

TASK ORDER APPROVAL FORM

CONTRACT #: C19-2748-PW

TASK ORDER #: 08

TASK ORDER AMOUNT: \$24,980.00

Contract #: C19-2748-PW
Baskerville-Donovan, INC.
General Engineering Services
for PW
Expires: 09/30/2023

OFFERED BY CONSULTANT:

Baskerville-Donovan, Inc.

FIRM'S NAME

T. Keith Hill, P.E.

REPRESENTATIVE'S PRINTED NAME

SIGNATURE

President/CEO

TITLE

Jeffrey C. Petermann, P.E. for T. Keith Hill, P.E.

12/27/2022

DATE

RECOMMENDED FOR APPROVAL (Department Director)

Scott Bitterman

Digitally signed by Scott Bitterman
Date: 2022.12.27 11:32:38 -06'00'

for Jason Autrey

SIGNATURE

Director of Public Works

TITLE

DATE

APPROVED BY OKALOOSA COUNTY (Per Purchasing Manual)

- \$25,000 or less approved by Purchasing Manager
- \$25,001 to \$50,000 approved by OMB Director
- Between \$50,001 and \$100,000 approved by Purchasing Director and County Administrator
- In excess of \$100,000 approved by the Board.

Jeffrey A Hyde

Digitally signed by Jeffrey A Hyde
Date: 2022.12.27 13:04:28 -06'00'

PURCHASING MANAGER

DATE

OMB Director/DATE

DATE

COUNTY ADMINISTRATOR (if applicable)

DATE

CHAIRMAN (if applicable)

DATE

PROFESSIONAL SERVICES PROPOSAL

SHOAL RIVER RANCH – GIGASITE CONCEPT PROJECT LS2
Okaloosa County, Florida

December 22, 2022

SUMMARY AND PURPOSE

Okaloosa County has requested that Baskerville-Donovan, Inc. (BDI) prepare a task order for the conceptual layout of an industrial site at the Shoal River Ranch property owned by the County. The proposed layout would encompass the easternmost 48 acres of the parcel adjacent to E James Lee Blvd (US 90) and Jericho Road. It will include a warehouse structure of approximately 300,000 square feet, a laydown yard of approximately 15 acres with associated access driveways and parking areas to accommodate semi-trucks, forklifts and other large commercial vehicles.

The conceptual layout will be developed per the unscaled PowerPoint draft layout provided to BDI by Okaloosa County and the original boundary survey (if provided by the County). Since the PowerPoint concept is not to scale, the proposed layout by BDI will be created in CADD to provide horizontal accuracy and actual scale. GIS-based maps and other electronic resources will be utilized to illustrate existing ground contours and other pertinent site features. BDI will provide a “rough draft” area for stormwater facilities (SWMF) based upon preliminary watershed delineations and USGS soil characteristics. Fifteen percent of the total site area is typically a viable starting point to judge needed land space for SWMFs, but it could vary depending upon the results from an initial model of the local hydrology.

The final product will address yard fence screening and opaque trees with miscellaneous vegetation to provide buffer from the adjacent roadways.

Florida Department of Environmental Protection (FDEP) and FDOT Design Standards Manuals, the ADA Standards for Accessible Design and Okaloosa County Land Development Regulations (LDRs) will also be the basis for conceptual layout, where appropriate.

WORK SCOPE ELEMENTS

Task 1 – Site Investigation and Project Analysis

BDI will begin by ascertaining site parameters and necessary site data through available online resources and mapping tools to compile a usable and scaled plan-view drawing for use in the Gigasite Project layout and planning. If the County provides the original boundary survey, BDI will instead use that survey to initiate site geometry limits. BDI will consider such things as the existing Florida Gulf & Atlantic Railroad easement along US 90, current Jericho Road and East-West Industrial Park access road improvement plans (being designed by BDI) and limits of the county-owned 88-acre parcel to determine layout components.

Site elements (such as the building structure, laydown yard, driveway access and parking areas) will be shown per the County provided PowerPoint sketch, but BDI will also consider alternative arrangements or orientations if it



could benefit overall project functionality and design potential. BDI will delineate contributing watersheds affecting the project site and use HydroCAD modeling software to calculate the SWMF size under the 100-year critical duration event. These calculations will allow BDI to accurately adjust the proposed concept layout with regard to stormwater needs. The model will need to be adjusted during a design phase of the project once the layout and impervious areas have been fully defined, but the initial modeling effort will provide a more comprehensive illustration of area available for real development.

Task 2 –Conceptual Site Layout

A conceptual layout of the Gigasite Project LS2 will be prepared for County review and include the attributes identified above for illustration of proposed design elements. The conceptual plan will be a comprehensive and horizontal (2D) illustration of the proposed site and its related improvements. It will illustrate industrial park boundaries related to building setbacks and landscape buffers, lay down yard limits and pertinent factors, associated parking areas with ingress/egress alignments from connecting roadways and establish functional drive aisles to effectively serve the site. It will also define theoretical boundaries for the SWMF in relation to the other site components.

The conceptual layout plan will be considered a 10% illustrative effort to serve as the basis for an initial meeting prospective site client and County via TEAMS or Zoom. A second and third meeting will be scheduled to review comments received in the initial discussion and finalize the layout, respectively. BDI will provide to the County and site client an electronic copy of the finalized CADD file for records and future use in development.

Task 2 Deliverables:

- One (1) CD, USB drive or email containing the following:
 - Gigasite Project LS2 Conceptual Layout in PDF format
 - Three (3) remote meetings with site client and County to discuss layout and design specifics
 - Electronic CADD file of the finalized drawing

Submittal Schedule

Task 1 – Site Investigation and Project Analysis	30 Days from NTP
Task 2 – Conceptual Site Layout	30 Days from Conclusion of Task 1

The following fee schedule is based on anticipated hours to complete each task and the contract shall not exceed the identified totals without prior written authorization from Okaloosa County. The schedule represents time required to execute and submit the contractual deliverables; it does not account for time required for site client and County review of the layout after each of the three discussion meetings.

Anticipated Fee Schedule:

Site Investigation and Project Analysis	\$ 5,210.00
Conceptual Site Layouts (Initial, plus revisions per meeting comments)	\$ 19,770.00
Total Service Fee	\$ 24,980.00

Excluded Items:

- Site Design or Regulatory Permitting
- Phase 1 and 2 Environmental Assessments
- Cultural Resource Assessment Report (CRAS)
- Lighting Studies
- Site Lighting Design
- CEI Services
- Public Meetings (hourly service fees apply as requested by County)

Submitted By:

BASKERVILLE-DONOVAN, INC.

(Signed for Keith Hill)

T. Keith Hill, P.E. – President/CEO

Date: 12/22/2022

Accepted By:

OKALOOSA COUNTY

Jason T. Autrey, P.E., Digitally signed by Jason T. Autrey, P.E., C.P.M.
Date: 2022.12.22 13:51:18 -06'00'
C.P.M.

Jason Autrey – Public Works Director

Date: _____

L:\121 Okaloosa County\12108.01 Shoal River Ranch Gigasite Project LS2