\$0.00
FE9	Emissions, Federal requirements	\$0.00
G9Y	GVWR, 14,000 lbs. (6350 kg) with dual rear wheels	\$0.00
GU6	Rear axle, 3.42 ratio	\$0.00
IOR	Audio system, Chevrolet Infotainment 3 system, 7" diagonal HD color touchscreen, AM/FM stereo	\$0.00
JL1	Trailer brake controller, integrated	\$270.00
K05	Engine block heater	\$0.00
K34	Cruise control, electronic	\$220.00
K40	Exhaust brake	\$0.00
KW5	Alternator, 220 amps	\$0.00
P03	Wheel trim, painted center caps	\$0.00
PYW	Wheels, 17" (43.2 cm) painted steel	\$0.00
QZT	Tires, LT235/80R17E all-terrain, blackwall	\$0.00
U01	Lamps, Smoked Amber roof marker, (LED)	\$0.00
UJM	Tire Pressure Monitoring System	\$0.00
VK3	License plate kit, front	\$0.00
ZLQ	WT Fleet Convenience Package	\$205.00
ZW9	Pickup bed, delete	\$0.00
---	Battery, heavy-duty dual 730 cold-cranking amps/70 Amp-hr	\$0.00
---	Capped Fuel Fill	\$0.00
FACTORY OPTIONS		\$1,041.00

SOURCEWELL (FORMERLY NJPA) CONTRACT # 2024 091521-NAF & 06 www.NationalAutoFleetGroup.com

CONTRACT OPTIONS	DESCRIPTION	
9L7-INST	GM UPFITTER SWITCH INSTALL.	\$155.00
DTF 4 TRK	Deep tint film installed on four doors and back glass for extended/crew cab pickups.	\$290.00
RS 4	Stick on rain shields (4-doors).	\$120.00
K 696D54FJ	Knapheide 8' DRW flip top utility body for 56" CA	\$9,815.00
K CLV-SB	Class V Hitch for Service Body	\$970.00
K 7/4 WIRE	7 way flat camper trailer wiring with 4 prong flat	\$210.00
AJ COMP 6-LED	LED compartment lights installed in all compartments of 8' or 9' service body.	\$610.00
HD USOB-TB	HD Scorpion spray on bed liner applied inside cargo area, tops of boxes, and rear bumper of 8' & 9' utility body.	\$1,120.00
ST PHAZER51-AA	STAR SIGNAL 51" LED Dual Color Phazer Light Bar with mounting brackets, takedowns, alleys, rear traffic advisor. Fully Populated. (Requires Controller.) (AMBER/WHITE)	\$1,960.00
SWITCHES	CUSTOMER REQUESTS SWITCH: 1-ALL LIGHTS RANDOM, 2-TAKE DOWNS/ALLEYS, 3-LEFT ARROW, 4-RIGHT ARROW.	\$0.00
FS MPS62U-4-AW	(4) Federal Signal MicroPulse Ultra dual color with (2) mounted in grille and (2) mounted to rear of vehicle.	\$705.00
CAMERA-GM	Dealer installed factory ordered camera (REQUIRES 5N5).	\$215.00
806-1210-PU	XANTREX 1000W pure sine inverter mounted behind front passenger seat or under rear passenger seat with ignition sourced remote / user control mounted on dash mounted on dash. (Alternate mounting location may be required due to clearance.) Includes freight and installation, appropriate gauge wire for distance from battery, heat shrink connectors and wire loom.	\$735.00
OUTLET REAR	Weather-resistant outlet at rear of truck on curbside.	\$165.00
NEW-TAG	New CITY tag Includes temp tag & two way overnight shipping for signature.	\$245.00
EWD	EXTENDED WARRANTY DECLINED.	\$0.00

CONTRACT OPTIONS \$17,315.00

TRADE IN TOTAL COST \$78,098.00

YES WE TAKE TRADE INS ~~~ ASK ABOUT MUNICIPAL FINANCING ~~~ \$0.00

TOTAL COST LESS TRADE IN(S) QTY 1 \$78,098.00

Estimated Annual payments for 60 months paid in advance: \$17,490.74

Municipal finance for any essential use vehicle, requires lender approval, WAC.

Comments

QUOTE SUBJECT TO FACTORY ORDER ACCEPTANCE or 30 DAYS

VEHICLE QUOTED BY **SCOTT WILSON** FLEET SALES MANAGER scott.wilson@alanjay.com

"I Want to be Your Fleet Provider"

*I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes, please feel free to contact me at any time.
I am always happy to be of assistance.*



Alan Jay Fleet

Ashlee Wilson | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2024 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete)



Note:Photo may not represent exact vehicle or selected equipment.

Window Sticker

SUMMARY

[Fleet] 2024 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work TruckMSRP:\$50,500.00

Interior:Jet Black, Vinyl seat trim

Exterior 1:Summit White

Exterior 2:No color has been selected.

Engine, Duramax 6.6L Turbo-Diesel V8, B20-Diesel compatible

Transmission, Allison 10-speed automatic

OPTIONS

CODE	MODEL	MSRP
CK30953	[Fleet] 2024 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck	\$50,500.00
OPTIONS		
1WT	Work Truck Preferred Equipment Group	\$0.00
5N5	Rear Camera Kit	\$73.00
8S3	Backup alarm, 97 decibels	\$138.00
9J4	Bumper, rear, delete	Inc.
9L3	Spare tire delete	Inc.
9L7	Upfitter switch kit, (5)	\$150.00
AZ3	Seats, front 40/20/40 split-bench	\$0.00
BHP	Winter Grille Cover	Inc.

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Data Version: 19690. Data Updated: Jun 15, 2023 6:39:00 PM PDT.



Alan Jay Fleet

Ashlee Wilson | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2024 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete)

DBG	Mirrors, outside power-adjustable vertical trailing with heated upper glass	Inc.	
DZW	Dual Rear Wheels		\$0.00
FE9	Emissions, Federal requirements		\$0.00
G9Y	GVWR, 14,000 lbs. (6350 kg) with dual rear wheels	Inc.	
GAZ	Summit White		\$0.00
GU6	Rear axle, 3.42 ratio	Inc.	
H2G	Jet Black, Vinyl seat trim		\$0.00
IOR	Audio system, Chevrolet Infotainment 3 system, 7" diagonal HD color touchscreen, AM/FM stereo		\$0.00
JL1	Trailer brake controller, integrated		\$275.00
K05	Engine block heater	Inc.	
K34	Cruise control, electronic		\$225.00
K40	Exhaust brake	Inc.	
KW5	Alternator, 220 amps	Inc.	
L5P	Engine, Duramax 6.6L Turbo-Diesel V8, B20-Diesel compatible		\$9,490.00
MGM	Transmission, Allison 10-speed automatic	Inc.	
P03	Wheel trim, painted center caps	Inc.	
PYW	Wheels, 17" (43.2 cm) painted steel	Inc.	
QZT	Tires, LT235/80R17E all-terrain, blackwall		\$0.00
U01	Lamps, Smoked Amber roof marker, (LED)	Inc.	
UJM	Tire Pressure Monitoring System	Inc.	
VK3	License plate kit, front		\$0.00
ZLQ	WT Fleet Convenience Package		\$210.00
ZW9	Pickup bed, delete		(\$1,155.00)
—	Battery, heavy-duty dual 730 cold-cranking amps/70 Amp-hr	Inc.	
—	Capped Fuel Fill	Inc.	
SUBTOTAL			\$59,906.00
Adjustments Total			\$0.00
Destination Charge			\$1,895.00
TOTAL PRICE			\$61,801.00

FUEL ECONOMY

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Alan Jay Fleet

Ashlee Wilson | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2024 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete)

Est City:N/A
Est Highway:N/A
Est Highway Cruising Range:N/A

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Alan Jay Fleet

Ashlee Wilson | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2024 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete)

Standard Equipment

Package	Trailering Package includes trailer hitch, 7-pin connector and (CTT) Hitch Guidance (Deleted when (ZW9) pickup bed delete is ordered.)
Mechanical	Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline (401 hp [299 kW] @ 5200 rpm, 464 lb-ft of torque [629 N-m] @ 4000 rpm) (STD)
	Transmission, Allison 10-speed automatic (STD) (Standard with (L8T) 6.6L V8 gas engine.)
	Rear axle, 3.73 ratio (STD) (Requires (L8T) 6.6L V8 gas engine. Not available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)
	Durabed, pickup bed (STD)
	GVWR, 11,600 lbs. (5262 kg) with single rear wheels (STD) (Included and only available with CK30953 model with (L8T) 6.6L V8 gas engine with 18" or 20" wheels. Requires single rear wheels.)
	Push Button Start
	Air filter, heavy-duty
	Air filtration monitoring
	Transfer case, two-speed electronic shift with push button controls (Requires 4WD models.)
	Auto-locking rear differential
	Four wheel drive
	Cooling, external engine oil cooler
	Cooling, auxiliary external transmission oil cooler
	Battery, heavy-duty 720 cold-cranking amps/80 Amp-hr maintenance-free with rundown protection and retained accessory power (Included and only available with (L8T) 6.6L V8 gas engine.)
	Alternator, 170 amps (Requires (L8T) 6.6L V8 gas engine.)
	Recovery hooks, front, frame-mounted, Black
	Frame, fully-boxed, hydroformed front section and a fully-boxed stamped rear section
	Suspension Package
	Steering, Recirculating ball with smart flow power steering system
	Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors
	Brake lining wear indicator
	Capless Fuel Fill (Requires (L8T) 6.6L V8 gas engine. Not available with (ZW9) pickup bed delete.)
	Exhaust, single, side

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Alan Jay Fleet

Ashlee Wilson | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2024 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete)

Exterior	
	Wheels, 18" (45.7 cm) painted steel (STD) (Requires single rear wheels.)
	Tires, LT275/70R18E all-terrain, blackwall (STD) (Requires single rear wheels.)
	Tire, spare LT275/70R18 all-terrain, blackwall (STD) (Included and only available with (QF6) LT275/70R18E all-terrain, blackwall tires with (E63) Durabed, pickup bed single rear wheel models. Available to order when (ZW9) pickup bed delete and (QF6) LT275/70R18E all-terrain, blackwall tires are ordered with single rear wheel models. Not available with dual rear wheels.)
	Single Rear Wheels (STD)
	Tire carrier lock keyed cylinder lock that utilizes same key as ignition and door (Deleted with (ZW9) pickup bed delete.)
	Bumpers, front, Black
	Bumpers, rear, Black
	BedStep, Black integrated on forward portion of bed on driver and passenger side (Deleted when (ZW9) pickup bed delete is ordered.)
	CornerStep, rear bumper
	Moldings, beltline, Black
	Cargo tie downs (12), fixed, rated at 500 lbs per corner (Deleted with (ZW9) pickup bed delete.)
	Headlamps, halogen reflector with halogen Daytime Running Lamps
	IntelliBeam, automatic high beam on/off
	Taillamps, with incandescent tail, stop and reverse lights (Note: Trucks equipped with dual rear wheels will feature LED signature tail and stop lamps, with incandescent reverse lamp.)
	Lamps, cargo area cab mounted integrated with center high mount stop lamp, with switch in bank on left side of steering wheel
	Mirrors, outside high-visibility vertical trailering lower convex mirrors, manual-folding/extending (extends 3.31" [84.25mm]), molded in Black (Not included on Regular Cab models.)
	Mirror caps, Black
	Glass, solar absorbing, tinted
	Door handles, Black grained
	Tailgate, standard (Deleted with (ZW9) pickup bed delete.)
	Tailgate and bed rail protection cap, top
	Tailgate, locking, utilizes same key as ignition and door (Upgraded to (QT5) EZ Lift power lock and release tailgate when (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package is ordered. Not available with (ZW9) pickup bed delete.)
	Tailgate, gate function manual, no EZ Lift (Deleted with (ZW9) pickup bed delete.)

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Alan Jay Fleet

Ashlee Wilson | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2024 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete)

Entertainment

- Audio system, Chevrolet Infotainment 3 system, 7" diagonal HD color touchscreen, AM/FM stereo Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)
- Audio system feature, 6-speaker system (Requires Crew Cab or Double Cab model.)
- Bluetooth for phone connectivity to vehicle infotainment system
- Wireless Phone Projection for Apple CarPlay and Android Auto
- Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)

Interior

- Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)
- Seat trim, Vinyl
- Seat adjuster, driver 4-way manual
- Seat adjuster, passenger 4-way manual
- Seat, rear 60/40 folding bench (folds up), 3-passenger (includes child seat top tether anchor) (Requires Crew Cab or Double Cab model.)
- Floor covering, rubberized-vinyl (Not available with LPO floor liners.)
- Steering wheel, urethane
- Instrument cluster, 6-gauge cluster featuring speedometer, fuel level, engine temperature, tachometer, voltage and oil pressure
- Driver Information Center, 3.5" diagonal monochromatic display
- Exterior Temperature Display located in radio display
- Compass, located in instrument cluster
- Window, power front, drivers express up/down
- Window, power front, passenger express down
- Windows, power rear, express down (Not available with Regular Cab models.)
- Door locks, power
- Remote Keyless Entry with 2 transmitters
- Power outlet, front auxiliary, 12-volt
- USB Ports, 2, Charge/Data ports located on instrument panel
- Air conditioning, single-zone
- Air vents, rear, heating/cooling (Not available on Regular Cab models.)
- Mirror, inside rearview, manual tilt
- Assist handles front A-pillar mounted for driver and passenger, rear B-pillar mounted

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Data Version: 19690. Data Updated: Jun 15, 2023 6:39:00 PM PDT.



Alan Jay Fleet

Ashlee Wilson | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2024 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete)

Interior

Chevrolet Connected Access capable (Subject to terms. See onstar.com or dealer for details.)

Safety-Mechanical

Automatic Emergency Braking

Front Pedestrian Braking

StabiliTrak, stability control system with Proactive Roll Avoidance and traction control includes electronic trailer sway control and hill start assist

Safety-Exterior

Daytime Running Lamps with automatic exterior lamp control

Safety-Interior

Airbags, Dual-stage frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for front and rear outboard seating positions; Includes front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

OnStar and Chevrolet connected services capable (Terms and limitations apply. See onstar.com or dealer for details.)

HD Rear Vision Camera (Deleted when (ZW9) pickup bed delete is ordered.)

Hitch Guidance dynamic single line to aid in trailer alignment for hitching (Deleted with (ZW9) pickup bed delete.)

Lane Departure Warning

Following Distance Indicator

Forward Collision Alert

Rear Seat Reminder (Requires Crew Cab or Double Cab model.)

Indicator-Seat Belt WARNING, Rear Seat (Requires Crew Cab or Double Cab model.)

Seat Belt Adjustable Guide Loops front row only (Included and only available on Crew Cab and Double Cab models.)

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings menu

Tire Pressure Monitoring System, auto learn includes Tire Fill Alert (does not apply to spare tire) (Not included on dual rear wheel models.)

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Vehicle: [Fleet] 2024 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete)

Safety-Interior

3 Years of Remote Access. The Remote Access Plan gives you simplified remote control of your properly equipped vehicle and unlocks a variety of great features in your myChevrolet mobile app. See dealer for details. (Remote Access Plan does not include emergency or security services. See onstar.com for details and limitations. Available on select Apple and Android devices. Service availability, features and functionality vary by vehicle, device, and the plan you are enrolled in. Terms apply. Device data connection required.)

Processing-Other

Trailer Information Label provides max trailer ratings for tongue weight, conventional, gooseneck and 5th wheel trailering (Not available with (ZW9) pickup bed delete.)

WARRANTY

Warranty Note: <<< Preliminary 2024 Warranty >>>
Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Drivetrain Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles
Corrosion Years (Rust-Through): 6
Corrosion Years: 3
Corrosion Miles/km (Rust-Through): 100,000
Corrosion Miles/km: 36,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000
Roadside Assistance Note: HD Duramax Diesel: 5 Years/100,000 Miles; Qualified Fleet Purchases: 5 Years/100,000 Miles
Maintenance Note: 1 Year/1 Visit

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Vehicle: [Fleet] 2024 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete)

Technical Specifications

Chassis

Weight Information

Standard Weight - Front	0.00 lbs	Standard Weight - Rear	0.00 lbs
Base Curb Weight	N/A	Gross Axle Wt Rating - Front	5600 lbs
Gross Axle Wt Rating - Rear	10400 lbs	Curb Weight - Front	N/A
Curb Weight - Rear	N/A	Option Weight - Front	0.00 lbs
Option Weight - Rear	0.00 lbs	Reserve Axle Capacity - Front	N/A
Reserve Axle Capacity - Rear	N/A	As Spec'd Curb Weight	N/A
As Spec'd Payload	N/A	Maximum Payload Capacity	N/A
Gross Combined Wt Rating	40000 lbs	Gross Axle Weight Rating	16000.00 lbs
Curb Weight	N/A	Reserve Axle Capacity	N/A
Total Option Weight	0.00 lbs	Payload Weight Front	0 lbs
Payload Weight Rear	0 lbs	Gross Vehicle Weight Rating	14000.00 lbs

Trailer

Dead Weight Hitch - Max Trailer Wt.	5000 lbs	Dead Weight Hitch - Max Tongue Wt.	500 lbs
Wt Distributing Hitch - Max Trailer Wt.	20000 lbs	Wt Distributing Hitch - Max Tongue Wt.	2000 lbs
Fifth Wheel Hitch - Max Trailer Wt.	31280 lbs	Fifth Wheel Hitch - Max Tongue Wt.	7820 lbs
Maximum Trailering Capacity	20000 lbs		

Frame

Frame Type	Hydroformed	Sect Modulus Rails Only	N/A
Frame RBM	N/A	Frame Strength	N/A
Frame Thickness	N/A		

Suspension

Suspension Type - Front	N/A	Suspension Type - Rear	N/A
Spring Capacity - Front	N/A	Spring Capacity - Rear	N/A
Axle Type - Front	N/A	Axle Type - Rear	N/A
Axle Capacity - Front	N/A	Axle Capacity - Rear	N/A
Axle Ratio (:1) - Front	3.42	Axle Ratio (:1) - Rear	3.42

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Vehicle: [Fleet] 2024 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete)

Chassis

Suspension

Shock Absorber Diameter - Front	51 mm	Shock Absorber Diameter - Rear	51 mm
Stabilizer Bar Diameter - Front	1.38 in	Stabilizer Bar Diameter - Rear	N/A

Tires

Front Tire Order Code	QZT	Rear Tire Order Code	QZT
Spare Tire Order Code	N/A	Front Tire Size	LT235/80R17
Rear Tire Size	LT235/80R17	Spare Tire Size	N/A
Front Tire Capacity	N/A	Rear Tire Capacity	N/A
Spare Tire Capacity	N/A	Revolutions/Mile @ 45 mph - Front	N/A
Revolutions/Mile @ 45 mph - Rear	N/A	Revolutions/Mile @ 45 mph - Spare	N/A

Wheels

Front Wheel Size	17 x -TBD- in	Rear Wheel Size	17 x -TBD- in
Spare Wheel Size	N/A	Front Wheel Material	Steel
Rear Wheel Material	Steel	Spare Wheel Material	N/A

Steering

Steering Type	Pwr Recirculating Ball	Steering Ratio (:1), Overall	N/A
Steering Ratio (:1), On Center	N/A	Steering Ratio (:1), At Lock	N/A
Turning Diameter - Curb to Curb	53.9 ft	Turning Diameter - Wall to Wall	N/A

Brakes

Brake Type	Pwr	Brake ABS System	4-Wheel
Brake ABS System (Second Line)	N/A	Disc - Front (Yes or)	Yes
Disc - Rear (Yes or)	Yes	Front Brake Rotor Diam x Thickness	N/A
Rear Brake Rotor Diam x Thickness	N/A	Drum - Rear (Yes or)	N/A
Rear Drum Diam x Width	N/A		

Fuel Tank

Fuel Tank Capacity, Approx	36 gal	Aux Fuel Tank Capacity, Approx	N/A
----------------------------	--------	--------------------------------	-----

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Alan Jay Fleet

Ashlee Wilson | 863-402-4234 | ashlee.wilson@alanjay.com

Vehicle: [Fleet] 2024 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (Complete)

Chassis

Fuel Tank

Fuel Tank Location	N/A	Aux Fuel Tank Location	N/A
--------------------	-----	------------------------	-----

Dimensions

Interior Dimensions

Passenger Capacity	6	Front Head Room	43.03 in
Front Leg Room	44.54 in	Front Shoulder Room	66.02 in
Front Hip Room	61.18 in	Second Head Room	39.88 in
Second Leg Room	35.24 in	Second Shoulder Room	64.88 in
Second Hip Room	60.24 in		

Exterior Dimensions

Wheelbase	162.48 in	Length, Overall w/o rear bumper	N/A
Length, Overall w/rear bumper	N/A	Length, Overall	N/A
Width, Max w/o mirrors	96.75 in	Height, Overall	80.2 in
Overhang, Front	N/A	Overhang, Rear w/o bumper	N/A
Front Bumper to Back of Cab	N/A	Cab to Axle	55.24 in
Cab to End of Frame	N/A	Ground to Top of Load Floor	N/A
Ground to Top of Frame	N/A	Frame Width, Rear	N/A
Ground Clearance, Front	10.39 in	Ground Clearance, Rear	10.39 in
Body Length	0.00 ft	Cab to Body	N/A

Cargo Area Dimensions

Cargo Box Length @ Floor	N/A	Cargo Box Width @ Top, Rear	N/A
Cargo Box Width @ Floor	N/A	Cargo Box Width @ Wheelhousings	N/A
Cargo Box (Area) Height	N/A	Tailgate Width	N/A
Cargo Volume	N/A	Ext'd Cab Cargo Volume	N/A

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CONSENT ITEMS 2.4

Budget Adjustment - Transfer Appropriation from General Fund Contingency to pay for the Lift Station at the Police Department

Issue:

When using funds out of contingency, it is necessary to seek City Council's formal approval. In this case, the police department needs a sanitary sewer lift station to address backup issues isolated to the police department.

Background:

The police department has had two sewer backup events in the past two years. The installation of a \$114,839 lift station will fix the issue. By approving this transfer, the Council will ratify the action at the last meeting by moving a portion of the appropriation from General Fund Contingency to the Police Department Infrastructure line item.

Account Number	Account Description	Original Budget	Transfer	Revised Budget
01001200-591420	General Fund Contingency	\$ 293,702	(\$114,839)	\$178,863
01002100-563000	Police Department	\$ -0-	\$114,839	\$114,839

Attachment(s):

None

Fiscal Impact:

A decrease in General Fund Contingency, but no overall increase in the General Fund Budget.

Staff Recommendation:

Approval

CONSENT ITEMS 2.5

Emergency Staging Area Site Agreement 41-23-20 - Duke Energy Florida, LLC.

Issue:

The current Duke Energy Emergency Staging Site Agreement for use of a portion of Taxiway B at the Zephyrhills Municipal Airport for a temporary staging area for their disaster response contingency plans and activities expires on August 1, 2023.

Background:

The Agreement has been reviewed by the City Attorney and renews for three consecutive one-year terms.

Attachment(s):

1. Zephyrhills Airport Storm Staging Site Agreement - 2023

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends approval of the Duke Energy Emergency Staging Site Agreement renewal

STAGING SITE AGREEMENT

This Staging Site Agreement (hereinafter referred to as the “Agreement”) is made and entered into as of the 31st day of July, 2023 (the “Effective Date”) by and between Duke Energy Florida, LLC, a Florida limited liability company(hereinafter referred to as “Duke Energy”) with its corporate office at 299 First Ave N., Saint Petersburg, FL 33701 and City of Zephyrhills, (hereinafter referred to as the “Owner”) with an address at 5335 8th St., Zephyrhills, FL 33542. Duke Energy and Owner shall individually be referred to as the “Party” and collectively as the “Parties.”

WITNESSETH:

WHEREAS, Owner owns or controls a certain tract of land in Pasco County, Florida suitable for use as a temporary staging area for Duke Energy’s disaster response contingency plans and activities, said tract of land being generally known as: Portion of Taxiway B and located at Zephyrhills Municipal Airport (hereinafter referred to as the (“Property”)); and

WHEREAS, Duke Energy desires to utilize the Property as a temporary staging area and/or base camp (the “Use”); and

WHEREAS, Owner agrees to grant Duke Energy access to the Property for such Use.

NOW THEREFORE, for and in consideration of the mutual promises made herein, the Parties agree as follows:

SECTION 1. SCOPE OF AGREEMENT

- A. Owner shall allow Duke Energy to utilize the Property for its temporary Use.
- B. Owner hereby grants Duke Energy a license to enter the Property for its Use.

SECTION 2. TERM AND TERMINATION

The term of this Agreement shall commence on the Effective Date and shall continue until the 31st day of July, 2026 (the “Termination Date”), and shall automatically renew for three consecutive one-year terms Notwithstanding anything set forth herein, either Party may terminate this Agreement prior to the Termination Date, by providing the other Party with at least thirty (30) days prior written notice.

SECTION 3. INDEMNIFICATION

Duke Energy hereby agrees to indemnify and hold harmless Owner from any and all liabilities, obligations, damages, demands, losses, causes of action, costs or expenses including reasonable attorney's fees for injury to or death of any person, and for damage to or destruction of any property and the Property, to the extent resulting solely from the negligence, gross negligence, reckless, fraudulent, willful, wanton, or intentional acts of Duke Energy or any of Duke Energy’s employees, agents, or subcontractors, or anyone for whose acts it may be liable. At the end of Duke Energy’s Use of the Property, Duke Energy shall restore the Property to the original or reasonably similar condition, as commercially practicable.

SECTION 4. LIMITATION OF LIABILITY

At the end of Duke Energy's usage of the Property as a staging area, Duke Energy shall restore the Property as commercially practicable to the original condition of the Property. In no event shall Duke Energy, its parent corporation, officers, directors, employees, agents, and contractors or subcontractors be liable to Owner for any incidental, indirect, special, consequential, exemplary, punitive or multiple damages resulting from any claim or cause of action, whether brought in contract, tort (including, but not limited to, negligence or strict liability), or any other legal theory arising out of Duke Energy's Use of the Property, provided, however, such limitation shall not apply to Duke Energy indemnification obligations for third party claims hereunder.

SECTION 5. GOVERNING LAW & VENUE

This Agreement and the rights and obligations of the Parties to this Agreement shall be governed by and construed in accordance with the laws of the State of Florida. The Parties hereby relinquish and voluntarily and knowingly waive their right to a trial by jury in any cause of action brought hereunder.

SECTION 6. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the Parties with respect to the subject matter hereof and supersedes any prior or contemporaneous agreement or understanding between the Parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

DUKE ENERGY FLORIDA, LLC

By (Signature): Shawn South

By (Print): Shawn South

Title: Account Executive

Date: 06/09/2023

OWNER

By (Signature): _____

By (Print): _____

Title: _____

Date: _____

BUSINESS ITEMS/PUBLIC HEARING 3.1

Residential Moratorium

Second Reading **ORDINANCE NO. 1461-23 - "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ESTABLISHING A 12 MONTH MORATORIUM ON THE CONSIDERATION OF NEW RESIDENTIAL APPLICATIONS FOR ANNEXATIONS, LAND USE MODIFICATIONS, REZONINGS, MAJOR PLANNED UNIT DEVELOPMENT AMENDMENTS, CONDITIONAL USES, OR VARIANCES FOR PROPERTY OVER ONE ACRE; PROVIDING FOR CONFLICTS, EXEMPTIONS, SEVERABILITY, EXPIRATION AND AN EFFECTIVE DATE."**

- A. Council President opens Public Hearing
- B. Council President closes Public Hearing
- C. City Council considers Ordinance No. 1461-23 on the Second Reading

Issue:

At the May 15, 2023 City Council/Planning Commission Workshop and June 12, 2023 Council Meeting, staff was directed to bring back information for Council to consider a temporary suspension of accepting applications for rezoning, major amendments to master development agreements, site plan approvals, plat approvals, or variances for residential development over one acre to allow time to study the City's water use permit, Land Development Code regulations, and impact fees.

Background:

In order for a moratorium on development to be valid, it must be adopted in good faith, for a limited duration, and for the purpose of developing a plan to address a specific issue.

Furthermore, the local government must act expeditiously to address the issue.

Florida Statutes Section 166.041(3)(c) requires two properly noticed public hearings after proper advertisement. At the Council's direction, there will be two advertised public hearings held on June 12, 2023 and June 26, 2023.

Attachment(s):

1. Ordinance 1461-23 - Residential Development Moratorium (18824007.2)

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends Council's approval of Ordinance No. 1461-23 Residential Development Moratorium.

ORDINANCE NO. 1461-23

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA ESTABLISHING A 12 MONTH MORATORIUM ON THE CONSIDERATION OF NEW RESIDENTIAL APPLICATIONS FOR ANNEXATIONS, LAND USE MODIFICATIONS, REZONINGS, MAJOR PLANNED UNIT DEVELOPMENT AMENDMENTS, CONDITIONAL USES, OR VARIANCES FOR PROPERTY OVER ONE ACRE; PROVIDING FOR CONFLICTS, EXEMPTIONS, SEVERABILITY, EXPIRATION AND AN EFFECTIVE DATE.

WHEREAS, as provided in section 2(b), Article VIII of the Constitution of the State of Florida, and section 166.021(1), Florida Statutes, the City of Zephyrhills, Florida (the “City”), a municipal corporation, enjoys all governmental, corporate, and proprietary powers necessary to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except as expressly prohibited by law; and

WHEREAS, as provided in section 166.021(3), Florida Statutes, the governing body of each municipality in the state has the power to enact legislation concerning any subject matter upon which the state legislature may act, except when expressly prohibited by law; and

WHEREAS, the Southwest Florida Water Management District (“SWFWMD”) regulates, through the issuance of a Water Use Permit, the amount of water the City of Zephyrhills is permitted to provide to users of the City’s potable water supply; and

WHEREAS, the City of Zephyrhills has experienced substantial growth in a short time causing the addition of new residential annexations, land use modifications, rezonings, Major Planned Unit Development Amendments, conditional uses, and variances for property over one acre resulting in significant increased demand for City provided potable water; and

WHEREAS, the City of Zephyrhills has approved or is in the process of approving the maximum number of new residential annexations, land use modifications, rezonings, Major Planned Unit Development Amendments, conditional uses, and variances for property over one acre that the City’s current Water Use Permit will allow; and

WHEREAS, the City of Zephyrhills has applied for an expansion of its Water Use Permit and that application is under review by SWFWMD; and

WHEREAS, due to the historically high number of proposed and/or approved new residential projects within the boundaries of the City, the City of Zephyrhills is nearing its maximum daily usage allowed under the current Water Use Permit; and

WHEREAS, the purpose of this ordinance is to place a temporary moratorium on accepting applications for new residential annexations, land use modifications, rezonings, Major Planned Unit Development Amendments, conditional uses, and variances for property over one acre within the City limits of the City of Zephyrhills; and

WHEREAS, the City Council of the City of Zephyrhills, Florida hereby finds that the temporary moratorium imposed by this ordinance is being imposed for a reasonable duration intended to give the City the time reasonably necessary to obtain the proper and necessary increases to the City’s Water Use Permit; and

WHEREAS, the City Council of the City of Zephyrhills, Florida hereby finds that this ordinance advances an important government purpose by preventing the demand for City potable water service to exceed the current Water Use Permit limits; and

WHEREAS, the City Council of the City of Zephyrhills, Florida hereby finds that this ordinance is in the best interest of the public’s health, safety, and welfare; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Zephyrhills, Florida, as follows:

Section 1. Authority.

This Ordinance is enacted pursuant to Chapter 163, Florida Statutes, and under the home rule powers of the City.

Section 2. Legislative Findings of Fact.

The foregoing **WHEREAS** clauses are hereby adopted as legislative findings of the City Council of the City of Zephyrhills and are ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 3. Temporary Moratorium

Beginning on the effective date of this ordinance and continuing for twelve (12) consecutive months or sooner, if provided pursuant to section 5 of this ordinance, a moratorium is hereby imposed on the consideration of applications for new residential annexations, rezoning, land use modification, conditional uses, variances, and Major Planned Unit Development Amendments.

During the moratorium, the City of Zephyrhills will not accept, review, or consider applications for new residential annexations, rezoning, land use modification, conditional uses, variances, and Major Planned Unit Development Amendments.

Section 4. Exemptions.

The temporary moratorium imposed by Section 3 of this ordinance shall not apply to any property and/or project that filed an application for residential annexations, land use modifications, rezonings, Major Planned Unit Development Amendments, conditional uses, and variances for property over one acre prior to the effective date of this ordinance.

Additionally, the temporary moratorium imposed by Section 3 of this ordinance shall not apply to any residential project that is on one acre or less.

Any property and/or project that is exempt under this section may continue to apply for and receive any approvals, plats, permits or consents from the City allowed by the Land Development Code.

Section 5. Expiration of the Temporary Moratorium.

The temporary moratorium imposed by Section 3 of this ordinance expires as of the earliest of the follow occurrences:

- A. June 25, 2024; or
- B. A date before June 25, 2024, if provided by Ordinance of the City Council of the City of Zephyrhills, Florida.

Section 6. Repealer.

Any and all ordinances in conflict herewith are hereby repealed to the extent of any conflict.

Section 7. Severability.

It is declared to be the intent of the City Council of the City of Zephyrhills, Florida, that if any section, subsection, sentence, clause, or provision of this ordinance is held invalid, the remainder of the ordinance shall be construed as not having continued the said section, subsection, sentence, clause, or provision and shall not be affected by such holding.

Section 8. Inclusion into the Code.

It is the intent of the City Council that the provisions of this Ordinance shall become and be made a part of the City of Zephyrhills code, and that the sections of this Ordinance may be

renumbered or re-lettered and the word “ordinance” may be changed to “section,” “article,” “regulation,” or such other appropriate word or phrase in order to accomplish such intentions.

Section 9. Effective Date.

 This Ordinance shall become effective upon passage on the second reading and signing by the Mayor.

The foregoing Ordinance No. 1461-23 was read and passed on the first reading, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 12th day of June, 2023.

Attest: _____
 Lori L. Hillman, City Clerk Lance A. Smith, Council President

The foregoing Ordinance No. 1461-23 was read and passed on the second reading, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 26th day of June, 2023.

Attest: _____
 Lori L. Hillman, City Clerk Lance A. Smith, Council President

The foregoing Ordinance No. 1461-23 was approved by me this 26th day of June, 2023.

Melonie Bahr Monson, Mayor

Approved as to legal form and legal content

Matthew E. Maggard, City Attorney

CITY ATTORNEY'S REPORT 4.1

Backyard Chicken Ordinance

First Reading **ORDINANCE 1462-23 - "AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA CREATING A NEW SECTION TO CHAPTER 93 OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES, SECTION 93.03 ESTABLISHING REGULATIONS FOR THE KEEPING, HARBORING AND MAINTENANCE OF BACKYARD CHICKENS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE."**

A. City Council considers Ordinance No. 1462-23 on the First Reading

Issue:

Staff has been approached by some Zephyrhills residents asking to keep chickens at home to provide a supply of fresh eggs.

Background:

Ordinance 1462-23 proposed to add Section 93.03, thus establishing standards and conditions for the keeping of backyard chickens. Roosters, capons, or cockerels are prohibited. The ordinance provides for:

- Allows backyard chickens to be raised, kept, maintained, harbored in ER, R1, R2, and R3 zoning districts;
- Allows a maximum of four (4) chickens;
- All chickens shall be protected from the elements and kept in a secure enclosure at all times, except during sunrise and sunset, when the chickens can be outside the enclosure periodically;
- The property shall be confined by a secured six (6) feet in height fence;
- The coop shall have at least four (4) square feet of space per chicken, but shall not exceed 150 square feet in size;
- Enclosures shall be located in the rear yard;
- Enclosures shall be kept in a neat and sanitary condition at all times;
- Stored feed shall be kept in a rodent and predator proof container;
- Backyard chickens shall be kept for personal use only.

Attachment(s):

1. ORDINANCE 1462-23 - Backyard Chicken Ordinance (1)

Fiscal Impact:

N/A

Staff Recommendation:

Staff recommends approval of the first reading of Ordinance 1462-23 and direct staff to advertise for the second reading on July 10, 2023.

ORDINANCE 1462-23

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA CREATING A NEW SECTION TO CHAPTER 93 OF THE CITY OF ZEPHYRHILLS CODE OF ORDINANCES, SECTION 93.03 ESTABLISHING REGULATIONS FOR THE KEEPING, HARBORING AND MAINTENANCE OF BACKYARD CHICKENS; PROVIDING FOR APPLICABILITY, REPEALER, SEVERABILITY, INCLUSION IN THE CODE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Florida Constitution and Chapter 166, Florida Statutes, the City of Zephyrhills has broad home rule powers to carry out city government, including the power to adopt ordinances to provide for the public health, safety and welfare; and

WHEREAS, an interest in local food sources, food resilience and desire for fresher, more nutritious foods is being embraced by residents throughout the country; and

WHEREAS, the City of Zephyrhills intends to integrate sustainability and resilience strategies that foster healthy communities, educate and empower residents to lead healthy, sustainable lifestyles, and invest in the wellbeing and success of our children; and

WHEREAS, many communities in Florida and throughout the United States have found in adopting ordinances to integrate the keeping of chickens in residential areas that up to four (4) chickens are sufficient to meet the needs of the average family's egg consumption; and

WHEREAS, pursuant to law, notice has been given by publication in a newspaper of general circulation in the City, notifying the public of the proposed ordinance and of a public hearing; and

WHEREAS, the City Council has conducted duly noticed public hearings as required by law, at which hearings all parties in interest and citizens were afforded notice and the opportunity to be heard; and

WHEREAS, the City Council hereby finds and declares that this Ordinance is in the best interest of the public health, safety and welfare, and that it advances a valid and important public purpose.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Zephyrhills, Florida, that the following addition to the City of Zephyrhills Code of Ordinances shall be referred to as the "Backyard Chickens Ordinances," as follows:

SECTION 1. Authority

This ordinance is enacted pursuant to Chapter 166, Florida Statutes (2022), and under the home rule powers of the City.

SECTION 2. Legislative Findings of Fact

The foregoing Whereas clauses are hereby adopted as legislative finds of the City Council of the City of Zephyrhills and are ratified and confirmed as being true and correct and are hereby made a specific part of the Ordinance upon adoption.

SECTION 3. Purpose and Intent

This Ordinance establishes standards and regulations for the keeping, harboring and maintenance of backyard chickens in the City of Zephyrhills, Florida, to protect public health, safety and welfare.

SECTION 4. Establishment of Section 93.03 Standards and Conditions for the Keeping of Backyard Chickens

§93.03 Standards and Conditions for the Keeping of Backyard Chickens

Backyard Chickens shall be permitted to be raised, kept, maintained, harbored and/or allowed as an accessory use to owner-occupied single-family detached residential dwelling units in the following zoning districts: Estate Residential (ER), Low Density Residential (R1), Single-Family Residential (R2), and Medium Density Residential (R3). The keeping of live domesticated chickens shall be prohibited in all other zoning districts and on all duplex and multi-family residential lots.

- (A) A maximum of four (4) chickens, whether hens or pullets or a combination thereof, shall be kept on a property at any one given time. The keeping of roosters, capons or cockerels shall be prohibited.
- (B) All chickens shall be protected from the elements and kept in a secure enclosure at all times; except that chickens may be allowed outside the enclosure periodically between sunrise and sunset only, provided they are confined on the property by a secured fence a minimum of six (6) feet in height. No person shall release or set any chicken free from such fence or enclosure.
- (C) Enclosures shall be covered and ventilated, and shall consist of a chicken coop and fenced run area. The coop shall have not less than four (4) square feet of space per chicken kept on the property to permit free movement, but shall not exceed 150 square feet in size. A building permit is required under the Florida Building Code if the coop exceeds 100 square feet in size.
- (D) Enclosures shall be located in the rear yard of the property, behind the residence, and shall meet the side and rear yard setbacks of the applicable zoning district.
- (E) Enclosures shall be kept in a neat and sanitary condition at all times, and shall be regularly cleaned to prevent offensive odors and attraction of vermin.
- (F) Properties shall be maintained by properly removing waste and ensure vegetation and groundcovers are maintained at all times. Any property on which live chickens are kept that has more than 100 square feet of defoliated ground, outside the enclosure area, shall be in violation of this section.
- (G) Live chickens shall be properly fed and watered. Stored feed shall be kept in a rodent and predator-proof container.
- (H) It shall be unlawful to slaughter or process live chickens for consumption on any property residentially zoned property within the boundaries of the City of Zephyrhills.
- (I) Backyard chickens shall be kept for personal use only. The onsite sale of eggs, poultry, or manure shall be prohibited.
- (J) For purposes of this section, the breeding of chickens is prohibited.

- (K) The keeping, maintaining, harboring, feeding, and/or providing of shelter to ducks, geese, turkeys, peafowl, or any other poultry or fowl is not authorized under the provisions of this section. Further, this section shall not be construed to authorize the keeping, maintaining, harboring, feeding, and/or providing of shelter for wild (roaming) chickens and roosters within the City limits.
- (L) It shall be a violation of this section to keep, maintain, harbor, feed and/or provide shelter to chickens within the boundaries of the City, except as authorized by this section.

SECTION 5. Repealer

All ordinances and resolutions or parts thereof of the City in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

SECTION 6. Severability

It is declared the intent of the City Council of the City of Zephyrhills, Florida, that if any section, subsection, sentence, clause, or provision of this Ordinance shall be declared invalid, the remainder of this Ordinance shall be construed as not having contained said section, subsection, sentence, clause or provisions and shall not be affected by such holding.

SECTION 7. Inclusion in Code

It is the intent of the City Council of the City of Zephyrhills, Florida that the provisions of this Ordinance shall become and be made a part of the City of Zephyrhills Code of Ordinances, and that the sections of this Ordinance may be renumbered or re-lettered and the word “ordinance” may be changed to “section,” “article,” “regulation,” or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 8. Effective Date

This Ordinance shall become effective upon passage on the second reading and signing by the Mayor.

The foregoing Ordinance No. 1462-23 was read and passed on the first reading in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 26th day of June, 2023.

Attest: _____
Lori L. Hillman, City Clerk

Lance A. Smith, Council President

The foregoing Ordinance No. 1462-23 was read and passed on the second reading, following a public hearing, in an open and regular meeting of the City Council of the City of Zephyrhills, Florida, on this 10th day of July, 2023.

Attest: _____
Lori L. Hillman, City Clerk

Lance A. Smith, Council President

The foregoing Ordinance No. 1462-23 was approved by me this 10th day of July, 2023.

Melonie Bahr Monson, Mayor

Approved as to legal form and legal content

Matthew E. Maggard, City Attorney

CITY MANAGER'S REPORT 5.1

Hercules Park Presentation by Wharton-Smith and Kimley Horn

Issue:

Construction Manager Wharton-Smith and Design Consultant Kimley-Horn will present cost saving options to the City Council for the final design of Hercules Park.

Background:

City staff have been working with Construction Manager Wharton - Smith and design consultant Kimley Horn to find cost-saving options for Hercules Park since the approved design came in over budget. Wharton-Smith and Kimley Horn will present multiple options to City Council and ask for direction on the final design of the Park which will allow Wharton-Smith to develop the final GMP.

Attachment(s):

1. Hercules Park - CRA Update - 10-24-22 - Final(1)
2. GMP_City of Zephyrhills Hercules Park_23-05-05

Fiscal Impact:

N/A

Staff Recommendation:

Staff seeks direction from the City Council on final design of Hercules Park.

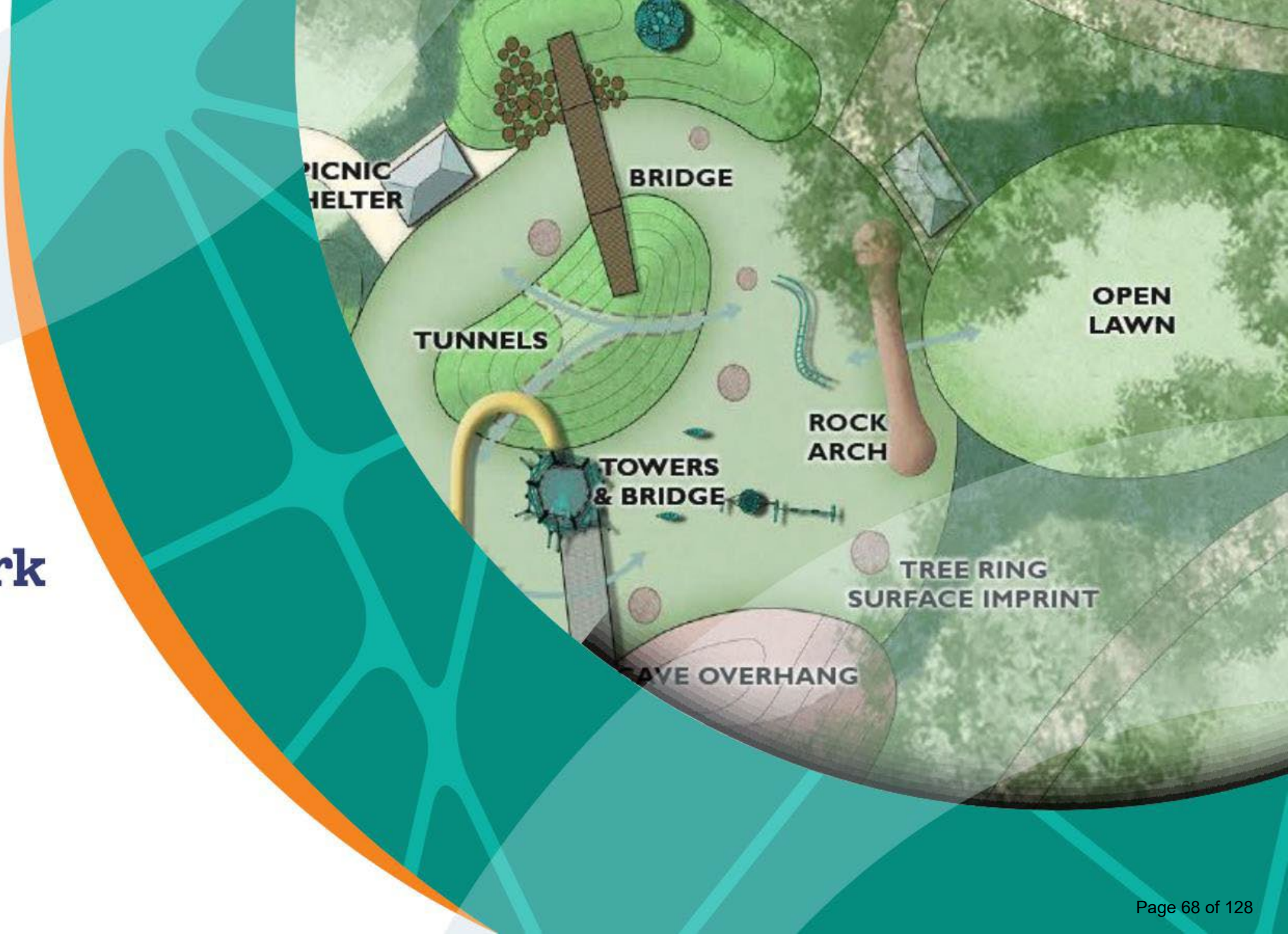
City of Zephyrhills

Hercules Park

October 24, 2022

Kimley»Horn

Expect More. Experience Better.



Agenda

- ❖ Introductions
- ❖ Master Plan Review
 - ❖ Key Design Elements
 - ❖ Key Design Considerations
- ❖ Design Imagery
- ❖ Updated Master Plan
- ❖ Cost Review
- ❖ Questions

Hercules Park Master Plan – 1/18/21

- ❖ .75 mile perimeter walking trail
 - ❖ .15 mile north loop
 - ❖ .25 mile central loop
 - ❖ .35 mile south loop
- ❖ Enhanced stormwater pond with vegetation, viewing areas and fountain
- ❖ 1.4 ac. +/- playground and picnic area within existing tree canopy
- ❖ 1 ac. +/- open play field with picnic shelters
- ❖ 5.3 ac +/- area with trails for walking and bike riding
- ❖ 54 parking spaces



Hercules Park Master Plan – 3/2/22

- ❖ .75 mile perimeter walking trail
 - ❖ .15 mile north loop
 - ❖ .25 mile central loop
 - ❖ .35 mile south loop
- ❖ Enhanced stormwater pond with vegetation, viewing areas and fountain
- ❖ 1.4 ac. +/- playground and picnic area within existing tree canopy
- ❖ 1 ac. +/- open play field with picnic shelters
- ❖ Restroom
- ❖ Splashpad
- ❖ 5.3 ac +/- area with trails for walking and bike riding
- ❖ 54 parking spaces



Key Design Elements

- ❖ Connectivity to broader community
 - ❖ Sidewalks, bike lanes...
- ❖ Trailhead
 - ❖ Signage
 - ❖ Bike parking and fix station
 - ❖ Restroom
- ❖ Theming Elements
 - ❖ Shade structures – “Shotgun” house reference
 - ❖ Themed Playground
- ❖ Educational / Interpretive Signage
- ❖ Public Art
 - ❖ Homage to Hercules Powder Company Workers



Key Design Considerations

- ❖ Safety
- ❖ Crime Prevention through Environmental Design (CPTED)
- ❖ Maintenance
- ❖ Return-on-Investment
- ❖ Maximize Space
- ❖ Flexibility of Use



Master Plan Elements

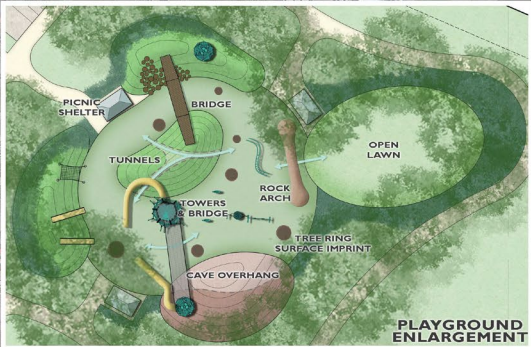


HERCULES PARK
CITY OF ZEPHYRHILLS, FL

CONCEPT IMAGERY

MARCH 2022 • CONTACT: JAMES PANKONIN, PLA, LEED AP, (941) 379-7600

Kimley»Horn



HERCULES PARK
CITY OF ZEPHYRHILLS, FL.

CONCEPTUAL SKETCH PLAN
MARCH 2022

Master Plan Elements



HERCULES PARK
CITY OF ZEPHYRHILLS, FL

CONCEPT IMAGERY

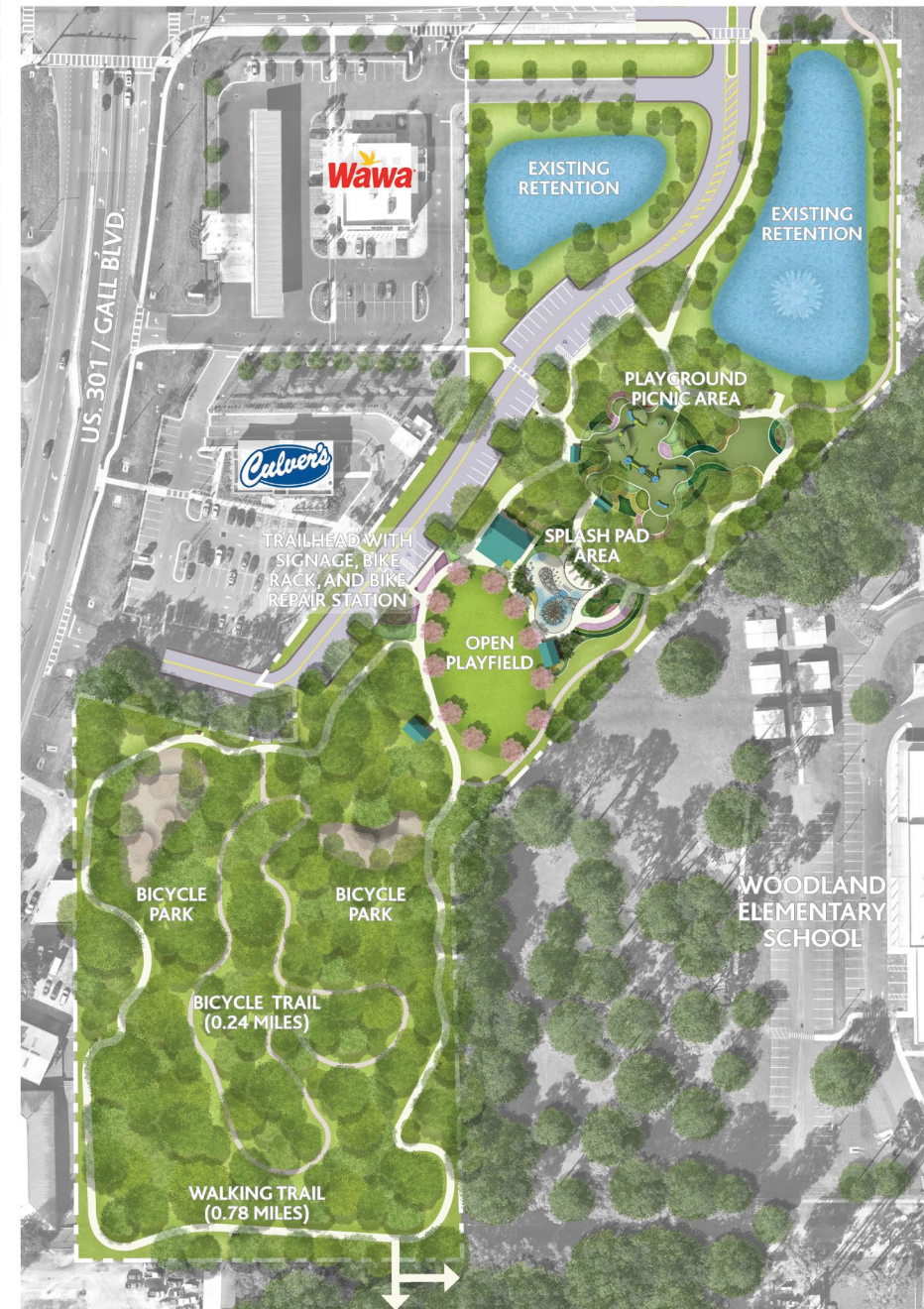
MARCH 2022 • CONTACT: JAMES PANKONIN, P.E., LEED AP (PH) 379-7600

Kimley»Horn



Updated Master Plan

- ❖ .75 mile perimeter walking trail
 - ❖ .15 mile north loop
 - ❖ .25 mile central loop
 - ❖ .35 mile south loop
- ❖ Enhanced stormwater pond with vegetation, viewing areas and fountain
- ❖ 1.4 ac. +/- playground and picnic area within existing tree canopy
- ❖ 1 ac. +/- open play field
- ❖ Restroom
- ❖ Enhanced Splashpad
- ❖ Picnic shelters
- ❖ 5.3 ac +/- area with trails for walking and bike riding
- ❖ 54 parking spaces



Initial Splashpad Design

- ❖ Added on 3/2/22 Master Plan
- ❖ 1,200 SF +/-
- ❖ Concrete Deck with Jets

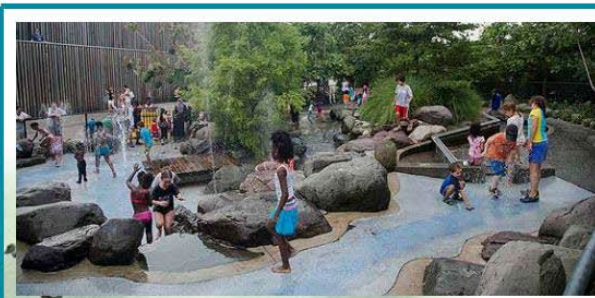


Enhanced Splashpad Design Inspiration

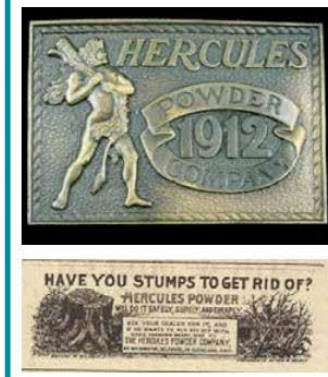




Barrels with jumping fountains
Runnel transporting water to barrels



Stumps with Vertical Fountain Jets
Swivel Lounge Chairs
Hercules Powder Co. Logo or Advertisement Stamped in Concrete



Hercules Park Splash Pad



Kimley»Horn

Updated Master Plan



Architectural Influence



Key Features:

- ❖ Board and Batten Siding
- ❖ Gable Roof
- ❖ Metal Roof
- ❖ Porch



Hercules Park - Restroom Building

Zephyrhills, Florida

03
10.17.2022
21-59

Cost Estimate

❖ Demo and Site Prep	\$195,000
❖ Infrastructure	\$1,630,000
❖ Restroom	\$487,000
❖ Playground	\$705,000
❖ Splashpad	\$975,000
❖ Landscape and Irrigation	\$95,000
❖ Indirect Costs	\$980,000
❖ Contingency	\$330,000
❖ Total	\$5,397,000



Questions or Comments?





CITY OF ZEPHYRHILLS HERCULES PARK



**GUARANTEED
MAXIMUM PRICE**



Wharton-Smith, Inc.
CONSTRUCTION GROUP

Table of Contents

Section 1	Document List
Section 2	Assumptions & Clarifications
Section 3	GMP Summary, Direct Costs, Allowances
Section 4	Milestone Summary – GMP Acceptance and Anticipated Substantial Completion
Section 5	Preliminary Project Schedule



Section 1
Document List





Deliverable: GMP
Owner: City of Zephyrhills
Project: City of Zephyrhills Hercules Park

Doc Type: Drawings
Architect: Kimley-Horn
Titled: 90% Preliminary Design Plans for Hercules Park
Dated: 2/20/2023
Phase: 90%

Sheet No.	Sheet Title	Issue Date	Add 1
C-00	COVER SHEET	02/20/23	
C-01	GENERAL NOTES	02/20/23	
C-02	AERIAL SITE PLAN	02/20/23	
C-10	BOUNDARY SURVEY (BY OTHERS)	02/20/23	
C-11	TREE SURVEY (BY OTHERS)	02/20/23	
C-12	TREE SURVEY (BY OTHERS)	02/20/23	
C-15	PROJECT LAYOUT SHEET	02/20/23	
C-20	SWPPP GENERAL NOTES	02/20/23	
C-21	SWPPP PLAN VIEW	02/20/23	
C-22	SWPPP PLAN VIEW	02/20/23	
C-23	SWPPP DETAILS	02/20/23	
C-30	DEMOLITION PLAN	02/20/23	
C-40	TYPICAL SECTIONS	02/20/23	
C-51	SITE PLAN	02/20/23	
C-52	SITE PLAN	02/20/23	
C-61	GRADING & DRAINAGE PLAN	02/20/23	
C-62	GRADING & DRAINAGE PLAN GRADING & DRAINAGE PLAN	02/20/23	4/19/2023
C-63	GRADING DETAILS GRADING DETAILS	02/20/23	
C-64	UNDERDRAIN PIPING SYSTEM UNDERDRAIN PIPING SYSTEM	02/20/23	4/19/2023
C-70	UTILITY PLAN	02/20/23	
TM-1	OVERALL TREE MITIGATION PLAN	02/20/23	
TM-2	TREE MITIGATION PLAN	02/20/23	
TM-3	TREE MITIGATION PLAN	02/20/23	
TM-4	TREE MITIGATION PLAN	02/20/23	
TM-5	TREE MITIGATION PLAN	02/20/23	
TM-6	TREE MITIGATION PLAN	02/20/23	
TM-7	TREE MITIGATION SPECIFICATIONS	02/20/23	
TM-8	TREE MITIGATION TABLES	02/20/23	
TM-9	TREE MITIGATION TABLES	02/20/23	
H-1	OVERALL HARDSCAPE PLAN	02/20/23	
H-2	HARDSCAPE PLAN	02/20/23	4/19/2023
H-3	HARDSCAPE PLAN	02/20/23	4/19/2023
H-4	HARDSCAPE PLAN	02/20/23	4/19/2023
H-5	HARDSCAPE PLAN	02/20/23	
H-6	HARDSCAPE PLAN	02/20/23	
H-7	HARDSCAPE DETAILS	02/20/23	4/19/2023



Deliverable: GMP
Owner: City of Zephyrhills
Project: City of Zephyrhills Hercules Park

H-8	SPLASH PAD DETAILS	02/20/23	
H-9	SPLASH PAD DETAILS	02/20/23	
H-10	SITE FURNISHING DETAILS	02/20/23	4/19/2023
H-11	PLAYGROUND DETAIL	02/20/23	4/19/2023
H-12	SIGNAGE DETAILS	04/19/23	4/19/2023
L-1	OVERALL LANDSCAPE PLAN	02/20/23	4/19/2023
L-2	LANDSCAPE PLAN	02/20/23	4/19/2023
L-3	LANDSCAPE PLAN	02/20/23	
L-4	LANDSCAPE PLAN	02/20/23	4/19/2023
L-5	LANDSCAPE PLAN	02/20/23	
L-6	LANDSCAPE PLAN	02/20/23	
L-7	LANDSCAPE DETAILS	02/20/23	
L-8	LANDSCAPE SPECIFICATIONS	02/20/23	
I-1	OVERALL IRRIGATION PLAN	02/20/23	
I-2	IRRIGATION PLAN	02/20/23	
I-3	IRRIGATION PLAN	02/20/23	
I-4	IRRIGATION PLAN	02/20/23	
I-5	IRRIGATION PLAN	02/20/23	
I-6	IRRIGATION PLAN	02/20/23	
I-7	IRRIGATION SPECIFICATIONS	02/20/23	
I-8	IRRIGATION DETAILS	02/20/23	
G101	INDEX TO DRAWINGS, CODE DATA & VICINITY MAP	01/31/22	
T LS101	LIFE SAFETY PLAN	01/31/22	
AS101	ARCHITECTURAL SITE PLAN	01/31/22	
S100	STRUCTURAL GENERAL NOTES	01/31/22	
S101	FOUNDATION & ROOF FRAMING PLANS & DETAILS	01/31/22	
A111	DIMENSION FLOOR PLAN	01/31/22	
A112	FINISH FLOOR PLAN	01/31/22	
A131	ROOF PLAN AND DETAILS	01/31/22	
A141	DOOR SCHEDULE AND DETAILS	01/31/22	
A151	ENLARGED TOILET PLAN, LEGEND & DETAILS	01/31/22	
A201	BUILDING ELEVATIONS	01/31/22	
A401	REFLECTED CEILING PLAN	01/31/22	
A501	BUILDING SECTIONS	01/31/22	
A502	SECTION DETAILS	01/31/22	
P000	LEGEND -PLUMBING	01/31/23	
P201	FLOOR PLAN -PLUMBING	01/31/23	
P601	SCHEDULES -PLUMBING	01/31/23	
P901	DETAILS -PLUMBING	01/31/23	
E000	LEGEND -ELECTRICAL	01/31/23	
E001	SPECIFICATIONS -ELECTRICAL	01/31/23	
E100	SITE PLAN -ELECTRICAL	01/31/23	4/19/2023
E201	FLOOR PLAN -ELECTRICAL / LIGHTING	01/31/23	4/19/2023



Wharton-Smith, Inc.
CONSTRUCTION GROUP

Deliverable: GMP
Owner: City of Zephyrhills
Project: City of Zephyrhills Hercules Park

E501	RISER DIAGRAM -ELECTRICAL	01/31/23	4/19/2023
E901	DETAILS -ELECTRICAL	01/31/23	
E902	DETAILS -ELECTRICAL	01/31/23	



Section 2

Assumptions & Clarifications



City of Zephyrhills Hercules Park
GMP
Friday May 5th 2023
Clarifications



The Project

- Project includes construction of new parking, restrooms, outdoor pre-engineered pavilions, sidewalks, playground area, splash pad and trails.

Documents

- Based on 90% Construction Documents by Kimley Horn dated February 20th 2023. A document log is included herein.

Schedule

- Project schedule is based on a 10 month duration from NTP to substantial completion.
- Assumptions are made that supply chain issues during procurement will not impact forecasted milestones.

Contingencies

- Contingency is currently included for use as reviewed & approved by the Owner to cover unforeseen conditions. All unused contingency at the completion of the project will be returned to the owner.
- Escalation contingency is included to cover cost increases from submittal of the GMP through procurement. Any unused contingency shall be transferred to construction contingency upon completion of procurement.

GC, GR and Staffing

- Pricing is further based on a single mobilization.
- Upon execution of the GMP, the general conditions labor and general requirements will convert to lump sum and be billed out as a fixed amount on a monthly basis divisible by the total duration of the project shown per the contract schedule. The labor rates are then auditable only to confirm the total hours used on the project, not to the composition thereof.

Insurances and Bonding

- For all subcontractors with a contract in the amount of \$100,000 or more bonding cost has been included in the estimate
- Payment & Performance Bond included based on the full contract amount
- Standard General Liability Commercial Contractor Insurance coverage included based on full contract amount
- Builder's Risk Insurance was included at standard rates

Fee

- As noted within the GMP herein.

Owner Costs

To eliminate confusion caused by duplication and/or omissions, the following costs are assumed to be held by the Owner:

- Impact fees and other fees charged by the County, SWFWMD, any State or Federal agencies
- Utility meters and metering devices normally provided by the Utility Company
- Electric / Utility costs of any kind
- Design and engineering costs

Direct Costs

Concrete

- Sidewalks have been included as 4" with fibermesh per hardscape drawings (vs. 6" noted on civil drawings).

Masonry

- Included as shown.

Carpentry

- Included as shown.

City of Zephyrhills Hercules Park
GMP
Friday May 5th 2023
Clarifications



Roofing/Thermal Protection

- Downspouts are included with ends to dispense rainfall on to sidewalks in lieu underground storm lateral piping tie-ins.

Windows and Glass

- None shown.

Finishes

- Flooring
 - Sealed concrete and epoxy flooring is included with standard colors.
- Painting
 - Included as shown.

Fire Sprinklers

- None shown.

Plumbing

- All piping above and below ground, including fittings, is included as CPVC.

Mechanical

- Included as shown.

Electrical

- Lighting package is based on SESCO.
- The following are excluded as none are shown: fire alarm, voice/data, access control, cctv, intrusion detection

Site

- A geotechnical report was not provided; pricing submitted assumes subsurface conditions are suitable for the proposed construction of the restroom building, playground, pavilions and splash pad.
- Wheel stops are excluded.

Exterior Improvements

- Trashcan and park bench based on Landscape Forms Generation 50 series.
- Picnic tables based on Landscape Forms Charlie series.
- Bike rack is based on Landscape Forms Emerson series.
- Concrete swivel base park bench is based on WAUSA series.
- Pond fountain is excluded, none shown.



Section 3

GMP Summary, Direct Costs, Allowances



**City of Zephyrhills Hercules Park**

5/5/2023

City of Zephyrhills

ESTIMATING WORKSHEET SUMMARY

Building Area

11 ACRE

LINE	SPEC	DESCRIPTION	\$/SF		TOTAL
1		Direct Costs			
2	017000	Temporary Facilities	\$ 3,431.56		38,811
3	021000	Demolition			w/sitework
4		Building Turnkey	\$ 37,620.50		425,488
5	030000	Cast in place concrete	\$ 27,335.82		309,168
6	040000	Masonry			w/Building Turnkey
8	061000	Rough Carpentry			w/Building Turnkey
10	071000	Damproofing & Waterproofing	\$ 707.34		8,000
12	075000	Roofing			w/Building Turnkey
15	081000	Doors, Frames & Hardware			w/Building Turnkey
18	092000	Drywall			w/Building Turnkey
22	096000	Flooring			w/Building Turnkey
23	099100	Painting			w/Building Turnkey
25	102000	Toilet Partitions & Accessories			w/Building Turnkey
27	105000	Identifying Devices	\$ 12,173.71		137,685
29	107000	Fire Extinguishers			w/Building Turnkey
36	116800	Playground	\$ 85,312.72		964,887
37	116840	Splash Pad	\$ 183,308.52		2,073,219
38	124000	Site Furnishings & Accessories	\$ 14,603.23		165,162
39	130000	Pre-Engineered Metal Pavilions	\$ 15,713.97		177,725
42	220000	Plumbing			w/Building Turnkey
43	230000	HVAC			w/Building Turnkey
44	260000	Electrical	\$ 34,360.74		388,620
45	310000	Site Earthwork, Utilities & Paving	\$ 119,198.50		1,348,135
46	329111	Natural Trailbuilding	\$ 9,725.91		110,000
47	323113	Fencing	\$ 1,984.48		22,444
48	329300	Landscaping & Irrigation	\$ 23,976.00		271,169
49		TOTAL DIRECT COSTS	\$ 569,453.00		6,440,513
50					
51		Indirect Costs			
52		General Conditions	\$ 51,853.77		586,466
53		General Requirements	\$ 10,885.91		123,120
54		BIM Services	\$ 716.28	0.10%	8,101
55		IT Software	\$ 1,504.19	0.21%	17,012
56		Escalation Contingency	\$ 5,694.53	1.00%	64,405
57		General Liability Insurance	\$ 5,013.98	0.70%	56,708
58		Builder's Risk Insurance	\$ 992.77	0.14%	11,228
59		Permits (by Owner)	\$ -	0.00%	0
60		P&P Bond	\$ 3,575.15	0.50%	40,435
61		SUBTOTAL	\$ 649,689.58		7,347,989
62					
63		Construction Contingency	\$ 32,484.48	5.00%	367,399
64		Owner Contingency	\$ -	0.00%	0
65		SUBTOTAL	\$ 682,174.06		7,715,389
66					
67		Fee	\$ 34,108.70	5.00%	385,769
68		Guaranteed Maximum Price	\$ 716,282.77		8,101,158

total

11

91-22-037

City of Zephyrhills Hercules Park

City of Zephyrhills

DIRECT COST WORKSHEET

5/5/2023

LINE	Specification	DESCRIPTION	Subcontractor 1	Subcontractor 2	Subcontractor 3	Subcontractor 4	Subcontractor 5	Subcontractor 6
2		cell M10 above is used for isolating individual building costs						
3								
4	017000	Temporary Facilities						
5		Prepare additional sections as necessary						
6								
7								
8								
9	013213	Aerial Photographs						
10	019410	Final Cleaning						
11		Material Testing						
12								
13		Bond						
14		Adjustment from WSI estimate to subcontractor						
15								
16								
17								
18		Subtotal - Temporary Facilities						
19	021000	Demolition						
20								
21								
22								
23								
24								
25								
26								
27								
28								
29								
30		Bond						
31		Adjustment from WSI estimate to subcontractor						
32								
33								
34								
35		Subtotal - Demolition						
36		Building Turnkey						
37			Hybrid Construction LLC	Ryman Construction of Florida, Inc	Mc Quality & Precision			
38			Brandon Leske	Steve Billiter	Saul Mendoza			
39			813.300.8019	813.714.3118	337.781.7629			
40			bleske@hyrbidgc.com	steveb@rymanconstruction.com	saullisaac97@icloud.com			
41								
42		Building Turnkey	425,488	429,810	425,648			
43								
44		Bond	Yes	Yes	Yes			
45		Adjustment from WSI estimate to subcontractor	425,488	429,810	425,648			
46			0.02	0.02	0.02			
47			Hybrid Construction LLC	Ryman Construction of Florida, Inc	Mc Quality & Precision			
48								
49								
50		Subtotal - Building Turnkey						
51	030000	Cast in place concrete						
52			Central FL Construction Walls	American Construction Experts	Hooper's Concrete	Major League Services	Astro Construction Professional Inc	Acclaim Service Group
53			Vasilios "Bill" Hatzimarkos	Chris Dollar	Eric Hooper	Levi Montoya	Luis Bautista	Brent Jones
54			407.377.7170	813-503-9934	352.515.5874	(813) 451-1084	386.748.9095	727.848.3200
55			VXMarkos@gmail.com	cdollar@BuiltByACEInc.com	eric@hooperconcrete.com	levi@majorleagueservices.net	bautista.luis0327@gmail.com	Brent@AcclaimServiceGroup.com
56								
57	032000	Restroom	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey	400,200.00	384,550.00
58		Foundation	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey	Yes	Yes
59		Footing	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey		
60		F-1	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey		
61		F-2	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey		

total

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LINE	Specification	DESCRIPTION	Subcontractor 1	Subcontractor 2	Subcontractor 3	Subcontractor 4	Subcontractor 5	Subcontractor 6
62		F-3	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey		
63		F-4	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey		
64	035000	4" Slab on Grade	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey	Yes	Yes
65		10 mil Vapor Barrier per plans	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey	Yes	Yes
66		All reinforcement per plans	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey	Yes	Yes
67		Minimum 3,000 psi per plans	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey	Yes	Yes
68		Equipment to complete work	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey	Yes	Yes
69		Special hold down tie, brackets, etc	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey		
70		Pest Treatment	see Building Turnkey					
71		Site						
72		Sidewalks	Yes	Yes			Yes	Yes
73		2" sand bed	31,500	Yes	31,500.00	31,500.00	31,500	31,500
74		4" thick Concrete with Fibermesh	267,930	338,704	314,470.00	340,530.00		
75		ADA Mats / Handicape Ramps Detectable Warning	2,176	2,176	2,176.00	2,176.00	2,176.00	Yes
76		CR-E Curb at Ramp	see Sitework	see Sitework	see Sitework	see Sitework	see Sitework	see Sitework
77		Curb Type D	see Sitework	see Sitework	see Sitework	see Sitework	see Sitework	see Sitework
78		Curb Type F	see Sitework	see Sitework	see Sitework	see Sitework	see Sitework	see Sitework
79		Concrete at Pavilions	see Pavilions	see Pavilions	see Pavilions	see Pavilions	Included	see Pavilions
80		Flagpole Foundation	1,500	1,500	1,500.00	1,500.00	1,500	1,500
81								
82		Masonry	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey	Yes	see Building Turnkey
83		8" CMU with type S Mortar	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey		see Building Turnkey
84		Cell fill foam	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey	2,500	see Building Turnkey
85								
86		Bond	6,062	6,848	6,993	7,514	8,758	12,527
87		Adjustment from WSI estimate to subcontractor	309,168	349,228	356,639	383,220	446,634	430,077
88			0.02	0.02	0.02	0.02	0.02	0.03
89		Central FL Construction Walls	American Construction Experts	Hooper's Concrete	Major League Services	Astro Construction Professional Inc	Acclaim Service Group	
90		Alternate:						
91		6" thick concrete with Fibermesh			372,476			
92		6" thick concrete with Wiremesh			410,930			
93		Subtotal - Cast in place concrete						
94	040000	Masonry						
95								
96			Hooper's Concrete	Major League Services	Acclaim Service Group	Insulation Only	Insulation Only	
97			Eric Hooper	Levi Montoya	Brent Jones	Southern Foam Insulation Inc	Tailored Foam of Florida	
98			352.515.5874	(813) 451-1084	727.848.3200	George Helmer	Colton Sander	
99			eric@hooperconcrete.com	levi@majorleagueservices.net	Brent@AcclaimServiceGroup.com	407.654.1251	407.332.0333	
100					estimating@southernfoaminsulation.com			
101								
102		CMU	42613	w/concrete pricing	50700			
103		Injected Masonry foam Insulation				2350	2277	
104								
105								
106		Bond	852	-	1,521			
107		Adjustment from WSI estimate to subcontractor	43,465	-	52,221	2,350	2,277	
108			0.02	0.02	0.03	0.02	0.02	
109			Hooper's Concrete	Major League Services	Acclaim Service Group	Southern Foam Insulation Inc	Tailored Foam of Florida	
110								
111		Subtotal - Masonry	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey	

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126	061000	Rough Carpentry		Supply Only	Supply Only			
127			Mc Quality & Precision	SCOSTA Corporation	Universal Timber Structures			
128			Saul Mendoza	NAME	Mark Rice			
129			337.781.7629	863.385.8242	863.965.0213			
130			saulisaac97@icloud.com	plans@scostacorp.com	EMAIL			
131	061100	Rough Carpentry						
132		Wood Trusses	Yes	3,745	6,143			
133		Installation	Yes	No	No			
134								
135		Bond	-		123			
136		Adjustment from WSI estimate to subcontractor	-	3,745	6,266			
137			0.02	0.02	0.02			
138			Mc Quality & Precision	SCOSTA Corporation	Universal Timber Structures			
139								
140		Subtotal - Rough Carpentry	see Building Turnkey	see Building Turnkey	see Building Turnkey			
155	071000	Damproofing & Waterproofing						
156								
157			Central Florida Waterproofing					
158			Michelle Braun					
159			407.696.8188					
160			EMAIL					
161								
162	071010	Damproofing						
163	071120	Waterproofing						
164		Joint Sealants on sidewalks	8,000					
165								
166		Bond	-					
167		Adjustment from WSI estimate to subcontractor	8,000					
168			0.02					
169			Central Florida Waterproofing					
170								
171		Subtotal - Damproofing & Waterproofing						
183	075000	Roofing						
184								
185			ANCI Roofing & Contracting	Quality Roofing Inc				
186			Todd Arrant	Richard Jenkins				
187			813.781.1883	813.620.4797				
188			EMAIL	rick.jenkins@quality-roofing.com				
189								
190	075010	Standing Seam Metal Roof	28,400	48,000				
191		Underlayment	10,000	Yes				
192		Gutters	5,000	Yes				
193		Permits	1,000	Yes				
194								
195								
196		Bond	No	960				
197		Adjustment from WSI estimate to subcontractor	44,400	48,960				
198			0.02	0.02				
199			ANCI Roofing & Contracting	Quality Roofing Inc				
200								
201		Subtotal - Roofing	see Building Turnkey	see Building Turnkey				

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LINE	Specification	DESCRIPTION	Subcontractor 1	Subcontractor 2	Subcontractor 3	Subcontractor 4	Subcontractor 5	Subcontractor 6
230	081000	Doors, Frames & Hardware						
231								
232			Integrated Door Systems	Pinnacle Door and Hardware	Install Only	Install Only		
233			Frank Greene	Jim Stiglich	Shelmar Doors and Hardware	Redeye Door Specialists		
234			813.759.4300	727.447.7300	Shelley Roth-Kocsis	Debby Brunath		
235			fgreene@integrateddoor.com	jstiglich@pinnacledh.com	813.892.3829	941.545.3039		
236					ShelmarDoors@hotmail.com	debbybrunath@yahoo.com		
237	081010	Doors & Frames	21,866	31,760				
238		D-1 - Three Panel Smooth White 16GA. Steel Door						
239		D-2 - Pair of Three Panel Smooth White 16 GA Steel Doors						
240		D-3 - Two Panel Smooth White 16 GA Steel Door with Louver Insert and Insect Screen						
241		D-4 - Two Panel Smooth White - 18 GA Steel Door with Louvered Insert and Insect Screen						
242		Bitumen Coating Frames	690	690				
243	0871000	Hardware	Yes	Yes				
244		Installation	4,943	Yes	2,300	1,550		
245		Louvers	Yes	2,500				
246								
247		Bond	7,562	699	46	31		
248		Adjustment from WSI estimate to subcontractor	35,062	35,649	2,346	1,581		
249			0.275	0.02	0.02	0.02		
250			Integrated Door Systems	Pinnacle Door and Hardware	Shelmar Doors and Hardware	Redeye Door Specialists		
251								
252		Subtotal - Doors, Frames & Hardware	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey		
281	092000	Drywall						
282			Mc Quality & Precision					
283			Saul Mendoza					
284			337.781.7629					
285			saulisaac97@icloud.com					
286	092500	Drywall						
287		1/2" Ceiling Density Board						
288		Finished						
289		Insulation R-38 Batt						
290		Hardie Soffit Panel Ceiling						
291	074120	Hardie Board and Batten Siding						
292		Fiber Cement Siding Column Wraps						
293								
294								
295		Bond	-					
296		Adjustment from WSI estimate to subcontractor	-					
297			0.02					
298			Mc Quality & Precision					
299								
300		Subtotal - Drywall	see Building Turnkey					

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LINE	Specification	DESCRIPTION	Subcontractor 1	Subcontractor 2	Subcontractor 3	Subcontractor 4	Subcontractor 5	Subcontractor 6
343	096000	Flooring						
344								
345			Scaife Enterprises	Twin Flooring Inc	Stewart Concrete Flooring Inc	Bay to Bay	Hot Spray Industrial Coatings	Tile Only
346			Rhonda Brean	Lowell Shaw	Steven Stewart	Jeremiah Mitchell	Lyle Cummings	Smart Finishes LLC
347			352.588.2662	954.825.8120	770.815.2877	423.653.5233	407.658.5700	NAME
348			rbrean@scaifeenterprises.com	twinsflooring@hotmail.com	stewartflooring@scfi558.com	jtmitchell@btbsr.com	lyle@hotsprau.com	407.412.5495
349								contact@smartfinishesllc.com
350		Tile	12,000	12,000	12,000	12,000	12,000	11,143.83
351		Porcelain Tile Cove Base						Yes
352		Porcelain Tile to 4'-0" AFF						Yes
353		Porcelain Tile to 6'-8" AFF						Yes
354		Seamless Epoxy Flooring						
355		Dur-A-Flex Dur-A-Quartz Flooring	6,569.00	6850	10,216.40	15,000	15,080	
356		Sealed Concrete	2,500.00	2800	2,500.00	2,500	Yes	
357								
358		Bond	421	433	494	590	542	223
359		Adjustment from WSI estimate to subcontractor	21,490	22,083	25,211	30,090	27,622	11,367
360			0.02	0.02	0.02	0.02	0.02	0.02
361			Scaife Enterprises	Twin Flooring Inc	Stewart Concrete Flooring Inc	Bay to Bay	Hot Spray Industrial Coatings	Smart Finishes LLC
362								
363		Subtotal - Flooring	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey
364	099000	Painting						
365								
366			Platinum Painting	Paramount Painting Services				
367			NAME	Randall Harris				
368			813.602.6328	813.715.9699				
369			estimate@platinumservicesnow.com	EMAIL				
370	099100	Interior / Exterior Painting	10,958	14,985				
371		Epoxy Paint over Masonry	Yes	Yes				
372		Masonry, Painted on Porcelain Tile Walls (about 24 inches)	Yes	Yes				
373		Masonry, Painted, Full Walls	Yes	Yes				
374		Paint Gypsum ceilings	Yes	Yes				
375		Seal Concrete Floor with Concrete Coatings, Inc (SuperSeal 2000)		Yes				
376		Pressure Wash Exterior		Yes				
377								
378		Bond	219	300				
379		Adjustment from WSI estimate to subcontractor	11,177	15,285				
380			0.02	0.02				
381			Platinum Painting	Paramount Painting Services				
382								
383		Subtotal - Painting	see Building Turnkey	see Building Turnkey				

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LINE	Specification	DESCRIPTION	Subcontractor 1	Subcontractor 2	Subcontractor 3	Subcontractor 4	Subcontractor 5	Subcontractor 6
398	102000	Toilet Partitions & Accessories						
399								
400			Bell Architectural Specialties Inc	Watkins Accessories	Accurate Metal Door Inc	146 Restoration Plus Corp		
401			James Anderson	Gina Watkins	Russel Simonitis	NAME		
402			813.741.9926	813.260.0804	321.383.0578	305.387.5623		
403			estimate@platinumservicesnow.com	estimate@platinumservicesnow.com	accuratedoorinc@aol.com	EMAIL		
404								
405	102500	Toilet Partitions	7,655	7,995	6,235.41	12,135.45		
406		N - Toilet / Urinal Partition						
407	102600	Toilet Accessories	6,180	6,900	5,157.59	10,831.25		
408		A - Electric Hand Dryer	Yes	Yes	Yes	Yes		
409		B - Double Roll Toilet Tissue Dispenser	Yes	Yes	Yes	Yes		
410		C - 36" Handicapped Grab Bar	Yes	Yes	Yes	Yes		
411		D - 42" Long Handicapped Grab Bar	Yes	Yes	Yes	Yes		
412		E - Channel Framed Mirror Unit	Yes	Yes	Yes	Yes		
413		F - Robe Hooks	Yes	Yes	Yes	Yes		
414		H - Wall Hung Barrier-Free Lavatory						
415		I - Soap Dispenser	Yes	Yes	Yes	Yes		
416		K - Feminine Napkin Disposal	Yes	Yes	Yes	Yes		
417		L - Baby Changing Station	Yes	Yes	Yes	Yes		
418								
419		Fire Extinguisher	320	Yes				
420								
421		Furnished and Installed			3,499	Yes		
422		Sales Tax			824			
423								
424		Bond	283	298	314	459		
425		Adjustment from WSI estimate to subcontractor	14,438	15,193	16,030	23,426		
426			0.02	0.02	0.02	0.02		
427			Bell Architectural Specialties Inc	Watkins Accessories	Accurate Metal Door Inc	146 Restoration Plus Corp		
428								
429		Subtotal - Toilet Partitions & Accessories	see Building Turnkey	see Building Turnkey	see Building Turnkey	see Building Turnkey		
444	105000	Identifying Devices						
445								
446			GFL Development Services					
447			Elliot Bock					
448			239.340.9948					
449			elliot@gfltrees.com					
450	105100	Signage	134,985					
451		SS-101 - Alternate Main Entrance Feature	Yes					
452		SS-102 - Alternate Entrance Feature	Yes					
453		SS-103 - Alternate RD 54 Entrance Feature	Yes					
454		SS-104 - Educational Signage: Nature	Yes					
455		SS-105 - Educational Signage: Water	Yes					
456		SS-106 - Educational Signage: Hercules Powder Co	Yes					
457		SS-107 - Educational Signage: Turpentine Harvesting	Yes					
458		SS-108 - Educational Signage: Railroad / Shipping History	Yes					
459		SS-109 - Educational Signage: Harvesting Stumps	Yes					
460		SS-110 - Educational Signage: Packaging the Turpentine	Yes					
461								
462		Bond	2,700					
463		Adjustment from WSI estimate to subcontractor	137,685					
464			0.02					
465			GFL Development Services					
466								
467		Subtotal - Identifying Devices						

total

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LINE	Specification	DESCRIPTION	Subcontractor 1	Subcontractor 2	Subcontractor 3	Subcontractor 4	Subcontractor 5	Subcontractor 6
482	107000	Fire Extinguishers						
483								
484								
485								
486	107210	Fire Extinguishers						
487	107220	Fire Extinguisher Cabinets						
488								
489								
490		Bond						
491		Adjustment from WSI estimate to subcontractor						
492								
493								
494								
495		Subtotal - Fire Extinguishers	see Building Turnkey					
580	116800	Playground						
581								
582			Rep Services Inc					
583			Scott Brushwood					
584			727.539.8457					
585			scott@repsservices.com					
586			1,117,158					
587		Playground	Yes					
588		Pavilions (see Pre-engineered Metal Pavilions)	-171,190					
589								
590		Bond	18,919					
591		Adjustment from WSI estimate to subcontractor	964,887					
592			0.02					
593			Rep Services Inc					
594								
595		Subtotal - Playground						
596	116840	Splash Pad						
597								
598			Architectural Aquatics and Contractin					
599			Scot Hogle					
600			407.399.0552					
601			sghogle@att.net					
602								
603		Splash Pad	2,032,568					
604		Concrete Lounger with Swivel by Wausau Tile	Yes					
605								
606								
607		Bond	40,651					
608		Adjustment from WSI estimate to subcontractor	2,073,219					
609			0.02					
610			Architectural Aquatics and Contractin					
611								
612		Subtotal - Splash Pad						

total

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LINE	Specification	DESCRIPTION	Subcontractor 1	Subcontractor 2	Subcontractor 3	Subcontractor 4	Subcontractor 5	Subcontractor 6
613	124000	Site Furnishings & Accessories						
614				Wausau Bench Supply Only	INSTALL ONLY, SUPPLY BY OTHERS			
615			GFL Development Services	Bailey-Sigler	Global Playgrounds			
616			Elliot Bock	Gator Connell	Girard Dausch			
617			239.340.9948	386.428.5566	386.938.2016			
618		Site Furnishings	elliott@gfltrees.com	baileysigler@bellsouth.net	gpdisplaygrounds@outlook.com			
619		SF-101 - Picnic Table	63,234		2,800			
620		SF-104 - Bench with Back	20,952		4,050			
621		SF-105 - Bike Rack	6,608		2,750			
622		SF-108 - Trash Receptacles	20,130		2,960			
623		Concrete Lounger with Swivel by Wausau Tile	see Splash Pad	see Splash Pad	see Splash Pad			
624		SF-109 - Flag Poles	6,000		4,650			
625		Water Fountains						
626		SF-110 - Bike Repair Station	45,000					
627								
628		Install	Yes					
629								
630		Sales Tax		-				
631								
632		Bond	3,238	-	344.2			
633		Adjustment from WSI estimate to subcontractor	165,162	-	17,554			
634			0.02	0.02	0.02			
635			GFL Development Services	Bailey-Sigler	Global Playgrounds			
636								
637		Subtotal - Site Furnishings & Accessories						
638	130000	Pre-Engineered Metal Pavilions		Alt Manuf	Alt Manuf	ALTERNATIVE - WOOD		
639			REP Services	Global Playgrounds	ARC / Playspace	GFL Development Services		
640			Scott Brushwood	Girard Dausch	Matt Gagnon	Elliot Bock		
641			407.831.9658	386.938.2016	866.957.2355	239.340.9948		
642			scot@repsservices.com	gpdisplaygrounds@outlook.com	mgagnon@arcflorida.com	elliott@gfltrees.com		
643	131200	Pre-engineered Metal Building						
644		Install			71,140			
645		Material			117,457			
646		SF-103 - 8x16 Shade Structure				155400		
647		Install	30,000.00	13,440.00	Yes			
648		Material	58,209.48	37,725.60	Yes			
649		Electrical access at each cutout	Yes	3,090.00	Yes			
650		SF-102 - 16x24 Shade Structure				117,300		
651		Install	20,000.00	19,200.00	Yes			
652		Material	46,030.68	82,309.80	Yes			
653		Electrical access at each cutout	Yes	2,060.00	Yes			
654		Foundations	20,000.00	20,000.00	Yes			
655		Signed and Sealed Engineering	Yes	Yes	Yes			
656		Sales Tax	Yes	Yes	Yes			
657		Bond	3,484.80	3,556.51	3,771.94	5,454.00		
658		Adjustment from WSI estimate to subcontractor	177,724.96	181,381.91	192,368.89	278,154.00		
659			0.02	0.02	0.02	0.02		
660			REP Services	Global Playgrounds	ARC / Playspace	GFL Development Services		
661								
662		Subtotal - Pre-Engineered Metal Pavilions						

total

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LINE	Specification	DESCRIPTION	Subcontractor 1	Subcontractor 2	Subcontractor 3	Subcontractor 4	Subcontractor 5	Subcontractor 6
691	220000	Plumbing						
692								
693			Feddon Mechanical					
694			Dave Feddon					
695			727.821.0537					
696			dave@feddon-mechanical.com					
697								
698		Plumbing System	139,965					
699		Near Restroom	Yes					
700		Bike Repair Station	Yes					
701		Pavilion	Yes					
702								
703		ALT ADD						
704		Brass Hose Bib at each unit	2700					
705								
706		Bond	2,853					
707		Adjustment from WSI estimate to subcontractor	145,518					
708			0.02					
709			Feddon Mechanical					
710								
711		Subtotal - Plumbing	see Building Turnkey					
712	230000	HVAC						
713			Feddon Mechanical					
714			Dave Feddon					
715			727.821.0537					
716			dave@feddon-mechanical.com					
717								
718		HVAC System	14995					
719		Exhaust Fans (390 CFM, 135W)	Yes					
720		Miami-Dade Qualified stationary vertical blade louvers	Yes					
721								
722		Bond	300					
723		Adjustment from WSI estimate to subcontractor	15,295					
724			0.02					
725			Feddon Mechanical					
726								
727		Subtotal - HVAC	see Building Turnkey					

total

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728	260000	Electrical						
729			Harmonics Electric					
730			Hector Rodriguez					
731			813.767.7722					
732			hrod@harmonicelectric.com					
733		Power	376,500					
734		Proposed Overhead Electric						
735		Secondary Feeders	Yes					
736		Power / Outlets at Pavilions	Yes					
737		Power at Restroom	Yes					
738		Power at Splash Pad	Yes					
739		Proposed Transformer						
740		Monument Sign Backlit Signage	1,000					
741		Water Fountains						
742		Bike Repair Station	1,000					
743		Irrigation Controller	2,500					
744		Lighting						
745		Parking Light Poles	Yes					
746		Parking Light Poles - South Lot Alternate						
747		Lighting at Pavilions	Yes					
748		Lighting at Pathways	Yes					
749								
750		Bond	7,620					
751		Adjustment from WSI estimate to subcontractor	388,620					
752			0.02					
753			Harmonics Electric					
754								
755		Subtotal - Electrical						
756	310000	Site Earthwork, Utilities & Paving			Utilities Only			
757			Major League Services	4-Bs Site Prep Inc	West Coast Underground Inc			
758			Levi Montoya	Bryan Kustes	Brian Wagner			
759			(813) 451-1084	863.670.2118	352.796.4418			
760			levi@majorleagueservices.net	bkustes1984@icloud.com	westcoastundergr@bellsouth.net			
761								
762		MOT	7,000	10,000				
763		SWPPP	Yes	Yes				
764		Soil Erosion	Yes	85,034				
765		Inlet Protection	5,000	Yes				
766	017681	Temp Construction Fence	41,910	Yes	41,910		41,910.00	
767		Temporary Silt Fence	4,401	Yes				
768		Temporary Construction Entrance	4,320	Yes				
769		Mobilization	19,876	16,500	5,000			
770	018220	Project Limit & Boundary Control Surveying	17,500	17,500				
771		Utility & Paving Surveying	60,750	33,986				
772		Clearing and Site Prep / Demolition	114,250	170,525				
773		Remove Tree	Yes	Yes				
774		Manhole	Yes	Yes				
775		Remove Ex. Storm Inlet	Yes	Yes				
776		Remove 30" RCP Storm Pipe	Yes	Yes				
777		Remove EX. Sanitary Sewer Line (Cut & Cap)	Yes	Yes				
778		Milling and Resurfacing Limits	Yes	Yes				
779		Remove Asphalt & Base (Full Rebuild)	Yes	Yes				
780		Remove Concrete Curb	850	850				
781		Remove Existing Sidewalk	2,060	2,060				
782	310000	Earthwork	431,101	350,810				
783		Topsoil Strip (5" thick)	Yes	Yes				
784		Topsoil Export	Yes	Yes				
785		Topsoil Replaced (5" thick)	Yes	Yes				
786		Bank Cut	Yes	Yes				
787		Bank Fill	Yes	Yes				
788		Import	Yes	Yes				
789		Clear & Grub	Yes	Yes				

total

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91-22-037

City of Zephyrhills Hercules Park

City of Zephyrhills

DIRECT COST WORKSHEET

5/5/2023

LINE	Specification	DESCRIPTION	Subcontractor 1	Subcontractor 2	Subcontractor 3	Subcontractor 4	Subcontractor 5	Subcontractor 6
790		Rough Grade	Yes	Yes				
791		Building Pad Prep	Yes	Yes				
792		Splash Pad Prep	Yes	Yes				
793		Playground Prep	Yes	Yes				
794		Playground Mound Import	20,000	20,000				
795		BMX Area Prep	Yes	Yes				
796		BMX Import	10,000	10,000				
797		BMX Berms	Yes	Yes				
798	321216	Pavement	132,000	507,225				
799		Speed Hump	Yes	Yes				
800		Ribben Curbs	53,928	Yes				
801		Type D Curb & Gutter	Yes	Yes				
802		Type F Curb & Gutter	Yes	Yes				
803		Standard Duty Asphaltic Concrete	Yes	Yes				
804		Concrete Sidewalk (4" thick)	see Concrete	(200,000)				
805		Bike Trail	see Natural Trailbuilding	see Natural Trailbuilding				
806		Bike Playground	see Natural Trailbuilding	see Natural Trailbuilding				
807		Crushed Shell Trail	21,755	Yes				
808		Sawcut	Yes	Yes				
809		Curb Repair Strip (1" wide max)	Yes	Yes				
810		Striping	5,000	3,315				
811		Stalls	Yes	2,385				
812		Handicap Spot Symbol	Yes	300				
813		Handicap Sign	Yes	1,500				
814	330000	Utilities	370,000	Yes				
815		Storm	Yes	268,012	243,647			
816		Remove and replace 30" RCP	Yes	Yes				
817		Storm Pipe - 18" RCP	Yes	Yes				
818		Storm Pipe - 12" ADS	Yes	Yes				
819		Storm Pipe - 10" ADS	Yes	Yes				
820		Storm Pipe - 6" ADS	Yes	Yes				
821		6" Perforated ADS Pipe	Yes	Yes				
822		4" Perforated ADS Pipe	Yes	Yes				
823		Type V Inlet	Yes	Yes				
824		2' x 2' Yard Drain	Yes	Yes				
825		15" Nyoplast Drain Basin - 10'	Yes	Yes				
826		12" Nyoplast Drain Basin - 7'	Yes	Yes				
827		12" Nyoplast Drain Basin - 5'	Yes	Yes				
828		12"x10" Inline Drain Basin	Yes	Yes				
829		12"x6" Inline Drain Basin	Yes	Yes				
830		6" PVC ADS Cleanout Assembly	Yes	Yes				
831		6" Headwall	Yes	Yes				
832		6"x4" PVC ADS Tee	Yes	Yes				
833		4"x4" PVC ADS Tee	Yes	Yes				
834		Water	Yes	57,499	52,272			
835		8"x4" TSV	Yes	Yes				
836		4" Tap - Tie-in Water Main	Yes	Yes				
837		4" DR18 PVC Water Main Pipe	Yes	Yes				
838		2" Poly Pipe	Yes	Yes				
839		1" Poly Pipe	Yes	Yes				
840		4" 45 degree Bend	Yes	Yes				
841		4" 90 degree Bend	Yes	Yes				
842		4" CAP	Yes	Yes				
843		4" Back Flow Preventer	Yes	Yes				
844		4" Gate Valve	Yes	Yes				
845		4" Tap Tee	Yes	Yes				
846		2" Gate Valve	Yes	Yes				
847		Compression Fittings	Yes	Yes				
848		2" Meterbox assembly	Yes	Yes				
849		2" RPZ	Yes	Yes				
850		4" x 1" Tee	Yes	Yes				
851		Chlorine Injection Point	Yes	Yes				

total

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City of Zephyrhills Hercules Park

City of Zephyrhills

DIRECT COST WORKSHEET

5/5/2023

LINE	Specification	DESCRIPTION	Subcontractor 1	Subcontractor 2	Subcontractor 3	Subcontractor 4	Subcontractor 5	Subcontractor 6
852		Testing	Yes	Yes				
853		Blowoff Assembly	Yes	Yes				
854		Sanitary	Yes	71,477	64,952			
855		Locate / Tie-in Existing	Yes	Yes				
856		8" SDR26 PVC Pipe	Yes	Yes				
857		6" SDR26 PVC Pipe	Yes	Yes				
858		SMH Sanitary Manholes w/IET Liner	Yes	Yes				
859		6" Cleanout assembly	Yes	Yes				
860		Utility Permit	Yes	Yes				
861		Testing	Yes	Yes				
862		Dewater / Rock	Yes	Yes				
863								
864		Bond	26,434.02	28,579.57	8,155.62			
865		Adjustment from WSI estimate to subcontractor	1,348,135.02	1,457,558.04	415,936.62			
866			0.02	0.02	0.02			
867								
868			Major League Services	4-Bs Site Prep Inc	West Coast Underground Inc			
869					Utilities Only			
870		Subtotal - Site Earthwork, Utilities & Paving						
871	329111	Natural Trailbuilding						
872								
873			Natural Trailbuilding					
874			Mike Cole					
875			352.232.2840					
876			naturewithmike@gmail.com					
877		Bike Park Design and Build						
878		Bike Playground - 8500 SF	Yes					
879		Beginner Bike Playground - 5500 SF	Yes					
880		Single Track Trail - 1600 FT	Yes					
881		Soil Stabilizer for all areas						
882								
883								
884								
885		Bond						
886		Adjustment from WSI estimate to subcontractor	110,000.00	TOTAL NOT TO EXCEED				
887			0.02					
888			Natural Trailbuilding					
889								
890								

Total

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5/5/2023

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City of Zephyrhills Hercules Park

City of Zephyrhills

DIRECT COST WORKSHEET

LINE	Specification	DESCRIPTION	Subcontractor 1	Subcontractor 2	Subcontractor 3	Subcontractor 4	Subcontractor 5	Subcontractor 6
891	323113	Fencing				ALT --- CHAIN LINK	ALT --- 2 Rail PVC Vinyl	
892			Peter Built Fence, LLC	West Florida Fence	GFL Development Services	Smith Fence	Cardinal Fence	
893			Rusty Buchkovich	Matt Hendrix	Elliot Bock	Ryan Swisher	Bradley Hankin	
894			352.804.1277	813.507.0640	239.340.9948	727.600.0080	727.655.9757	
895			pbfence@gmail.com	matt@westfloridafence.com	elliott@gfltrees.com	rswisher@smithfence.com	bhankin@cardinalfence.com	
896								
897			1000 LF	930 LF	1015 LF			
898		Two-Rail Split Rail Fence	14,290.00	26,170.20	30,450.00			
899		Qty Adjustment	214.35	incl abv	incl abv			
900		Concrete for Posts	5,000.00	Yes	Yes		Yes	
901		Layout	2,500.00	2,500.00	Yes	2,500.00	2,500.00	
902								
903		ALT:						
904		6FT Chain Link				15,682.50		
905		6 x 24 Double Swing Gate				1,100.00		
906		Wheels				200.00		
907								
908		ALT:						
909		White 2 Rail PVC Vinyl Farm Rail Fence					43,822.00	
910								
911		Fuel Surcharge				125.00		
912		Sales Tax				1,076.45		
913								
914								
915		Bond	440.09	573.40	609.00	413.68	926.44	
916		Adjustment from WSI estimate to subcontractor	22,444.44	29,243.60	31,059.00	21,097.63	47,248.44	
917			0.02	0.02	0.02	0.02	0.02	
918			Peter Built Fence, LLC	West Florida Fence	GFL Development Services	Smith Fence	Cardinal Fence	
919								
920		Subtotal - Fencing						
921	329300	Landscaping & Irrigation						
922			Sunrise Landscape	Smith Landscape Services	ELT Landscape, LLC	Raulerson and Son, Inc	National Sprinklers and Landscaping, Inc	GFL Development Services
923			Chris Griesnebeck	Ashley Gunter	Mark Lynch	Ana Raulerson	Ken Bourlon	Elliot Bock
924			813.985.9381	727.440.6565	844.473.3690	813.988.3698	727.725.2410	239.340.9948
925			cgrisenbeck@sunriselandscape.com	agunter@smithlandscapeservices.com	mark@eltlandscape.com	rsestimating1@aol.com	ken@natlspks.com	elliott@gfltrees.com
926								
927		Maintenance during Construction						
928		Maintenance post-construction (1 year)						
929		Tree Protection						
930		Landscaping	128,616.19	134,379.00	154,138.00	178,766.37	283,950.00	308,606.00
931								
932		Trees						
933		Christmas Palm						
934		Buttonwood						
935		Southern Live Oak						
936		Cabbage Palmetto						
937		Bald Cypress						
938		Pink Trumpet Tree						
939		Shrubs						
940		Japanese Laurel						
941		Variegated Shell Ginger						
942		Wilkes' Copperleaf						
943		Autograph Tree						
944		Red Sister Ti Plant						
945		Red Tip Coco Plum						
946		Sago Palm						
947		Silver Buttonwood						
948		Southern Shield Fern						
949		Anise Tree						
950		Split-Leaf Philodendron						
951		Bahama Wild Coffee						
952		Saw Palmetto						

total

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City of Zephyrhills Hercules Park

City of Zephyrhills

DIRECT COST WORKSHEET

5/5/2023



LINE	Specification	DESCRIPTION	Subcontractor 1	Subcontractor 2	Subcontractor 3	Subcontractor 4	Subcontractor 5	Subcontractor 6
953		Selloum Philodendron						
954		Zanadu Philodendron						
955		Walter's Viburnum						
956		Coontie						
957		Shrub Areas						
958		Sword Fern						
959		Dwarf Fakahatchee Grass						
960		Ground Covers						
961		Bermudagrass	13,734.78	15,000.00	Yes	Yes	Yes	Yes
962		Lilyturf						
963		Asiatic Jasmine						
964		Boat Lily						
965		Common Periwinkle						
966		Bahia Sod Allowance	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00
967	328400	Irrigation	43,500.53	58,910.00	49,527.00	55,221.12	Yes	88,220.20
968		System						
969		Mainline: PVC Class 200 SDR 21						
970		Lateral Line: PVC Class 200 SDR 21						
971		Dripline						
972		Rain Bird FS-100-B						
973		Rain Bird PESB-PRS-D 1"						
974		FEBCO 825Y 1"						
975		Water Meter 2"						
976								
977		Sleeve Under Roadways and Sidewalks - PVC Schedule 40						
978		Water Source						
979								
980		ADD ALT:	30,000.00	30,000.00	30,000.00	49,317.35	30,000.00	30,000.00
981		Landscaping Maintenance during Construction						
982		Landscaping Maintenance post-construction (1 year)						
983		Irrigation Maintenance post-construction (1 year)						
984		Final Grade with Hand Tools						
985		Limestone Cap Rock 4" Width x 2.5' Deep						
986		Tree Protection						
987								
988		Bond	5,317.03	7,207.23	8,509.95	9,999.15	10,918.50	14,304.79
989		Adjustment from WSI estimate to subcontractor	271,168.53	295,496.23	292,174.95	343,303.99	374,868.50	491,130.99
990			0.02	0.03	0.03	0.03	0.03	0.03
991			Sunrise Landscape	Smith Landscape Services	ELT Landscape, LLC	Raulerson and Son, Inc	National Sprinklers and Landscaping, Inc	GFL Development Services
992								
993		Subtotal - Landscaping & Irrigation						
994		TOTAL DIRECT COST						

BUILDING TURNKEY BREAKDOWN												
Description	QTY	UNIT	Unit Price	TOTALS	Subcontractor 1	Subcontractor 2	Subcontractor 3					
					Hybrid Construction LLC	Ryman Construction of Florida	MC Quality and Precision, LLC					
					Amount	Amount	Amount					
					488,678.00	489,000.00		Hooper	Acclaim	Major		
<u>Concrete</u>	1	LS	\$ 80,000.00	\$ 80,000.00	Yes	Yes	23,897.58	23,897.58	TBD	99,144.00		
Footings												
Slab												
<u>CMU</u>	1	LS	\$ 75,000.00	\$ 75,000.00	Yes	Yes	43,465.26	43,465.26	52,221.00	incl abv		
Cell fill foam	1	LS	\$ 2,500.00	\$ 2,500.00	2,277.00	2,277.00	2,277.00	Tailored	Southern			
<u>Carpentry / Framing</u>								2,277.00	2,350.00			
Truss Installation					Yes	Yes	25,163.00					
Decking					Yes	Yes	4,400.00					
Crane												
Rough Carpentry					Yes	Yes	2,695.80					
Fascia												
Doors					Yes	Yes	35,061.54	IDS	Pinnacle			
Frames								35,061.54	35,648.73			
Bitumen coating					690.00	690.00	incl abv	incl abv	incl abv			
Hardware												
Louvers	1	LS	\$ 2,500.00	\$ 2,500.00	2500	2500	incl abv	incl abv	incl abv			
<u>Roofing</u>	1	LS	\$ 70,000.00	\$ 70,000.00	Yes	Yes	44,400.00	ANCI	Quality			
Metal Roof								44,400.00	48,960.00			
Gutters												
<u>Drywall</u>					Yes	Yes						
Drywall sheathing							1,080.00					
Tape & Finish							2,000.00					
Framing hat channel							2,412.00					
Drywall Ceiling					Yes	Yes	Yes					
Insulation							1,571.26					
<u>Siding / Exterior</u>												
Soffit					Yes	Yes	3,250.00					
Hardie Board Siding + Trim					Yes	Yes	12,500.00					
<u>Paint</u>	1	LS	\$ 40,000.00	\$ 40,000.00	Yes	Yes	11,177.26	Platinum	Paramount			
Interior								11,177.26	15,284.70			
Exterior												
<u>Finishes</u>					Yes	Yes	21,490.38	Scaife	Twin	Stewart		
Waterproofing								21,490.38	22,083.00	25,210.73		
Sealed concrete floor												
Tile wall install												
Epoxy Floors												
<u>Toilet Partitions / Bath Accessories</u>	1	LS	\$ 20,000.00	\$ 20,000.00	Yes	Yes	14,438.10	Bell	Watkins	Accurate		
Toilet Partitions								14,438.10	15,192.90	16,029.85		
Bath Accessories												
Grab Bars												
Shelving												
<u>Mechanical</u>	1	LS	\$ 12,000.00	\$ 12,000.00	Yes	Yes	15,294.90	Feddon				
								15,294.90				

BUILDING TURNKEY BREAKDOWN							
Description	QTY	UNIT	Unit Price	TOTALS	Subcontractor 1	Subcontractor 2	Subcontractor 3
					Hybrid Construction LLC	Ryman Construction of Florida, Inc.	MC Quality and Precision, LLC
					Amount	Amount	Amount
Exhaust Fans							
Ducting							
Wall Louvers / Vents							
Electrical	1	LS	\$ 80,000.00	\$ 80,000.00	(77,000.00)	(72,000.00)	see Electrical
Panel A							
Meter Can							
Disconenct							
Light Package							
Electrical within Building Footprint (SFT Around)							
Electrical outside of Building Footprint							
Plumbing	1	LS	\$ 120,000.00	\$ 120,000.00	Yes	Yes	145,518.30
Run water lines runground							
Copper Water Lines or Fittings					CPVC		
Chase walls							
Sales Tax							2,765.96
Permiting Fees					Yes	Yes	No
General Conditions					Yes	Yes	Yes
Overhead / Profit					Yes	Yes	2,443.26
Bond	502,000	\$	0.02	\$ 10,040.00	8,342.90	7,343.50	8,346.03
Adjustment from WSI estimate to subcontractor		LS	\$ 0.02	\$ -	425,487.90	429,810.50	425,647.64
					0.02	0.02	0.02
					Hybrid Construction LLC	Ryman Construction of Florida, Inc.	MC Quality and Precision, LLC

Feddon
145,518.30



City of Zephyrhills Hercules Park
City of Zephyrhills

Construction Staffing

Note: input construction start month in the highlighted cell C11. For each position, enter the number of hours per wk/40 through Final Completion. For example, 32 hrs/wk = .8. The 5. GC tab will use this % to calculate hours/mo.

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24		
		Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Total Mo.	Chk
STAFF POSITION		23	23	23	23	23	23	23	24	24	24	24	24	24	24	24	24	24	24	24	25	25	25	25	25		
1	Project Executive	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00 mo	OK
2	Sr. Project Manager	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OK
3	Project Manager	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	11.00 mo	OK
4	Assistant Project Manager	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OK
5	General Superintendent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OK
6	Sr. Superintendent	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	11.00 mo	OK
7	Superintendent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OK
8	Assistant Superintendent	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OK
9	Project Engineer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	11.00 mo	OK
10	Field Engineer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OK
11	Sr. Project Assistant	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	-	-	-	-	-	-	-	-	11.00 mo	OK
12	Project Assistant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OK
13	Project Accountant	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-	2.20 mo	OK
14	Safety Engineer	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00 mo	OK
15	Scheduler	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00 mo	OK
16	BIM Department	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OK
17	Quality Control	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OK
18	Estimator (during construction)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OK
19	Clerical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	OK
TOTAL STAFF		4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.2 mo	OK

91-22-037
City of Zephyrhills Hercules Park
City of Zephyrhills
GENERAL CONDITIONS

BURDEN RATE: 43%
BASE LABOR RATE: \$32.00



5/5/2023

LINE ITEM		DESCRIPTION	QTY	UNIT	MH/ UNIT	BILLABLE RATE	U/P	TOTAL MH	LABOR AMOUNT	EQUIP HR/UNIT	EQUIP HOURS	EQUIP RATE	EQUIP AMOUNT	MAT'L U/P INCL TAXES	MAT'L AMOUNT	SUBS U/P	SUBS AMOUNT	UNIT PRICE	TOTALS	COMMENTS
2																				
3		For Preconstruction staffing see Precon tab for separate worksheet.																		
4																				
5		Project Management Team																		\$550,866
6	1	Project Executive	1.00	mo	173.20	97.20	16,834.54	173	16,835		0		0		0	0.00	0	16,834.54	16,835	
7	2	Sr. Project Manager	0.00	mo	173.20		0.00	0	0		0		0		0	0.00	0		0	
8	3	Project Manager	11.00	mo	173.20	67.75	11,734.89	1,905	129,084		0		0		0	0.00	0	11,734.89	129,084	
9	4	Assistant Project Manager	0.00	mo	173.20		0.00	0	0		0		0		0	0.00	0		0	
10	5	General Superintendent	0.00	mo	173.20		0.00	0	0		0		0		0	0.00	0		0	
11	6	Sr. Superintendent	11.00	mo	173.20	84.01	14,550.97	1,905	160,061		0		0		0	0.00	0	14,550.97	160,061	
12	7	Superintendent	0.00	mo	173.20		0.00	0	0		0		0		0	0.00	0		0	
13	8	Assistant Superintendent	0.00	mo	173.20		0.00	0	0		0		0		0	0.00	0		0	
14	9	Project Engineer	11.00	mo	173.20	60.09	10,407.35	1,905	114,481		0		0		0	0.00	0	10,407.35	114,481	
15	10	Field Engineer	0.00	mo	173.20		0.00	0	0		0		0		0	0.00	0		0	
16	11	Sr. Project Assistant	11.00	mo	173.20	41.36	7,162.79	1,905	78,791		0		0		0	0.00	0	7,162.79	78,791	
17	12	Project Assistant	0.00	mo	173.20		0.00	0	0		0		0		0	0.00	0		0	
18	13	Project Accountant	2.20	mo	173.20	52.91	9,164.01	381	20,161		0		0		0	0.00	0	9,164.01	20,161	
19	14	Safety Engineer	1.00	mo	173.20	87.23	15,108.24	173	15,108		0		0		0	0.00	0	15,108.24	15,108	
20	15	Scheduler	1.00	mo	173.20	94.38	16,346.62	173	16,347		0		0		0	0.00	0	16,346.62	16,347	
21	16	BIM Department	0.00	mo	173.20		0.00	0	0		0		0		0	0.00	0		0	
22	17	Quality Control	0.00	mo	173.20		0.00	0	0		0		0		0	0.00	0		0	
23	18	Estimator (during construction)	0.00	mo	173.20		0.00	0	0		0		0		0	0.00	0		0	
24	19	Clerical	0.00	mo	173.20		0.00	0	0		0		0		0	0.00	0		0	
25		Staffing Check	OK																	
26		Total Months of Staff	49.20	mo																
27		Project Staffing Support Costs																		\$35,600
28		Vehicles	23	mo	0.00	0.00	0.00	0	0		0		0	900.00	20,700	0.00	0	900.00	20,700	
29		Fuel	23	mo	0.00	0.00	0.00	0	0		0		0	500.00	11,500	0.00	0	500.00	11,500	
30		Phones	34	mo	0.00	40.00	0.00	0	0		0		0	100.00	3,400	0.00	0	100.00	3,400	
31		Computers for Staff	0	mo	0.00	40.00	0.00	0	0		0		0	100.00	0	0.00	0		0	
32		Travel expense	0	wk	0.00	0.00	0.00	0	0		0		0	300.00	0	0.00	0		0	
33		Lodging & meals	0	wk	0.00	0.00	0.00	0	0		0		0	500.00	0	0.00	0		0	
34																				
35																				
36		TOTAL GENERAL CONDITIONS						8,521	550,866		0		0		35,600		0		586,466	

91-22-037
City of Zephyrhills Hercules Park
City of Zephyrhills
GENERAL REQUIREMENTS

334 dy
48 wk
11 mo

5/5/2023

LINE ITEM	DESCRIPTION	QTY	UNIT	MH/ UNIT	BASE RATE	U/P	TOTAL MH	LABOR AMOUNT	HR/UNIT	EH	RATE	EQUIP AMOUNT	MAT'L INCL TAX U/P	MAT'L AMOUNT	U/P	SUBS AMOUNT	UNIT PRICE	TOTALS	COMMENTS
3																			
4																			
5	Project Documentation																		\$4,600
6	Project signs	1	ea		32.00	0.00	0	0		0		0	1,500.00	1,500		0	1,500.00	1,500	
7	Informational signage	1	ls		32.00	0.00	0	0		0		0	1,500.00	1,500		0	1,500.00	1,500	
8	Preconstruction audio-visual documentation		ls		32.00	0.00	0	0		0		0		0	500.00	0		0	
9	Photographs (Monthly - progress)	11	mo		32.00	0.00	0	0		0		0	100.00	1,100		0	100.00	1,100	
10	Photographs (Final project - professional)		ls		32.00	0.00	0	0		0		0	1,500.00	0		0		0	
11	Independent CPM scheduling services		mo		32.00	0.00	0	0		0		0		0	250.00	0		0	
12	Independent testing services	0	ls		32.00	0.00	0	0		0		0	20,000.00	0	0.30	0		0	see Directs
13	Design services (CADD)		ls		32.00	0.00	0	0		0		0		0		0		0	
14	Plan & specification reproduction cost	1	ls		32.00	0.00	0	0		0		0	500.00	500		0	500.00	500	
15	Surveyor services	0	days		32.00	0.00	0	0		0		0		0	1,500.00	0		0	see Directs
16	Ground Penetrating Radar		days		32.00	0.00	0	0		0		0		0	2,500.00	0		0	
17																			\$47,308
18	Trailer Facilities																		
19	Field office - W/S - rent (see comments for rates) state size	11	mo		32.00	0.00	0	0		0		0	1,500.00	16,500		0	1,500.00	16,500	single-wide trailer
20	Field office - set up & remove	1	ea	0.00	32.00	0.00	0	0		0		0		0	6,500.00	6,500		6,500	
21	Field office supplies	11	mo		32.00	0.00	0	0		0		0	200.00	2,200		0	200.00	2,200	
22	Production planning start-up kits	1	ea	16.00	32.00	512.00	16	512		0		0	1,000.00	1,000		0	1,512.00	1,512	
23	Field Office Cleaning		mo		32.00	0.00	0	0		0		0	200.00	0		0		0	
24	Mail & Courier costs	11	mo		32.00	0.00	0	0		0		0	50.00	550		0	50.00	550	
25	Internet - install & remove temp system - W/S	1	ls		32.00	0.00	0	0		0		0		0	1,000.00	1,000		1,000	
26	Internet - monthly charges - W/S	11	mo		32.00	0.00	0	0		0		0	200.00	2,200		0	200.00	2,200	
27	Field office furnishings & equipment - purchase	1	ls		32.00	0.00	0	0		0		0	1,000.00	1,000		0	1,000.00	1,000	
28	Field office furnishings - rental		mo		32.00	0.00	0	0		0		0	250.00	0		0		0	
29	Copier/Printer/Scanner for trailer - includes maintenance	11	mo		32.00	0.00	0	0		0		0	400.00	4,400		0	400.00	4,400	
30	Temporary sewage holding tanks	11	mo		32.00	0.00	0	0		0		0	990.59	10,896		0	990.59	10,896	
31	Tie into Sanitary line if available		ls		32.00	0.00	0	0		0		0	1,500.00	0		0		0	
32	Storage & tool trailers		mo		32.00	0.00	0	0		0		0	80.00	0		0		0	
33	Storage & tool trailers - set up & remove		ea	0.00	32.00	0.00	0	0		0		0	400.00	0	400.00	0		0	
34	Bottled water for the management personnel	11	mo		32.00	0.00	0	0		0		0	50.00	550		0	50.00	550	
35	Generators - 10,000 watts - to run trailers if power is not available		ea		32.00	0.00	0	0		0		0	2,500.00	0		0		0	
36	Generators - fuel (216 hr/mo x 2gal/hr)		gal		32.00	0.00	0	0		0		0	2.80	0		0		0	
37																			
38	Owner/Architects Office - check specification if required																		
39	Field office - Architect - rent		mo		32.00	0.00	0	0		0		0	700.00	0		0		0	
40	Office equipment for Architect		ls		32.00	0.00	0	0		0		0		0		0		0	
41	Telephone - install & remove temp system - Architect		ls		32.00	0.00	0	0		0		0		0	1,000.00	0		0	
42	Telephone - monthly charges - Architect		mo		32.00	0.00	0	0		0		0	100.00	0		0		0	
43	Janitorial - Architect's field office		wk		32.00	0.00	0	0		0		0	5.00	0		0		0	
44																			
45	Temporary Facilities for Construction																		\$24,155
46	Water - install & remove temporary system	1	ls		32.00	0.00	0	0		0		0	1,500.00	1,500		0	1,500.00	1,500	
47	Water - temporary meter installation if required		ls		32.00	0.00	0	0		0		0	1,500.00	0		0		0	
48	Water for construction	11	mo		32.00	0.00	0	0		0		0	50.00	550		0	50.00	550	
49	Electric - install/remove temp system	1	ls		32.00	0.00	0	0		0		0	2,500.00	2,500		0	2,500.00	2,500	
50	Electric - temporary meter installation if required		ls		32.00	0.00	0	0		0		0	1,000.00	0		0		0	
51	Electric - monthly charges	11	mo		32.00	0.00	0	0		0		0	250.00	2,750		0	250.00	2,750	
52	Temporary lighting		mo		32.00	0.00	0	0		0		0	80.00	0		0		0	
53	Temporary toilets (1 / 40 tradesmen)	11	mo		32.00	0.00	0	0	80.00	0		0	1,532.29	16,855		0	1,532.29	16,855	(3) std toilets & (2) handwash station
54	Temporary parking for tradesmen		sf		32.00	0.00	0	0		0		0		0	1.50	0		0	
55	Temporary roadway		sf		32.00	0.00	0	0		0		0		0	1.50	0		0	
56	Temporary roadway - maintain		mo		32.00	0.00	0	0		0		0		0		0		0	
57	Dust Control (water truck)		mo		32.00	0.00	0	0		0		0		0		0		0	
58																			
59	Construction Equipment & Tools																		\$2,750
60	Small tools & supplies	11	mo		32.00	0.00	0	0		0		0	250.00	2,750		0	250.00	2,750	
61	Crane, forklift, air compressor, welding rental		mo		32.00	0.00	0	0		0		0		0		0		0	
62	Operators for Crane, forklift, air compressor, welding rental		hours		32.00	0.00	0	0		0		0		0		0		0	
63	Man & Material Hoist		mo		32.00	0.00	0	0		0		0		0	16,500.00	0		0	
64	Delivery, set up, foundation, take down, remove Hoist		ls		32.00	0.00	0	0		0		0		0	12,000.00	0		0	
65	Man & Material Hoist Operator		mo		32.00	0.00	0	0		0		0		0		0		0	
66	Elevator Operator		mo		32.00	0.00	0	0		0		0		0		0		0	
67	Trash Chute		mo		32.00	0.00	0	0		0		0		0		0		0	
68	Forklift		mo		32.00	0.00	0	0		0		0		0	3,200.00	0		0	
69	Forklift fuel		mo		32.00	0.00	0	0		0		0		0	100.00	0		0	
70	Forklift operator		mo	173.00	32.00	5,536.00	0	0		0		0		0		0		0	
71	Employee transportation (bus)		mo		32.00	0.00	0	0		0		0		0		0		0	
72	Site Vehicle - Pick Up/Gators - state if required		mo		32.00	0.00	0	0		0		0		0	850.00	0		0	
73	Fuel, oil & grease		mo		32.00	0.00	0	0		0		0		0	200.00	0		0	
74	Equipment maintenance		ls		32.00	0.00	0	0		0		0		0		0		0	
75	Temporary cooling equipment		mo		32.00	0.00	0	0		0		0		0		0		0	
76	Temporary heating equipment		mo		32.00	0.00	0	0		0		0		0		0		0	
77	Dust partitions		sf		32.00	0.00	0	0		0		0		0		0		0	
78	Temporary weather protection		sf		32.00	0.00	0	0		0		0		0		0		0	
79	Access roads around site - if required		sf		32.00	0.00	0	0		0		0		0	1.50	0		0	
80	Crane pads/paths		sf		32.00	0.00	0	0		0		0		0	1.50	0		0	
81																			
82	Safety & Security																		\$41,306
83	Construction Fencing	0	ft		32.00	0.00	0	0		0		0		0	7.50	0		0	see Directs

91-22-037
City of Zephyrhills Hercules Park
City of Zephyrhills
GENERAL REQUIREMENTS

334 dy
48 wk
11 mo

5/5/2023

LINE	DESCRIPTION	QTY	UNIT	MH/ UNIT	BASE RATE	U/P	TOTAL MH	LABOR AMOUNT	HR/UNIT	EH	RATE	EQUIP AMOUNT	MAT'L INCL TAX U/P	MAT'L AMOUNT	U/P	SUBS AMOUNT	UNIT PRICE	TOTALS	COMMENTS
84	Gates	0	ea		32.00	0.00	0	0		0		0		0	350.00	0		0	see Directs
85	Construction Fencing - windscreen if required by specification	0	ft		32.00	0.00	0	0		0		0		0	3.29	0		0	see Directs
86	Safety meetings		mo		32.00	0.00	0	0		0		0		0		0		0	
87	Safety devices & trench barricades		wk		32.00	0.00	0	0		0		0		0		0		0	
88	Security Guard		hours		32.00	0.00	0	0		0		0		0	16.00	0		0	
89	Preventative medicine		ls		32.00	0.00	0	0		0		0		0		0		0	
90	Safety award pay		ls		32.00	0.00	0	0		0		0		0		0		0	
91	Clean-up throughout duration of project	48	wk	16.00	32.00	512.00	768	24,576		0		0	10.00	480			522.00	25,056	
92	Clean-up at end of project - Final Cleaning	0	sf		32.00	0.00	0	0		0		0		0	0.35	0		0	see Directs
93	Dumpsters: (dumpsters only, cleanup labor calculated above)																	0	Adjust dumpsters per month based on size of project
94	Dumpsters during sitework	5	pulls		32.00	32.00	0	0		0		0	700.00	3,500		0	700.00	3,500	1.0 per mo
95	Dumpsters during structure	4	pulls		32.00	64.00	0	0		0		0	700.00	2,800		0	700.00	2,800	2.0 per mo
96	Dumpsters during enclosure	6	pulls		32.00	96.00	0	0		0		0	700.00	4,200		0	700.00	4,200	3.0 per mo
97	Dumpsters during finishes	6	pulls		32.00	192.00	0	0		0		0	700.00	4,200		0	700.00	4,200	6.0 per mo
98	Dumpsters during punch out	2	pulls		32.00	64.00	0	0		0		0	700.00	1,400		0	700.00	1,400	2.0 per mo
99	Barricades		ft		32.00	0.00	0	0		0		0	10.00	0		0		0	
100	Temporary handrail/guardrail		ft	0.10	32.00	3.20	0	0		0		0	5.00	0		0		0	
101	Temporary roof opening protection		ea	2.00	32.00	64.00	0	0		0		0	250.00	0		0		0	
102	Temporary Ladders & Stairs		ea		32.00	0.00	0	0		0		0		0		0		0	
103	Stair towers - if required		mo		32.00	0.00	0	0		0		0		0		0		0	
104	Fire Extinguishers (1 / 3,000 sf)	2	ea		32.00	0.00	0	0		0		0	75.00	150		0	75.00	150	
105	Existing surfaces protection		sf		32.00	0.00	0	0		0		0		0		0		0	
106																			
107	Project Start Up																		\$3,000
108	Start up electric consumption charges		sf		32.00	0.00	0	0		0		0	0.25	0		0		0	
109	Additional labor for 24/7 start-up		ls		32.00	0.00	0	0		0		0		0		0		0	
110	As-built drawings	1	ls		32.00	0.00	0	0		0		0	500.00	500		0	500.00	500	
111	Operation & maintenance manuals	1	ls		32.00	0.00	0	0		0		0	500.00	500		0	500.00	500	
112	Final site survey	1	ea		32.00	0.00	0	0		0		0		0	2,000.00	2,000	2,000.00	2,000	
113																			
114	TOTAL GENERAL REQUIREMENTS						784	25,088		0		0		88,532		9,500		\$123,120	



Section 4

Milestone Summary – GMP Acceptance and Anticipated Substantial Completion



City of Zephyrhills Hercules Park
Guaranteed Maximum Price

Section 4

Milestone Summary – GMP Acceptance and Anticipated Substantial Completion

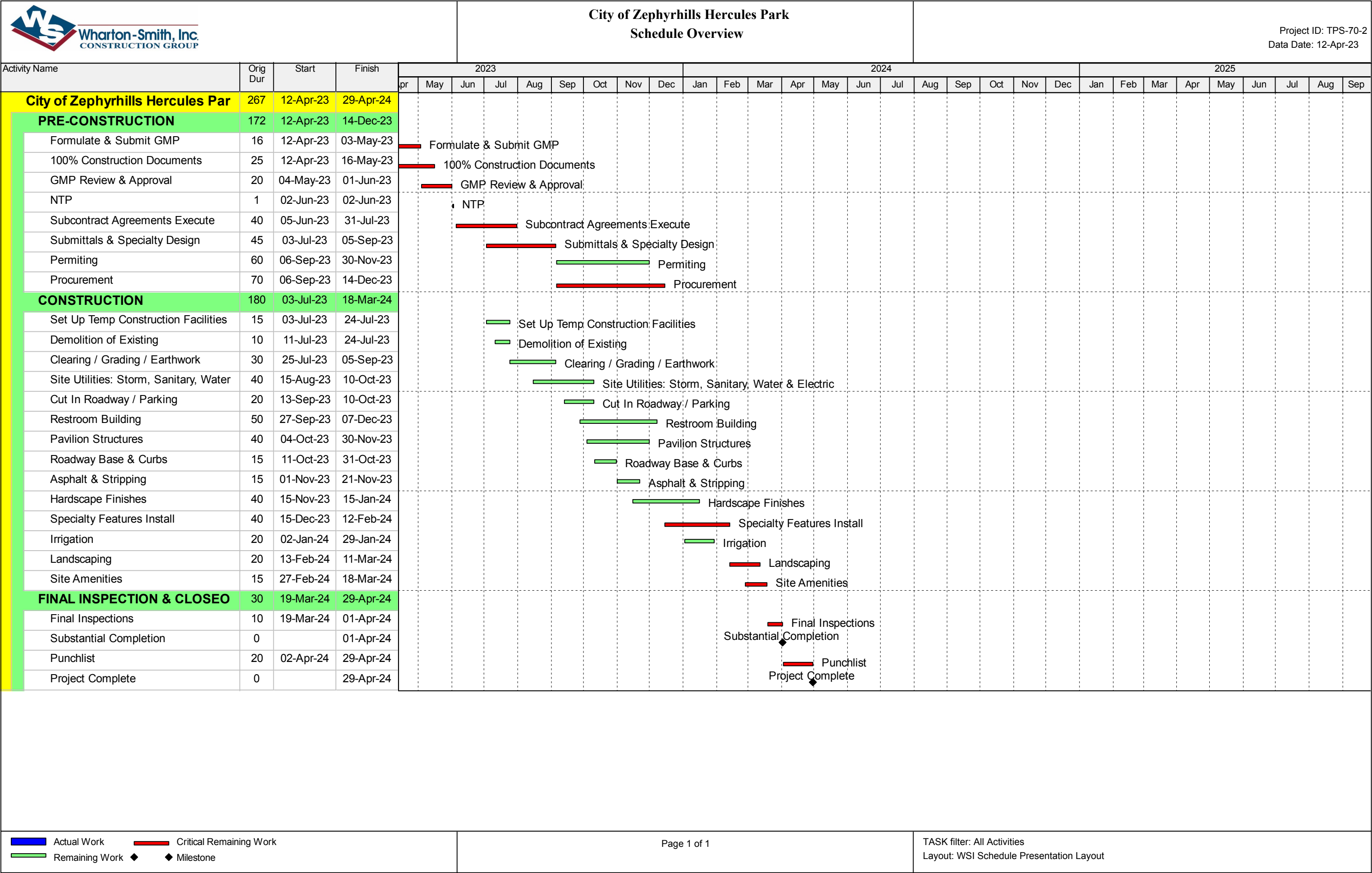
Acceptance of GMP	June 1, 2023
Notice to Proceed	June 2, 2023
Substantial Completion	April 1, 2024
Final Competition	April 29, 2024



Section 5

Preliminary Project Schedule





CITY MANAGER'S REPORT 5.2

Utility Capacity Agreement 45-23-11 - Wire Ranch Investors, LLC.

Issue:

As you know, Wire Ranch owns approximately 24.16 acres located on US 301. In order to obtain a guaranteed reservation of water and sewer services from the City, it is necessary for the developer to execute the attached Utility Capacity Agreement for the proposed development.

Background:

The attached Utility Capacity Agreement reserves both water and sewer capacity for 329 residential apartment units on the proposed Wire Ranch property. Paragraph 4 of the agreement requires payment of 50% of total capacity fees within 30 days of the effective date of this agreement, which is \$582,330. The monies paid will be immediately available to the City for expenses related to utility related/permitted items. The reservation guaranteed by this agreement runs with the land and can be subsequently assigned by the developer to any subsequent purchasers of the property who will be bound by the terms of this agreement. The duration of the agreement is for five (5) years from the effective date.

The current water and sewer capacity fee is \$3,540 per apartment unit.

Attachment(s):

1. Capacity Agreement between City of Z-Hills and Wire Ranch Investors

Fiscal Impact:

Staff Recommendation:

Staff recommends approval of the Utility Capacity Agreement 45-23-11 with Wire Ranch Investors, LLC.

CAPACITY AGREEMENT
BETWEEN CITY OF ZEPHYRHILLS AND
WIRE RANCH INVESTORS LLC

THIS AGREEMENT made and entered into this 19th day of June, 2023, by and between the **CITY OF ZEPHYRHILLS**, a political subdivision of the State of Florida, by and through its City Council, hereinafter referred to as (“**City**”) and **WIRE RANCH INVESTORS LLC**, a Florida limited liability company (“**Developer**”).

WITNESSETH:

WHEREAS, the City is authorized by the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes, to enter into a development agreement with any person having a legal or equitable interest in real property located within its jurisdiction; and

WHEREAS, Parcel ID 26-25-21-0060-00000-0011 is comprised of 24.16 acres and known as 8528 Gall Blvd., Zephyrhills, FL 33541 (the “**Property**”); and

WHEREAS, the Property is currently zoned to permit certain types of residential developments which will require availability of water and sewer to the Property (the “**Project**”); and

WHEREAS, The Florida Local Government Development Agreement Act, as set forth in Section 163.3220, Florida Statutes, and City of Zephyrhills Land Development Code (“**Zephyrhills LDC**”) authorizes the use of development agreements in order to eliminate the lack of uncertainty in approval of development, encourage sound capital improvement planning and financing, and encourage a commitment to the comprehensive planning process. Both the Act and the Zephyrhills LDC attempt to ensure developers, upon receipt of all development permits, that the development may proceed in accordance with a development agreement; and

WHEREAS, the City and Developer wish to enter into this Agreement for the purpose of setting forth certain obligations of the parties hereto as to the Project, including, but not limited to, the payment of certain fees by Developer, the design, permitting and construction of certain utility improvements, and the awarding of water connection capacity fees for the design, permitting and construction of such improvements.

NOW, THEREFORE, in consideration of the mutual covenants and provisions herein contained, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Developer hereby agree as follows:

1. **Recitals; Exhibits.** The foregoing recitals and all exhibits attached hereto are incorporated herein by reference and made a part of this Agreement.

2. **Purpose.** It is the purpose and intent of this Agreement to further set forth terms and conditions of the Developer’s ability to reserve water capacity for the Project (as hereinafter defined). This Agreement is intended to define the terms and conditions of the City’s and the

Developer's participation in and respective obligations associated with the Utility Improvements, as further provided herein. All terms and conditions of this Agreement shall be interpreted in a manner consistent with, and in furtherance of, the purpose as set forth herein.

3. **General Requirements.**

a. **Legal Description.** The land subject to this Agreement (the Property) is identified on **Exhibit "A"** attached hereto and made a part hereof. Pursuant to Section 163.3239, Florida Statutes, the obligations, burdens, restrictions, and conditions of this Agreement shall be binding upon and the benefits shall inure to all such legal owners and their successors in interest for any of the land subject to this Agreement. If any additional lands are acquired by Developer and are included within with the Project, said lands shall be bound by, and subject to, the terms of this Agreement.

b. **Duration and Effective Date.** This Agreement shall become effective on the date (the **Effective Date**) the last of the following occurs; (1) this Agreement is fully executed by the Developer and the City; and (2) this Agreement is approved by the City Council. This agreement shall be for a duration of five (5) years from the Effective Date, subject to any conditions precedent or termination provisions set forth herein or mutual agreement.

c. **Local Development Permits Needed.** Prior to the construction of any Utility Improvements, Developer shall obtain any necessary development approvals required in accordance with the Zephyrhills LDC. This provision does not exempt Developer from obtaining all other permits required by agencies with jurisdiction over the Project.

d. **Requirements Necessary for the Public Health, Safety and Welfare.** The conditions, terms, restrictions, and other requirements determined to be necessary by the City for the public health, safety, or welfare of its citizens are identified in this Agreement for the Project (subject to Developer obtaining the City's approval of the site plans for the Project).

e. **Compliance with Legal Requirements and Permitting.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve any Developer of the necessity of complying with the law governing said permitting requirement, condition, term, or restriction.

f. **Zoning and Comprehensive Plan Issues.** The land use designation for the Property under the Future Land Use Element of the Zephyrhills Comprehensive Plan is Residential Urban, and the zoning designation for the Project is R-4 (Multi-Family Residential). The City has found the zoning of the Property to be consistent with the land use designations for the Property.

4. **Utility Capacity Reservation.** The Developer shall have the option to pay, within thirty (30) days of the Effective Date of this Agreement, an amount equal to fifty percent (50%) of the total capacity fees (water and sewer) required for the residential uses the Developer intends to construct on the Property, in order to reserve capacity for water and wastewater to serve the Property

("Prepayment"), such Prepayment shall be based on the rates in effect at the time this Agreement is executed. Water connection fees are presently \$1,140.00 per unit for an apartment unit, and sewer connection fees are \$2,400.00 per unit for an apartment unit, totaling \$3,540.00 per unit for an apartment unit. Developer may reserve capacity up to 329 units hereunder. In the event that the construction plan application is denied, any and all Prepayment amounts shall be refunded by City to Developer within thirty (30) days of such final denial.

5. **Capacity Reservation Duration.** Prepayment of capacity fees shall be effective to guarantee to Developer the capacity equal to the number of units represented by such Prepayment for a period of five (5) years from effective date of this agreement ("Reservation Period").

a. The effective Reservation Period shall be extended automatically for any period occurring during the Reservation Period in which there is a building moratorium or a government shutdown which directly prevents this project's ability to proceed for a period of up to three (3) years.

b. If construction does not begin within the Reservation Period using approved site plans and construction plans, the Developer shall be in default. Furthermore, if the project does not go vertical within one (1) year of the end of the Reservation Period, the Developer shall be in immediate material Default and the notice requirements under section 8., below shall not apply.

6. **Capacity Reservation Credit.** In the event that the construction plan approval is for less units than the capacity reservation hereunder, the Prepayment shall be credited fully against the actual number of units approved.

7. **Right to Purchase Additional Capacity.** In the event that the construction plan approval is for a greater number of units than reserved herein, Developer shall be given a priority to reserve additional capacity when such additional capacity is available.

8. **General Provisions.**

a. **Termination.** If Developer is in default of its obligations hereunder, the City shall provide Developer with a written Notice of Termination, stating the City's intent to terminate and describing those terms and conditions with which the Developer has failed to comply. If Developer has not remedied the failure or initiated good faith efforts to remedy the failure within forty-five (45) days after receiving the Notice of Termination the City may terminate this Agreement immediately without further notice and Developer shall not thereafter be entitled to any capacity fee credits, reimbursement, or compensation as provided herein. This paragraph is not intended to replace any other legal or equitable remedies available to City under Florida law, but it is in addition thereto.

b. **Notices.** All notices, demands, requests, and other communications required or permitted hereunder shall be in writing, and shall be deemed to be delivered when actually received, or, if earlier and regardless of whether actually received, one day after deposit with Federal Express or comparable one-day express delivery system or transmission by

facsimile, addressed to the addressee at its address set forth below or at such other address as such party may have specified theretofore by notice delivered in accordance with this Section and actually received by the addressee:

If to City:
William C. Poe, Jr., City Manager
5335 8th St.
Zephyrhills, FL 33542

With copy to:
Todd Vande Berg, Director of Development Services
5335 8th St.
Zephyrhills, FL 33542

With copy to:
Shumaker, Loop & Kendrick, LLP
Matthew E. Maggard, Esq.
13134 US Highway 301
Dade City, FL 33525

If to Developer:
Wire Ranch Investors LLC
Attention: David A. Waronker
1420 Celebration Blvd., Suite 200
Celebration, FL 34747

With copy to:
Johnson Pope Bokor Ruppel & Burns, LLP
Leonard H. Johnson, Esquire
401 E. Jackson Street, Suite 3100
Tampa, FL 33602

c. Entire Agreement. This Agreement embodies and constitutes the entire understanding and agreement between the parties with respect to the transactions contemplated herein and this Agreement supersedes all prior and contemporaneous agreements, understandings, representations, communications and statements, either oral or written, provided, however, that nothing shall relieve Developer of any development approval requirements or conditions previously imposed or authorized to be imposed under the City's Land Development Code or Comprehensive Plan for future permits required by the Developer, except as specifically waived herein.

d. Modification. Neither this Agreement, nor any portion hereof, may be waived, modified, amended, discharged nor terminated except as authorized by law pursuant to an instrument in writing signed by the party against which the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument.

e. Waiver. The failure of any party to this Agreement to object to or to take affirmative action with respect to any conduct of the other which is in violation of the terms of this Agreement shall not be construed as a waiver of the violation or breach or of any future violation, breach or wrongful conduct.

f. Contract Execution. This Agreement may be executed in several counterparts, each constituting a duplicate original, but all such counterparts shall constitute one and the same Agreement.

g. Gender. Whenever the contract hereof shall so require, the singular shall include the plural, the male gender shall include the female gender and the neuter and vice versa.

h. Headings. All article and descriptive headings of paragraphs in this Agreement are inserted for convenience only and shall not affect the construction or interpretation hereof.

i. Severability. In case any one (1) or more of the provisions contained in this Agreement is found to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereon and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein unless such unenforceable provision results in a frustration of the purpose of this Agreement or the failure of consideration.

j. Preparation of Agreement. The parties hereby agree that each has played an equal part in the negotiation and drafting of this Agreement and in the event any ambiguity should be realized in the construction or interpretation of this Agreement the result of such ambiguity shall be equally assumed and realized by each of the parties to this Agreement. In the event of a conflict between this Agreement and the zoning conditions of approval relating to matters set forth in the Agreement, this Agreement shall govern.

k. Strict Compliance with Laws. The Developer agrees that acts to be performed by it in connection with this Agreement shall be performed in strict conformity with all applicable Federal, State and local laws, rules, regulations, standards and guidelines.

l. Signatories Authority. By the execution hereof the parties covenant that the provisions of this Agreement have been duly approved and signatories hereto are duly authorized to execute this Agreement.

m. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any litigation arising from this Agreement shall be in East Pasco County, Florida.

n. Successors and Assigns. The terms of this Agreement shall run with the land and be binding upon Developer and owners and their successors and assigns. The Developer and owners may assign this Agreement and all its rights and obligations hereunder to any person,

firm, corporation or other entity with the consent of the parties to this Agreement, which consent should not be unreasonably withheld or delayed, and any such assignee shall be entitled to all the rights and powers of such participation hereunder. No such consent shall be required for an assignment, in whole or in part, to any of Developer's affiliates or to Developer's successors-in-title to all or substantially all, of the Property. Upon any such assignment, such assignee shall succeed to all the rights and obligations of assignor hereto, and shall, for purposes of specific rights and/or obligations assigned, or otherwise, all purposes hereof, be substituted for such participant.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

CITY OF ZEPHYRHILLS, FLORIDA

By: _____
Lance A. Smith, Council President

ATTEST:

Lori L Hillman, City Clerk

Approved as to Form and Content

By: _____
Matthew E. Maggard
City Attorney

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

WIRE RANCH INVESTORS LLC, a
Florida limited liability company

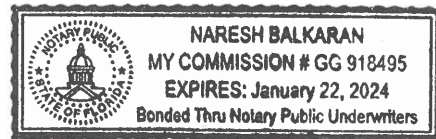
By: CBD Real Estate Investment,
LLC, a Florida limited liability
company
Its: Manager

WITNESSES:

raj balkaran
Print Name: raj balkaran

Charity Cerno
Print Name: Charity Cerno

David A. Waronker
Name: David A. Waronker
Title: Manager
Date: June 19th 2023



STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of June, 2023, by David A. Waronker, as Manager of CBD Real Estate Investment, LLC, a Florida limited liability company, as Manager of Wire Ranch Investors LLC, a Florida limited liability company, who is ☐ personally known to me or ☒ who has produced Florida Driver's License (type of identification) as identification.

Naresh Balkaran
Printed Name: Naresh Balkaran
Notary Public
Serial Number (if any): GG 918495
My Commission Expires: January 22nd 2024

EXHIBIT "A"

The land referred to herein below is situated in the County of Pasco, State of Florida, and described as follows:

Parcel A

A parcel of land lying within Lots 1, 2 and 3, WHEELER FARMS, as per the plat thereof recorded in Plat Book 66, Pages 100 through 103, inclusive, of the public records of Pasco County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Northeast corner of said Lot 1; thence along the East boundary of said WHEELER FARMS, the following two (2) courses and distances: 1) S.00°12'57"W., 1,322.58 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 25 South, Range 21 East, Pasco County, Florida; 2) S.00°11'29"W., 259.50 feet to the Southeast corner of said Lot 3; thence along the South boundary of said Lot 3, The following three (3) courses and distances: 1) S.89°54'43"W., 627.23 feet; 2) S.01°43'11"W., 121.02 feet; 3) S.89°54'43"W., 32.91 feet to the Southerly extension of the West boundary of the aforementioned Lot 1; thence along the Southerly extension of the West boundary of said Lot 1, and continuing along the West boundary of said Lot 1, N.00°13'36"E., a distance of 1,701.14 feet to the Northwest corner of said Lot 1; thence along the North boundary of said Lot 1, N.89°44'51"E., a distance of 662.90 feet to the POINT OF BEGINNING.

and

Parcel B

A strip of land 50.00 feet in width lying within Lot 1, WHEELER FARMS, as per the plat thereof recorded in Plat Book 66, Pages 100 through 103, inclusive, of the public records of Pasco County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Northwest corner of said Lot 1, said point being on the East right-of-way of U.S. Highway 301; thence along the North boundary of said Lot 1, N.89°47'33"E., a distance of 559.63 feet; thence S.00°13'36"W., a distance of 50.00 feet to a line being 50.00 feet South of and parallel with the North boundary of said Lot 1; thence along a line being 50.00 feet South of and parallel with the North boundary of said Lot 1, S.89°47'33"W., a distance of 560.94 feet to the aforementioned East right-of-way of U.S. Highway 301; thence along said East right-of-way of U.S. Highway 301, N.01°43'11"E., a distance of 50.03 feet to the POINT OF BEGINNING.