



April 15, 2026

Jana Cox
CRA Program Manager
2401 SE Monterey Rd
Stuart, FL 34996

**Subject: Dixie Highway Stormwater and Streetscape Design RFQ 2025-3695
Martin County Hobe Sound CRA**

Dear Ms. Cox,

GAI Consultants, Inc. (GAI) respectfully submits the following Scope of Services and Fee Proposal to provide final design, engineering, permitting and CMAR contractor coordination for the Dixie Highway Stormwater and Streetscape Project. Included for your review are:

- + Scope of Services
- + Fee Proposal

Scope of Services

See attached detailed scope of services for the proposed project improvements.

Fee Proposal

Task #1: Dixie Hwy Stormwater and Streetscape Base Project Area and Stormwater Outfall to the Indian River (Intracoastal Waterway)

Final Design Services (GAI) (Lump Sum)	\$813,964.21
Direct Costs (GAI) (Lump Sum)	\$3,000.00
Topographic Survey (GAI) (Lump Sum)	\$137,439.06
Geotechnical Investigation (UES) (Lump Sum)	\$7,875.00
Utility Designating (UES) (Lump Sum)	\$39,000.00
Subsurface Utility Exploration (SUE) (UES) (Limiting Amount)	\$44,550.00
Irrigation Design (ISD) (Lump Sum)	\$4,400.00
Post Design Services (GAI) (Limiting Amount)	\$108,284.90
Subtotal Task #1	\$1,158,513.17

Task #2: Stormwater and Streetscape Parcel Between Adonis & Olympus St

Final Design (GAI) (Lump Sum)	\$87,093.00
Topographic Survey (GAI) (Lump Sum)	\$10,700.03

Subtotal Task #2.....	\$97,793.03
Task #3: SFWMD Conceptual Permit Approval for Southern Hobe Sound CRA and ACOE Permitting for Storm Outfall into Indian River (Intracoastal Waterway)	
Drainage Modeling and Permitting (GAI) (Lump Sum).....	\$230,698.81
Geotechnical Investigation (UES) (Lump Sum).....	\$3,470.00
Subtotal Task #3.....	\$234,168.81
Task #4: South Martin Regional Utility (SMRU) Water and Sewer Design	
Final Design and Permitting Services (GAI) (Lump Sum).....	\$187,943.60
Direct Costs (GAI) (Lump Sum).....	\$1,300.00
Post Design Services (GAI) (Limiting Amount).....	\$20,690.73
Subtotal Task #4.....	\$209,934.33
Total Design Fee	\$1,700,409.34

Note: All fees are lump sum except for the SUE fee for soft dig utility locates which will be billed as each based on the number completed and the post design services which will be billed hourly based on the amount of services required during construction.

Thank you for the opportunity to submit this proposal. I trust that this proposal meets with your expectations. If you have any questions, please feel free to contact me at (904) 559-8086.

Sincerely,



Matthew Bolyard, PE
Project Manager



Scope of Services

Martin County – Hobe Sound CRA

Dixie Highway Stormwater and Streetscape Design

RFQ No. 2025-3695

April 27, 2026

Project Background

GAI was recently selected by Martin County to provide design services for the project which consists of improvements along Dixie Highway Service Rd and Plutos Ave / Post Office Alley from SE Bridge Rd. to Saturn Ave. as the base project area. The proposed improvements will extend the streetscape improvements recently completed along SE Bridge Rd to improve drainage, beautify the corridor, add on street parking, standardize dumpster storage facilities on Post Office Alley, and clearly define the sidewalk for pedestrians.

The Hobe Sound Neighborhood Advisory Committee (NAC) also recommends additional economic development strategies like incentives to attract and retain businesses and commercial development; providing stormwater solutions for property redevelopment; and creative placemaking to be significant in supporting the success of the corridor. The project extends along the Dixie Hwy Service Road and Plutos Ave from SE Bridge Road to SE Saturn Street. This project will require coordinating with the Hobe Sound Historic Train Station which has been recently relocated to the previous SE Vulcan Ave right of way between SE Venus St and SE Athena St. This building has recently been relocated to this area with water, sewer and electric connected to the building. The purpose of this project is to complete final design services consisting of construction plans, construction cost estimates, bid form and specifications to construct the improvements using the Conceptual Design previously completed by GAI's Community Solutions Group as a basis to proceed to the 15% design level.

It is GAI's understanding the County intends to advertise and select a CMAR Contractor in 2026 to complete these proposed improvements. GAI will coordinate with this contractor during the design process. This Scope of Services is based on discussions between the County and GAI during an in-person meeting on October 3rd and additional virtual coordination meetings on October 28th and January 28th.

Based on discussions with the County the fee proposal for this project will consist of three separate tasks as outlined below:

Task #1

Dixie Hwy Stormwater and Streetscape Base Project Area and Stormwater Outfall to the Indian River – This is the base project design consisting of drainage and streetscape improvements along Dixie Highway Service Rd and Plutos Ave / Post Office Alley from SE Bridge Rd. to Saturn Ave. This task will include separate items for Topographic Survey, Utility Designating and Subsurface Utility Exploration (SUE) and Geotechnical Investigation. The irrigation design will be completed by our subconsultant. This design will be based on the previous Conceptual and Master Plan for the area developed by GAI. This task will include coordinating the design, and quantities with the County's selected CMAR Contractor. No bidding and / or award services are included as part of this proposal.

The proposed stormwater outfall is estimated to consist of the design of approx. 1600 LF of a closed conveyance stormwater outfall piping from the edge of the base project improvements at the SW corner



of Saturn Ave and Dixie Highway across the FEC RR to the east down SE Gleason St, to the southeast down SE Nassau Ave and then to the east down Cabot St along the north side of Greenfield Park and out falling into the Indian River (Intracoastal Waterway). This will require an environmental investigation, ACOE and SFWMD Permitting as well as FEC RR permitting. The environmental investigation, ACOE and SFWMD permitting for this outfall is included in Task #3. It is assumed the stormwater outfall pipe will be installed by jack and bore underneath the FEC RR and will span the majority of if not all of the existing FEC RR track right of way. The remainder of the stormwater outfall pipe is expected to be installed by open cut. The size of the stormwater outfall pipe in this area shall be based on the entire collection system proposed as part of this project and future phases for the area bounded by the Indian River (Intracoastal Waterway), SE Bridge Rd, US 1 and the Hobe Sound Scrub Preserve.

Project Management – Project Kickoff and Coordination Meetings

The project will be designed and managed by our Jacksonville Office with assistance from our Orlando Office. The GAI Project Manager will be the primary point of contact and will hold monthly progress meetings with the County Project Manager and other County Staff throughout the design process. There are estimated to be 18 of these progress meetings with the majority of them being Virtual and 4 of them estimated as being in person while GAI attends other public meetings in person. Meeting minutes from these monthly coordination meetings will be sent out for review by the County.

Data Collection

This will consist of the collection of previous as-built plans in the area including download of previous SFWMD permits and their associated plans and calculations. In addition, County GIS and lidar data will be reviewed and right of way maps also collected and incorporated into our survey file.

There are also 4 field reviews of the project corridor by the project manager and engineering design staff which are included in the staff hours breakdown.

Stakeholder Engagement

Significant community engagement was part of the original concept planning process, and will continue throughout detailed final design, engineering and permitting. This includes several specific functions:

- Project Website – GAI will collaborate with Martin County CRA to supply information for the project webpage that will be uploaded by the County to existing County website(s). Content supplied by GAI to the County shall include project imagery, graphics, schedule, Public Meeting presentation materials, questionnaire and stakeholder registration to develop project email notifications. It is the intent that no new content will be created by GAI for the project website but rather the content created for the public, stakeholder and CRA / NAC Meetings will be used for the County's Project Website.
- Public Kickoff Meeting – This will be completed to re-introduce the project, design and implementation parameters, and gain fresh input regarding the project. The public meeting will be advertised to allow for broad participation. The County shall secure the location and arrangements for the meeting. GAI shall provide collateral meeting invite flyers and website announcements which shall be delivered / deployed by the County. GAI will provide a powerpoint presentation with proposed graphics, renderings and exhibits to convey the design intent of the proposed improvements.
- Advisory Update Meetings (6) – GAI will provide (3) in person briefings to a designated CRA Neighborhood Advisory Committee (NAC) and (3) in person briefings to the Martin County CRA Board. The briefings will be at approximately the 30%, 60% and 100% plan submittal design



levels. NAC meetings will be held prior to the CRA Board meetings on a separate day so the community input and perspective can be conveyed to the CRA Board at each stage. All of the Advisory Updates will provide project status updates, with opportunities for input and feedback in a 'conversational presentation' format. All presentations can be provided to the County and uploaded to the Project Webpage if desired. These meetings are all open for the public to attend. GAI will provide a powerpoint presentation for each meeting with proposed graphics, renderings and exhibits to convey the design intent of the proposed improvements and summarize the current status and key project issues and design decisions.

Topographic Survey

The topographic survey for the area will be completed by collecting local horizontal and vertical control and setting benchmarks for the design and construction of this project. The existing right of way and easements within the project area will be collected and mapped. The survey limits are shown in the attached exhibit to this proposal and extend to all adjacent building faces / and door jams within 40' of the County owned right of way and 40' outside of the right of way to collect existing parking lots and driveways with no nearby buildings. All subsurface existing inverts and pipes sizes for any drainage or sanitary sewer manholes will be collected in the project area. All existing water meter boxes and valves will also be collected and shown on the survey. The existing extents of vegetation will be located and noted within the project corridor along with all trees 6" in diameter and larger identified by tree species type and diameter.

Roadway

The roadway design will be based upon Martin County Standards, and the Florida Department of Transportation (FDOT) Greenbook. It is expected the existing asphalt roadway surface will be reconstructed and the angled parking be composed of asphalt pavement as well as the side streets running east / west and Plutos Ave / Post office Alley. The main travelway of Dixie Highway Service Road and parallel parking as well as the major intersections along Dixie Highway will consist of roadway pavers as shown in the Conceptual Plan previously developed by GAI. The raised concrete paver intersections along Dixie Highway shown in the Conceptual Plans at the intersections of SE Adonis and Se Olympus Streets will be coordinated with the County and Public Works during the final design phase. Plan submittals include a 15% plan and profile view, 30% and 60% construction plan submittal with cost estimates. After acceptance and approval of the 60%, the 100% design and construction cost estimate will be submitted.

Hardscape

Hardscape Plans will be included in two submittals, which are 60% and 100%. The hardscape limits will closely resemble the limits and materials shown in the Conceptual Plan Design previously developed by GAI. Concrete bands will be included to divide pavers from asphalt and to lock in the pavers against landscaped areas. Site furnishings including benches, trash cans and bike racks can also be included in the design and will be coordinated with the County during the final design process.

Landscaping

Landscape Plans will be included in two submittals, which are 60% and 100%. The landscape design will largely follow the landscaping shown in the Conceptual Plan Design previously developed by GAI. The existing live oak trees in the planters east of the current angled parking on Dixie Highway Service Road will be field reviewed and shown as to remain as part of the proposed design. The curb and gutter surrounding these trees will be reconstructed and a combination of structural soil, soil cells and / or root barrier will be shown in the plans to allow the trees continued growth while preserving the new hardscape and pavement areas proposed as part of this project.



Irrigation

The proposed landscaping will all be irrigated by tapping into the existing or relocated potable water mains within the project limits. A backflow preventer, water meter and irrigation controller will all be specified in the plans. The number of zones and specific details of the irrigation system will be coordinated with the County during the final design process. Irrigation Plan submittals will be 60% and 100%.

Maintenance of Traffic / Businesses

The maintenance of traffic plan is expected to consist of multiple phases with signage and limits of demolition shown for each phase. The contractor will be limited to specific demolition limits within each subphase of the project. Once an area has been constructed and is deemed substantially complete the contractor will proceed to the next subphase. This phased approach will be coordinated with the County and the CMAR Contractor during the final design process. All businesses within the project corridor will be coordinated with and fill out an informational survey so the GAI design team can better understand their project hours, deliveries, customers and access concerns.

Signing and Pavement Marking

The signing and pavement marking will be per Martin County and MUTCD standards and requirements. There will be proposed signs mounted on single posts throughout the corridor. The existing two mid-block crosswalks near SE Apollo St and SE Olympus St will have enhanced signage and Rectangular Rapid Flashing Beacons (RRFB's) proposed to increase pedestrian safety. These plans will be included in the 60% and 100% submittals.

Lighting

Based on the scope clarification meeting this project will include new proposed lighting throughout the project limits. The pole and fixture type will be coordinated with the County during the final design process with plan submittals at the 60% and 100% phases. It is expected that a historic light pole as shown in the conceptual design plan will be utilized. The long-term maintenance and billing of these lights will be coordinated with the County and FP&L. GAI will also coordinate the design and ability to install festival lighting throughout the area. These can be mounted on poles located throughout the corridor for this use, trees or the proposed light poles.

Drainage

The drainage design for this project will consist of further review of the previous Stormwater Master Plan Completed in 2006 and the update completed by GAI in 2021. It is the intent of this project to improve the surface collection of stormwater runoff from the immediate project area defined in Task #1 the base project area. The primary strategy to complete this effort will be to design exfiltration systems along Dixie Highway Service Rd and Plutos Ave which still have minimum storm pipe slope to convey the water to the south following the natural topography of the area. This system will outfall across the FEC RR tracks at SE Gleason St. and outfall to the Indian River at Greenfield Park. Additional inlets will be added along the stormwater outfall route east of the FEC RR tracks in order to provide additional stormwater surface collection within this area. This collection system in the base project area of Task #1 will also have a stub out designed and constructed to connect to future stormwater collection system phases of the project to the west. The cost for the preliminary design of these future improvement phases is included in Task #3.



Utility Coordination

A Sunshine One Locate Ticket will be acquired and all utilities on the project will be notified of the proposed improvements and provided plans for markup. The existing utilities will be designated and surveyed by our subconsultant UES. The existing utilities will be added to our plans and a utility relocation plan will be developed for facilities which require relocation. Based on recent meetings with the County the overhead electric undergrounding has been removed from the project scope and the existing poles and overhead facilities will remain in place with relocation completed only as necessary. Utility Work Schedules (UWS) will be completed and coordinated by GAI with each utility on the project and they will be signed by the utility agency representative and provided to the County. These schedules will be included in the project specifications as part of the bid package for the contractor's information.

CMAR Contractor Coordination

GAI understands it is Martin County's intent to select a CMAR Contractor in the near future when the design plans are at approximately a 15% level of progress. GAI shall coordinate with the County's selected CMAR contractor throughout the duration of the design process. The formal meetings shown on page 10 of this scope of services are intended as a starting point and are intended to be formal meetings but the coordination process between GAI as the design engineer of record and the County and their CMAR contractor shall be continuous throughout the design process. GAI shall attend joint meetings with the County Project Manager and Staff and the CMAR Contractor at plan submittal dates and prior to the contractor establishing a Final Guaranteed Maximum Price (GMP) for submittal to the County. The intent of these meetings will be to review the overall design intent, provide cost savings opportunities for the County's review, review material selection, maintenance of traffic, maintenance of business, quantities and construction phasing of the proposed improvements. GAI will also coordinate with the CMAR contractor prior to the CRA Board and NAC Meetings to discuss presentation and discussion materials, and talking points. GAI will also review the SMRU Water and Sewer Plans and Phasing with the CMAR Contractor. Costs for this coordination effort are included in a separate line item in the staff hour estimation spreadsheet.

Jack and Bore of Stormwater Outfall Pipe Underneath FEC RR

It is assumed the stormwater outfall pipe will be installed by jack and bore underneath the FEC RR and will span the majority of if not all of the existing FEC RR track right of way. The depth of cover of the jack and bore casing pipe will be per FEC Requirements. This installation will be detailed in the plans and coordinated with the County's expected CMAR Contractor. The entry and exit pit locations and approximate sizing will be detailed in the plans. No sheet pile design is included as part of this proposal or expected as part of the design. It is expected the contractor will slope the entry and exit pits to meet OSHA trench safety requirements. The maintenance of traffic plan for this installation will consist of closing the Dixie Highway and SE Gleason St intersection. A detour will be setup upstream along Dixie Highway to detour traffic to US 1 and SE Bridge Rd. Local traffic will continue to be able to access the area along the residential streets east of Dixie Highway and SE Shell Ave on the west side of Dixie Highway. The design of the jack and bore and FEC RR permitting will be included as a separate line item within this design task.

Geotechnical

Task #1 will require SPT borings to be completed. The borings will detail the existing pavement and base thickness for contractor information in pricing the pavement reconstruction. In addition, each boring will detail the type of soil, encountered water table, seasonal high water table elevation as well as the permeability values for use in designing the exfiltration system and trenches. These borings will be



completed along the base project area, on either side of the proposed jack and bore under the FEC RR and at the stormwater outfall to the Indian River in Greenfield Park.

See attached detailed scope of geotechnical services to be completed by our subconsultant UES.

Utility Designating

A Sunshine One Locate Ticket will be acquired and all utilities on the project will be notified of the proposed improvements and provided plans for markup. The existing utilities will be designated and surveyed by our subconsultant UES. The existing utilities will be added to our plans.

See attached detailed scope of utility designating services to be completed by our subconsultant UES.

Subsurface Utility Exploration (SUE) Soft Digs

Based on the proposed subsurface design and improvements and the existing underground utilities a soft dig which is controlled vacuum exploration down from the surface to the existing utility line may be required. These subsurface utility locates will be completed only as necessary and billed to the County based on the number completed. Prior to sending out our subconsultant to complete these services GAI will submit a proposed plan view to the County Project Manager showing the locates being requested and the reasoning for each prior to sending out our subconsultant to complete the field work. This work is expected to be completed near the 60% Plan Submittal Date.

See attached detailed scope of SUE services to be completed by our subconsultant UES.

Estimated Final Construction Plans Deliverable

The final plan deliverable is expected to consist of the following plan set sheet components at a minimum:

1. Key Sheet
2. Signature Sheet
3. Drainage Map
4. Typical Sections
5. Project Control Sheet
6. General Notes
7. Demolition Plan Sheets
8. Plan and Profile Sheets
9. Intersection Detail Plan Sheets
10. Grading Plan Sheets
11. Intersection Grading Detail Plan Sheets
12. Construction Details
13. Dumpster Enclosure Plan Sheets
14. Dumpster Enclosure Details
15. Exfiltration Trench and System Construction Details
16. Jack and Bore Plan Sheet
17. Jack and Bore Detail and General Notes Sheet
18. Report of Geotechnical Borings
19. Drainage Structure Cross Sections
20. Temporary Traffic Control Plan (MOT)
21. Maintenance of Business Plan Notes
22. Hardscape Plan Sheets
23. Hardscape Detail Sheets



24. Landscaping Plan Sheets
25. Landscaping Detail Sheets
26. Irrigation Plan Sheets
27. Irrigation Detail Sheets
28. Erosion Control Plan Sheets
29. Erosion Control Detail Sheets
30. Signing and Pavement Marking Plan Sheets
31. Signing and Pavement Marking Detail Sheets
32. RRFB Detail Sheets
33. Lighting Plan Sheets
34. Lighting Detail Sheets
35. Festival Lighting Plan Sheets
36. Festival Lighting Detail Sheets

Project Specifications

The County shall provide GAI with Microsoft Word copies of the County's Standard Division 1 Specifications. GAI will provide the County with a project bid form with bid items and quantities as well as develop Project Specific Technical Specifications not included in the County General Specifications. The quantities and specifications will be coordinated with the CMAR Contractor selected by the County.

Post Design Services

The post-design services are based on the proposed improvements being completed over the course of two separate improvements projects with a total construction duration of 24 months.

The fee associated with this effort will be a limiting amount and will be reimbursable and will be billed monthly on an hourly basis.

The post design fee includes attendance of construction kickoff meetings, attendance of coordination meetings with the contractor, plan revisions, shop drawings review and approval, field reviews, attendance of progress meetings as required, review of project as-builts and final project certification. The estimated number of these items are summarized below and were used to estimate the necessary man hours:

- 24 monthly progress meetings
- Review and approval of 25 shop drawings
- 7 Field Reviews
- 10 Signed and Sealed Plan Revisions

Note: The final design and permitting services for the SMRU Water and Sewer Relocations shall be completed concurrently with this project. The scope and fee proposal for this work is contracted separately and directly with SMRU. It is assumed this water and sewer work will be constructed along with the improvements noted in Task #1 of this proposal by the County's CMAR Contractor. It is the intent of the water and sewer design to relocate the existing water and sanitary sewer force mains along the corridor due to the proposed stormwater collection system. The existing gravity sanitary sewer is recently installed and will be designed around as part of the stormwater design with the intent to keep all gravity sewer piping and manholes to remain and avoid all conflict structures to the extent possible.

Task #2

Dixie Hwy Stormwater and Streetscape Parcel Between Adonis and Olympus St – This is the final streetscape and stormwater design required if the County is able to purchase the existing private



property to add this to the proposed drainage and streetscape improvements base project area. This task includes the 30%, 60%, and 100% submittals and construction cost estimates for this additional project area. This task will include a separate item for Topographic Survey. It is assumed the topographic survey for this parcel will be completed at the same time as the rest of the base project area contained in Task #1.

The proposed improvements within this area will match the proposed improvements along the rest of the base project area described in Task #1. Roadway, drainage, hardscape, landscape and irrigation will be provided to create a similar aesthetic as the Conceptual Design previously completed by GAI's Community Solutions Group.

Task #3

SFWMD Conceptual Permit Approval for Southern Hobe Sound CRA and ACOE Permitting for Storm Outfall into Indian River – This will be completed per the new SFWMD Stormwater Rule Requirements which allows a municipality to create a master plan for urban infill and redevelopment within a CRA with little to no historical stormwater treatment per Rule 62-330.055, F.A.C. The limits of the conceptual permit will be for approx. 254 Acres consisting of Basins 2, 3, 13, 15 and 18 from the previous Hobe Sound CRA Stormwater Master Plan completed in 2006. These Basins will be reviewed in detail with the limits and extents adjusted based on GAI's analysis of the existing topography. The updated Stormwater Master Plan within this area will demonstrate that the urban redevelopment or infill project, as a whole, will provide a net improvement of the quality of stormwater discharge, as determined through a calculated reduction of annual loading of pollutants of concern discharged after development, as compared to the predevelopment condition existing on the date of application for the conceptual permit. The permit will create a ledger which indicates the target annual loading of the pollutants of concern (mass per acre) for each drainage basin. The conceptual permit will consist of an estimated 4 or 5 phases of stormwater improvements which will consist of mostly exfiltration trench systems and closed conveyance stormwater collection systems which will be interconnected and outfall near Greenfield Park through the pipe designed as part of Task #1. Of the 4 or 5 phases of stormwater improvements noted in the conceptual permit it is estimated that the improvements in Task #1 will be separated into no more than 2 separate improvements projects. As part of the Conceptual Permit Approval, it is expected the approval of an Individual Permit for Task #1 will be approved at the same time from SFWMD. The approval of this Individual Permit will be required for the County to move forward with the construction of the proposed improvements. The 2 or 3 future phases of improvements for the areas west of Plutos Ave near Zeus Park and north of SE Bridge Road shall show the preliminary design of the collection system and pipe sizing. These future phases will result in a debit to the master plan ledger of target pollutant loading within the drainage affected area. The final design of these future phases is not included in this scope and fee proposal. The existing land uses will all be collected for the entire area and the future impervious percentage of each calculated by GAI based on recommendations and guidance provided by Martin County with regard to future storage assumptions along with the future impervious percentage / land use. This will calculate the maximum rate and volume of stormwater discharges for the project area. It is expected that the area of Basin 14 north of SE Bridge Rd included as part of this conceptual permit area shall be collected to the south and drain to the same outfall as the area south of SE Bridge Rd. The second stormwater outfall to the Indian River (Intracoastal Waterway) shown in the previous Stormwater Master Plan in between SE Kingsley St and SE Delafield St. will not be included as part of this Conceptual Permit Approval since it is the outfall for Basin 16 which is outside of the limits of this project area. Since the outfall for this conceptual permit approval area are to Indian River (Intracoastal Waterway) which is an Outstanding Florida Water (OFW) Body this will require increased treatment requirements. The removal requirements for this conceptual permit within a redevelopment area discharging into an OFW will be in accordance with state and water management regulations. The ACOE Permitting as well as Environmental Field Investigation and Report required for SFWMD and ACOE Permitting are also included as part of this task.



Environmental Investigation for SFWMD and ACOE Permitting

- Research existing published data and available documents, pertinent to the Project parcels. Particular attention will be directed toward reviewing existing permits or prior wetland delineations for the Project parcels.
- Review existing databases from the U.S. Fish and Wildlife Service (Service) and the Florida Fish and Wildlife Conservation Commission (FWC) for the presence of federal and state listed plant and animal species, including a database search of the FWC for the presence of Southern Bald Eagle nest(s) on site or within a one-mile radius of the project area.
- Conduct one site assessment to evaluate the presence of threatened and endangered species, critical habitat, and natural communities, including the presence of wetlands potentially within the jurisdiction of governmental agencies with statutory permitting authority.
- Field flag the landward extent of surface waters and / or wetlands potentially within the jurisdiction of governmental agencies with statutory permitting authority following the *2010 Final Supplement to the Corps of Engineers Wetlands Delineation Manual* (1987) and the Unified Wetland Delineation Methodology for the State of Florida dated 1 July 1994.
- Schedule and conduct site reviews with representatives of the South Florida Water Management District (District) and/or the U.S. Army Corps of Engineers (Corps) for review and verification of the landward extent of jurisdictional wetland limits, as well as conduct a site assessment for Unified Mitigation Assessment Method (UMAM) analysis.
- Coordinate with surveyors and/or engineers to locate the field flags as previously placed.
- Prepare an Environmental Assessment Report for inclusion in the Environmental Resource Permit application which will include the following information pertinent to the project site:
 - Existing site conditions (including a FLUCCS map)
 - Approximate landward extent of wetlands and/or surface waters
 - Potential for occurrence of listed plant and animal species, including wetland dependent animal species
 - Projected wetland or surface water impacts and analysis of proposed wetland impacts utilizing UMAM and/or Wetland Rapid Assessment Process (WRAP), if necessary
 - A discussion of secondary and cumulative impacts associated with the project
 - A discussion of avoidance and minimization of wetland or surface water impacts associated with the project (alternate site plans must be prepared by others if required by the agencies)
 - Proposed use of an approved mitigation bank to offset projected wetland impacts, if necessary
- Participate in a pre-application conference with the District.
- Assist in the preparation of an Environmental Resource Permit (ERP) application for submittal to the District.
- Prepare a Section 404 permit application for submittal to the Corps for verification under a Nationwide Permit 7 (Outfall Structure). For a Nationwide Permit there is no permit fee. If an Individual permit is required the County will be responsible for the cost of this permitting fee.
- Prepare responses to Requests for Additional Information (RAI) from the District and/or the Corps.



- GAI will provide mitigation design and coordination with mitigation banks, as necessary. All mitigation costs will be paid for by the County.

Pre-Application Meetings will be setup and attended by GAI for all of the permitting agencies.

Geotechnical

This task will require 6 exfiltration tests outside of the base project area and within the conceptual permit approval area.

See attached detailed scope of geotechnical services to be completed by our subconsultant UES.

Estimated Schedule of Events Outline

This project will be designed per Martin County Land Development and Design Standards as well as the Florida Greenbook and the MUTCD. The design services included as part of this proposal are summarized below and are shown in approximately the order to be completed. A design schedule containing these tasks in addition to others will be provided to the County within 10 days of GAI being provided with NTP.

1. Project Kickoff Meeting
2. Data Collection
3. Topographic Survey
4. Utility Coordination and Designating
5. GAI Field Review #1
6. Public Kick-Off Meeting
7. Coordination with Martin County on purchase of private parcel and if these elements will be incorporated into the final design
8. 15% Plan and Profile Plan Production
9. Geotechnical Investigation
10. ACOE, and SFWMD Pre-Application Meetings
11. GAI meets with CRA Board and NAC #1 (meetings will be on separate days)
12. Stormwater Outfall Environmental Field Investigation
13. SFWMD Conceptual Permit – Land Use and Future Impervious Percentage Coord. with County
14. SFWMD Conceptual Permit Analysis and Modeling
15. GAI Field Review #2
16. Coordination Meeting with SMRU regarding water and sewer relocations
17. Martin County selects CMAR Contractor
18. 30% Plans Development and Plan Production
19. 30% Concept Plans Submittal
20. Martin County Reviews 30% Submittal
21. GAI and CMAR Contractor Coordination Meeting
22. GAI meets with CRA Board and NAC #2 (meetings will be on separate days)
23. 60% Plans Development and Plan Production
24. 60% Design Phase Submittal
25. Martin County Reviews 60% Submittal
26. GAI meets with CRA Board and NAC #3 (meetings will be on separate days)
27. GAI orders SUE locates
28. SFWMD and ACOE Permits Submitted
29. GAI adjusts design based on SUE locates
30. Plan Production for SMRU water and sewer relocations
31. GAI and CMAR Contractor Coordination Meeting
32. SFWMD and ACOE RAI's (Expected)
33. 100% Plans Development and Plan Production



34. SFWMD and ACOE Permits Resubmitted
35. 100% Design Phase Submittal
36. Martin County Reviews 100% Submittal
37. Martin County CRA and Public Works Final Approval and Plans are Released for Construction
38. SFWMD and ACOE Permits Approved
39. Final Coordination with CMAR Contractor

Deliverables

PDF copies of topographic survey, plan submittals, construction cost estimates and project specifications will be emailed to the County and / or the CMAR Contractor for review. CAD files can be provided in either AutoCAD or Microstation at the County's request. The topographic survey will also be provided to the County by email in a signed and sealed pdf as well as Auto CAD files. All drainage calculation modeling files and reports will also be emailed to the County for their records.

Monthly Invoicing and Billing

Project invoicing shall be completed monthly and will be setup similar to the staff man hour estimate sheet with each task and subtask billed on a percentage of work completed and deliverables provided to the County.

Exclusions and Assumptions Summary

- It is estimated the SFWMD Conceptual Permit will include a project area with 4 or 5 estimated proposed improvements projects to be completed in phases. The improvements in Task #1 included in this proposal and in the base project will be separated into no more than 2 separate phases. The remaining 2 or 3 phases of stormwater improvements are being permitted through the SFWMD Conceptual Permit but are to be included in future final design projects and are not included as part of this proposal.
- The SMRU Water and Sewer relocations are included as part of a separate proposal which will be approved by SMRU. The water and sewer design fee is assumed to be completed concurrently with the streetscape and drainage improvements noted in Task #1 of this scope of services and constructed by the CMAR Contractor selected by the County.
- No project website shall be created and managed by GAI for this project. GAI will supply content, graphics, renderings and aerials to the County for their review and posting on County operated websites and social media accounts.
- If right of way acquisition or temporary construction easements are required based on the final design as part of this project sketches and legal descriptions can be provided by GAI as part of a separate supplemental scope and fee proposal.
- No Cultural Resources Assessment Survey (CRAS) or Contamination Screening Evaluation Report (CSER) is included as part of this scope and fee proposal.
- No landscaping or irrigation plans are included in this proposal along the route of the stormwater outfall east of the FEC RR.
- No design for a wet or dry detention pond is included as part of this scope and fee proposal.
- No signalization or traffic signal interconnect plans are included as part of this scope and fee proposal.
- No FEC railroad track or signal modifications are included as part of this scope and fee proposal.
- No traffic study or modeling is included as part of this scope and fee proposal.
- Wetland mitigation will be calculated and coordinated by GAI. The County will be responsible for all wetland mitigation costs required as part of these proposed improvements.
- No on-site wetland restoration is included as part of this scope and fee proposal.



- No on-site daily construction observation or Construction Engineering Inspection (CEI) Services are included as part of this scope and fee proposal.
- No permit fees are included in this fee proposal. All permitting fees will be paid directly by Martin County to the permitting agency.
- It is the assumption of the scope and fee proposal that the final permitted plan set will consist of no more than 2 separate plan sets for construction to be completed by the County's selected CMAR contractor.
- PERSONAL LIABILITY OF PERSONNEL DISCLAIMER-PURSUANT TO FLORIDA STATUTE 558.0035, TO THE FULLEST EXTENT PERMITTED BY LAW, OWNER AGREES THAT PURSUANT TO SECTION C, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD LIABLE FOR NEGLIGENCE.



SMRU Water and Sewer Scope of Services

Martin County – Hobe Sound CRA

Dixie Highway Stormwater and Streetscape Design

Martin County RFQ No. 2025-3695

April 15, 2026

Project Background

GAI was recently selected by Martin County to provide design services for the project which consists of improvements along Dixie Highway Service Rd and Plutos Ave / Post Office Alley from SE Bridge Rd. to Saturn Ave. as the base project area. The proposed improvements will extend the streetscape improvements recently completed along SE Bridge Rd to improve drainage, beautify the corridor, add on street parking, standardize dumpster storage facilities on Post Office Alley, and clearly define the sidewalk for pedestrians.

The Hobe Sound Neighborhood Advisory Committee (NAC) also recommends additional economic development strategies like incentives to attract and retain businesses and commercial development; providing stormwater solutions for property redevelopment; and creative placemaking to be significant in supporting the success of the corridor. The project extends along the Dixie Hwy Service Road and Plutos Ave from SE Bridge Road to SE Saturn Street. This project will require coordinating with the Hobe Sound Historic Train Station which has been recently relocated to the previous SE Vulcan Ave right of way between SE Venus St and SE Athena St. This building has recently been relocated to this area and dried in with water, sewer and electric connected to the building. The purpose of this project is to complete final design services consisting of construction plans, construction cost estimates, bid form and specifications to construct the improvements using the Conceptual Design previous completed by GAI's Community Solutions Group as a basis. It is GAI's understanding the County intends to advertise and select a CMAR Contractor in 2026 to complete these proposed improvements. GAI will coordinate with this contractor during the final design process. This Scope of Services is based on discussions between the County and GAI during an in-person meeting on October 3rd and additional virtual coordination meetings on October 28th and January 28th.

Based on these proposed streetscape and drainage improvements it is GAI's understanding SMRU would like to relocate the existing water mains and force mains within the area of the proposed improvements. The existing gravity sewer piping and manholes on the Post Office Alley / Plutos Ave would remain and proposed improvements would be designed around these existing facilities to remain.

Task #4

SMRU Water and Sewer Relocations

Due to the base project design consisting of drainage and streetscape improvements along Dixie Highway Service Rd and Plutos Ave / Post Office Alley from SE Bridge Rd. to Saturn Ave. there will be new surface improvements and a drainage collection system installed underground as well as a stormwater outfall to Indian River. This effort will create conflicts with the existing underground water and sewer facilities on these county corridors. Based on recent Martin County meetings with SMRU the existing water and sewer facilities consisting of the following items are to be replaced as they are nearing the end of their service life and will likely pose significant conflicts to the proposed drainage collection system:

- 2" water main on Dixie Highway Service Road



- 6" water main on Post Office Alley
- Existing Sewer Force Main on Post Office Alley and the portion of the force main which runs along Dixie Highway Service Rd south of SE Venus Street

The existing 8" gravity sanitary sewer line and associated manholes on Post Office Alley / Plutos Ave and along Dixie Highway Service Rd south of SE Venus Street are expected to remain.

All existing water services and meter boxes to be replaced within the project limits.

The new water and force main lines will be connected into the existing side street lines which are to remain along SE Dixie Highway Services Rd and Post Office Alley / Plutos Ave.

The stormwater design for Martin County will include an outfall which will cross SE Dixie Highway and the FEC RR at SE Gleason Street turn south at SE Nassau St and then down SE Cabot St to outfall at Greenfield Park into the Indian River. Any unavoidable conflicts with the existing water and sewer facilities and the proposed stormwater trunk line along these streets will also be shown in the construction plans and coordinated with the County's CMAR Contractor.

The removal, grout filling or sealing of the existing water and force mains will be coordinated with SMRU during the final design process and shown in the construction plans.

A pdf of these existing SMRU water and sewer facilities is included as an exhibit as part of this scope and fee proposal.

Note: The final design and permitting services for the SMRU Water and Sewer Relocations shall be completed concurrently with the streetscape and stormwater improvements shown in the base project area being designed for Martin County within the same public right of way. It is assumed this water and sewer work will be constructed by the County's CMAR Contractor along with the streetscape and stormwater improvements noted in Task #1 of the Streetscape and Stormwater Improvements submitted to Martin County.

CMAR Contractor Coordination

GAI understands it is Martin County's intent to select a CMAR Contractor in the near future when the design plans are at approximately a 30% level of progress. GAI shall attend joint meetings with the County Project Manager, SMRU Project Manager and Staff and the CMAR Contractor at plan submittal dates and prior to the contractor establishing a Final Guaranteed Maximum Price (GMP) for submittal to the County and SMRU. The intent of these meetings will be to review the overall design intent, provide cost savings opportunities for the County and SMRU's review, review material selection, maintenance of traffic, maintenance of business, quantities and construction phasing of the proposed improvements. Costs for this coordination effort are included in a separate line item in the staff hour estimation spreadsheet.

FDEP Permitting

Pre-Application Meetings will be setup and attended by GAI to notify the FDEP of the proposed improvements and pending application. The water and sewer relocations will be permitted through the FDEP by submitting an application and signed and sealed construction plans. All permit fees will be paid by SMRU to the FDEP.

Design Criteria



The construction plans will be completed using SMRU standards, details, specifications and materials and the FDEP standards as a guide.

Plan Submittals

GAI will submit plans at 30%, 60%, 90% and 100% stages along with construction cost estimates for SMRU's review.

Project Specifications

The County and SMRU shall provide GAI with Microsoft Word copies of the Standard Division 1 Specifications. GAI will provide the County and SMRU with a project bid form with bid items and quantities as well as develop Project Specific Technical Specifications not included in the County and SMRU General Specifications.

Post Design Services

The post-design services are based on the proposed improvements being completed over the course of two separate improvements projects with a total construction duration of 24 months. This post design fee assumes the water and sewer improvements will be constructed along with the County's Task #1 Base Project Area Improvements and not constructed as part of a separate improvements project. The additional post design services for the water and sewer improvements are included as part of the SMRU water and sewer fee.

The fee associated with this effort will be a limiting amount and will be reimbursable and will be billed monthly on an hourly basis.

The post design fee includes attendance of construction kickoff meetings, attendance of coordination meetings with the contractor, plan revisions, shop drawings review and approval, field reviews, attendance of progress meetings as required, review of project as-builts and final project certification.

Deliverables

PDF copies of all plan submittals, construction cost estimates and project specifications will be emailed to SMRU and / or the CMAR Contractor for review. CAD files can be provided in either AutoCAD or Microstation at SMRU's request.

Exclusions and Assumptions Summary

- If right of way acquisition or temporary construction easements are required based on the final design as part of this project sketches and legal descriptions can be provided by GAI as part of a separate supplemental scope and fee proposal
- All permitting fees will be paid by SMRU.
- No utility modeling or analysis is included as part of the utility design effort.
- The proposed sizing of the potable water, sanitary sewer force main and gravity sanitary sewer will be per information provided by SMRU or the proposed facility will match the size of the existing facility.
- All water services and water meter boxes will be replaced throughout the project limits.
- The topographic survey used for the design of the SMRU water and sewer relocations is being completed as part of the Dixie Stormwater and Streetscape Design Services for the Martin County CRA. No supplemental survey is included in this proposal or expected.



- No on-site daily construction observation or Construction Engineering Inspection (CEI) Services are included as part of this scope and fee proposal.
- It is the assumption of the scope and fee proposal that the final permitted plan set will consist of no more than 2 separate plan sets for construction to occur as part of no more than 2 phases.
- PERSONAL LIABILITY OF PERSONNEL DISCLAIMER-PURSUANT TO FLORIDA STATUTE 558.0035, TO THE FULLEST EXTENT PERMITTED BY LAW, OWNER AGREES THAT PURSUANT TO SECTION C, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD LIABLE FOR NEGLIGENCE.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 20, 2025

Kevin Leadbetter, Senior Vice President
G-A-I CONSULTANTS, INC.
618 E South Street
Suite 700
Orlando, FL 32801

Dear Mr. Leadbetter:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

3.1 - Minor Highway Design

3.2 - Major Highway Design

3.3 - Controlled Access Highway Design

4.1.1 - Miscellaneous Structures

4.1.2 - Minor Bridge Design

4.2.1 - Major Bridge Design - Concrete

5.1 - Conventional Bridge Inspection

5.4 - Bridge Load Rating

6.1 - Traffic Engineering Studies

6.2 - Traffic Signal Timing

6.3.1 - Intelligent Transportation Systems Analysis and Design

6.3.2 - Intelligent Transportation Systems Implementation

7.1 - Signing, Pavement Marking and Channelization

7.2 - Lighting

7.3 - Signalization

8.1 - Control Surveying

8.2 - Design, Right of Way & Construction Surveying

8.4 - Right of Way Mapping

10.1 - Roadway Construction Engineering Inspection
 10.3 - Construction Materials Inspection
 10.4 - Minor Bridge & Miscellaneous Structures CEI
 10.5.1 - Major Bridge CEI - Concrete
 10.5.2 - Major Bridge CEI - Steel

13.6 - Land Planning/Engineering

15.0 - Landscape Architect

21.0 - Acquisition, Negotiation, Closing, and Order of Taking

24.0 - Acquisition Relocation Assistance

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
187.89%	140.69%	3.485%	Reimbursed	3.44%	16.65%	No

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,



Philip Pitts
 Professional Services Qualification Administrator
 PP

Task #1 Staff Hours Breakdown

Professional Engineering Design Services for Dixie Stormwater and Streetscape Design

4/15/2026

Principal	Chief Engineer	Project Manager	Sr. Project Engineer	Landscape Architect Mgr.	Project Engineer	Sr. Env. Manager	Landscape Architect	Sr. Designer	Engineer Intern	Project Env. Specialist	Landscape Designer	CADD Tech	Total Hours By Task	Total Labor By Task
\$ 380.01	\$ 365.54	\$ 327.76	\$ 270.92	\$ 234.03	\$ 231.75	\$ 193.08	\$ 162.74	\$ 158.78	\$ 146.84	\$ 134.91	\$ 120.59	\$ 114.92		
Task 1: Final Design Base Project Area														
2	4	36	5	6	0	0	0	0	0	0	0	0	0	53
0	0	16	2	2	8	8	4	0	24	0	4	0	0	50
2	0	8	0	0	0	0	0	0	4	0	0	0	0	14
16	20	72	40	30	8	8	12	0	0	0	0	0	0	198
16	0	24	8	8	0	0	4	8	4	0	0	8	8	80
68	0	80	0	24	8	8	8	8	24	0	48	50	310	21,088.56
8	4	28	20	0	14	14	0	32	30	0	16	64	216	41,113.36
0	4	20	36	0	32	22	0	8	22	0	0	0	122	29,687.20
0	4	16	26	0	16	16	0	8	22	0	0	0	92	21,959.03
0	9	44	42	0	24	0	0	72	50	0	0	96	337	64,459.09
0	4	10	12	8	16	0	0	0	10	0	0	0	58	15,039.40
8	16	58	20	8	8	8	8	0	0	0	0	0	126	38,345.52
0	10	14	40	0	2	2	0	16	24	0	0	0	106	25,609.13
0	16	28	64	10	30	30	8	122	102	0	14	132	576	110,555.24
18	6	16	10	96	0	0	106	14	0	0	164	14	344	80,212.63
0	10	36	30	0	16	0	0	0	20	0	0	20	140	35,793.98
0	4	12	20	20	8	8	20	8	32	0	0	8	130	27,088.17
0	12	56	40	10	24	24	0	8	70	0	12	96	398	76,655.64
16	6	20	0	66	0	0	88	14	14	0	128	16	354	64,093.11
20	24	86	40	54	54	12	54	44	58	0	54	58	504	108,284.90
174	153	720	465	342	216	424	320	424	496	0	448	562	4310	922,249.11
\$ 66,122.58	\$ 55,928.01	\$ 235,989.19	\$ 123,268.09	\$ 80,936.82	\$ 50,057.07	\$ -	\$ 52,077.23	\$ 67,323.93	\$ 72,834.65	\$ -	\$ 54,024.93	\$ 64,586.62	\$ 922,249.11	
Subtotal Task 1 Labor By Position														

Exhibit A - Page 1 of 1
CONTRACT FEE SUMMARY FOR
Dixie Stormwater and Streetscape Design - Task #1 Survey

PART I - GENERAL				
1. Project Professional Engineering Design Services for Dixie Stormwater and Streetscape Design	2. Project Number			
3. Name of Consultant GAI Consultants, Inc.	4. Date of Proposal 4/15/2026			
PART II - LABOR RELATED COSTS				
5. LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Survey CADD Technician	\$ 135.79	148	20,097.21	
Clerical	\$ 94.24	16	1,507.90	
Survey Manager (PSM)	\$ 268.54	92	24,706.03	
Three Man Survey Crew	\$ 373.40	232	86,627.92	
TOTAL LABOR				\$ 132,939.06
PART III - OTHER COSTS				
6. MISCELLANEOUS DIRECT COSTS (Lump Sum)				
Misc. Direct Expenses (Lump Sum)				\$ 4,500.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL				\$ 4,500.00
PART IV - SUMMARY				
TOTAL LUMP SUM AMOUNT (Items 5 and 6)				\$ 137,439.06

**GAI Consultants, Inc.
Matthew Bolyard
12574 Flagler Center Blvd., Suite 202
Jacksonville, FL 32258
Phone: (904) 363-1110
Email: m.bolyard@gaiconsultants.com**

Proposal for Geotechnical Exploration

**Hobe Sound Downtown Vision Project
Between SE Bridge Road to Saturn Avenue
Hobe Sound, FL 33455**

Proposal No. A25153.01215.000 Rev No. 3

February 3, 2026

GAI Consultants, Inc.

Matthew Bolyard
12574 Flagler Center Blvd., Suite 202
Jacksonville, FL 32258
Phone: (904) 363-1110
Email: m.bolyard@gaiconsultants.com

**RE: Proposal for Geotechnical Exploration
Hobe Sound Downtown Vision Project
Between SE Bridge Road to Saturn Avenue
Hobe Sound, FL 33455
Proposal No. A25153.01215.000 Rev No. 3**

Dear Matthew Bolyard:

UES Professional Solutions, LLC (UES) appreciates the opportunity to become a part of your project team. Our team of professionals is dedicated to making this project a success, both on schedule and within budget. We are proud of our commitment to maintaining the highest levels of customer service and client satisfaction, and respectfully submit the following for your consideration.

PROJECT INFORMATION

It is UES's understanding that this project is to consist of improvements to the roadway at the above-mentioned streets in Martin County, Florida. A boring site plan was provided to us, prepared by Community Solutions Group, dated 07/14/2023.

GEOTECHNICAL EXPLORATION

Exploration is to consist of nine (9) Standard Penetration Test (SPT) borings within the proposed structure for this geotechnical study. The borings will be completed with a truck or track mounted drilling equipment. The depths are needed to evaluate the nature of the subsurface soils and general subsurface conditions for the proposed development. The borings will be performed to depths of 10 and 20 feet below grade. In addition, UES has been requested to perform twelve (12) exfiltration tests to a depth of 10 feet below the existing grade.

Underground utility clearance will be required prior to commencing the drilling of the SPT borings. Therefore, UES will contact "Sunshine One-Call" Service to obtain underground public utility clearance. UES requests to be notified of the location of any existing private underground utilities and/or structures in the exploratory area prior to the field work. UES will not be responsible for private and/or public underground utilities and/or structures not identified to the field crews

PURPOSE

The purpose of the services on this project is to explore the subsurface soil/rock conditions and provide pavement recommendations to be used in evaluation of the site for the proposed construction.

PROPOSED SCOPE OF SERVICES

The geotechnical exploration and report shall include the following at a minimum:

- Perform nine (9) standard penetration test (SPT) borings.
 - Six (6) borings will be completed to depths of 10 feet below the existing grade along SE Dixie Highway Service Road.
 - Two (2) borings will be completed to depths of 20 feet below the existing grade between the jack and bore area.
 - One (1) boring will be completed to depths of 10 feet below the existing grade in the existing County Park – Greenfield Park.The borings will be performed utilizing a truck or track mounted drilling equipment. The SPT borings will be used as an investigative tool.
- Perform twelve (6) exfiltration tests to depths of 10 feet below the existing grade:
 - Perform four (4) exfiltration tests along SE Dixie Highway Service Road.
 - Perform two (2) exfiltration tests along Pluto Avenue.
- Constant head test procedures suggested by South Florida Water Management District (SFWMD) will be performed.
- A software-generated and plotted log of each boring will be prepared.
- Prepare a site plan showing the approximate test locations.
- Summarize the activities on this project in the form of a Geotechnical Report which will include test procedures used, data collected, the soils permeability / conductivity, K, values (cfs/ ft² – ft head), evaluation of subsurface soil conditions, pavement recommendations, an estimated seasonal groundwater table, and engineering recommendations for the proposed construction.

An estimated **LUMP SUM** for the scope of services detailed above is **\$7,875.00.** **Included in Task #1**

Additionally, UES has been asked to perform the following services:

- Perform six (6) exfiltration tests in the area outside of base project area.

An estimated **LUMP SUM** for the additional scope of services detailed above is **\$3,470.00.** **Included in Task #3**

Please Note: This estimate is based on the site being accessible to a truck or track-mounted drilling equipment. If this is not the case, revisions will need to be made to this estimate to accommodate mobile drilling equipment or heavy equipment to access boring locations. We have assumed that our fieldwork can be performed during normal business hours.

UES will not exceed the fee stated above unless the encountered soils are significantly different than those anticipated, the site is not accessible to truck mounted drilling equipment and/or if the report will require additional hours for engineering analysis due to the encountered soils being significantly different than those anticipated. The additional services and their cost shall be negotiated.

Our proposal does not include an allowance for horizontal and vertical survey control for the test boring locations. Our field crew will locate the test locations based on estimated distances and relationships to obvious landmarks. Therefore, the test locations and depths should be considered accurate to the degree of the methodologies used. UES strongly recommends horizontal and vertical survey control for the test boring locations to improve the usefulness of the soil and groundwater information during the civil engineering design of the site. UES will not be responsible for the performance of any site improvements designed and constructed based on the reported soil and groundwater depths without horizontal and vertical survey control.

CONDITIONS AND QUALIFICATIONS

UES's terms are COD (credit cards are accepted) unless a credit application has been approved or credit has been previously established. If credit is established, our terms will be net-30 days. All UES services must be paid for in full, including final letter, prior to delivery of any Final Letters of Compliance. Reports will be distributed electronically. Hard copies of reports can be provided upon request and will be billed at \$75 per physical copy. The pricing contained herein is subject to change if this proposal is not authorized within 90 days of the date of this proposal. If more than 90 days have passed since the date of this proposal, please contact us for an updated proposal.

AUTHORIZATION

All services will be conducted in accordance with this proposal and attached Terms and Conditions. To initiate services, please complete and return the included Proposal Acceptance Agreement form. The Terms and Conditions are part of this agreement. **The signed proposal acceptance agreement form must be received by UES via fax or email prior to any work being performed, and an original copy must be received before completed reports can be distributed.**

CLOSING

UES appreciates the opportunity to submit this proposal and looks forward to working with you as a member of the project team. Please contact the undersigned at 561.347.0070 if you have any questions or comments.

From our team to yours,

UES Professional Solutions, LLC (UES)
Florida Registry No. 549



Estela G. León Aguilar, M.S., P.E.
Senior Geotechnical Engineer



Camila Ribeiro, E.I.
Geotechnical Department Manager

Attachments:

Exhibit "A" – Additional UES Services,
Exhibit "B" – UES Terms and Conditions,
Exhibit "C" – Report Distribution Information Request Form

April 15, 2026

GAI Consultants, Inc.
12574 Flagler Center Blvd., Suite 202
Jacksonville, FL 32258

Attention: Mr. Matthew Bolyard
m.bolyard@gaiconsultants.com

Reference: **Proposal for an Underground Utility Investigation**
Hobe Sound Downtown Vision Project - GPR
Between SE Bridge Road to Saturn Avenue
Hobe Sound, FL 33455
UES Opportunity No.: A25153.01215.001 - REV 3

Dear Mr. Bolyard:

As requested, UES Professional Solutions, LLC (UES) is pleased to submit our proposal for an Underground Utility Investigation at the referenced project in Hobe Sound, Florida. Our understanding of this project, with our proposed scope of services and fees, are presented in the following paragraphs.

PROJECT DESCRIPTION

We understand that an underground utility investigation is required for the project in Hobe Sound, Florida. The aim of the investigation is to determine the location of any underground utilities within the survey area. The survey area is highlighted in red polygons in the following image.

Proposal for an Underground Utility Investigation
Hobe Sound Downtown Vision Project - GPR
UES Opportunity No.: A25153.01215.001



SCOPE OF SERVICES

The following summarizes our proposed scope of services based on our understanding of the project requirements. If the needs of the project and/or scope should change, we can provide a revised proposal.

Quality Levels D – B

- Perform Subsurface Utility Engineering survey using non-destructive/geophysical techniques to locate existing underground utilities within survey area.
- Investigation will generally be in accordance with ASCE 38-22 Subsurface Utility Engineering.
- Survey area includes portions of SE Nassau Ave, Plutos Road, and SE Dixie Hwy Service Rd.
- Deliverable will include field markings as well as Subsurface Utility Map (dwg and PDF) of any underground utilities within survey area.

(Optional) Quality Level A

- Pothole at 27 proposed locations to identify the targeted utilities for the property.
- Locations will be based on coordinates provided by Client.
- Non-destructive investigation will be performed prior to potholing activities to shift proposed locations if needed.
- Potholes will be approx. 1 ft by 1 ft by 5 ft deep. Holes will be backfilled with suitable backfill material.
- It is estimated that a total of 4 locations can be completed per day.
- Deliverable will include field report with pipe details (location, depth, diameter, material, etc.) as a Subsurface Utility Map (dwg and PDF) of any underground utilities within survey area.

Our proposal does not include an allowance for special traffic control measures. If required, Client will coordinate blocking off active parking lot areas or roadway corridors as required to allow field crews unobstructed access to perform the mapping effort.

Directly buried lines such as fiber optics can pose challenges due to small diameter pipes that may not be detected. Conversely, deep seated utilities may not be located due to subsurface soil conditions or limitations with equipment. If a utility cannot be located in the field, the utility will be given as a Quality Level D level of accuracy based on as-built information.

UES Professional Solutions, LLC cannot guarantee all utilities will be located for this site, however, utilizing the advanced geophysical toolkit will increase the total number of utilities detected. The utility investigation is meant to provide design support but should be verified by contractor prior to subsurface work. If the contractor does not verify utility location and depth prior to subsurface work, UES Professional Solutions, LLC will not be responsible for potential utility damages incurred.

Should any of the above information or assumptions made by UES be inconsistent with the planned development and construction, we request that you contact us immediately to allow us the opportunity to review the new information in conjunction with our proposal and revise or modify our scope of service and/or fee estimate accordingly, if needed.

Proposal for an Underground Utility Investigation
Hobe Sound Downtown Vision Project - GPR
UES Opportunity No.: A25153.01215.001

Included in Task #1
Utility Designing = \$39,000.00
SUE Soft Digs = 27 @ \$1650 each = \$44,550.00

FEE, TERMS, AND SCHEDULE

UES Professional Solutions, LLC will complete the scope of the underground utility investigation outlined within this proposal for **LUMP SUM FEE of \$39,000.00**. Optional scope of work will be completed at a **PER POTHOLE RATE of \$1,650.00**. We will not exceed our budget unless the scope of work is varied or the subsurface encountered are significantly different from those anticipated, in which event you will be notified prior to any increase in costs. Written approval will be required.

Enclosed you will find our General Contract Conditions with a copy of our Work Authorization/Proposal Acceptance Form. If you would like us to proceed, please have the party responsible for payment sign the appropriate space on the Work Authorization/Proposal Acceptance Form and return it to us.

CLOSURE

Should you have any questions concerning this information please do not hesitate to call. We look forward to working with you.

Sincerely,
UES Professional Solutions, LLC



Chris Williams, P.G.
Virtual Design Consulting (VDC) Manager

Enclosures: Work Authorization/Proposal Acceptance Form
 General Contract Conditions

ESTIMATE

Irri Design Studio
PO Box 423304
Kissimmee, FL 34742

connor@irridesignstudio.com
+1 (407) 744-3658
www.irridesignstudio.com



Bill to
Gai Consultants, Inc.
618 E South St Ste 700
Orlando, FL 32801
United States

Estimate details

Project: Hobe Sound

Estimate no.: 2998
Estimate date: 11/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Construction Documents	30% Water source, mainline & zoning parameters for pricing	1	\$500.00	\$500.00
2.		Construction Documents	90% Comprehensive irrigation design plans prepared for construction, including detailed layouts, equipment schedules, zoning plans, hydraulic calculations, schedules, details, and notes to ensure accurate installation and compliance with project requirements.	1	\$2,500.00	\$2,500.00
3.		Construction Documents	100% Comprehensive irrigation design plans prepared for construction, including detailed layouts, equipment schedules, zoning plans, hydraulic calculations, schedules, details, and notes to ensure accurate installation and compliance with project requirements.	1	\$1,400.00	\$1,400.00

Included in Task #1

Total

\$4,400.00

Note to customer

By accepting the terms of this estimate, Irri Design Studio agrees to perform the services outlined in this document. Any additional work, including redesign efforts not covered in this estimate, will be subject

to additional charges.

Please note that this estimate does not include sign and sealing (electronic or physical) or hard copy prints, unless otherwise specified above.

Accepted date

Accepted by

Task #2 Staff Hours Breakdown

Professional Engineering Design Services for Dixie Stormwater and Streetscape Design

4/15/2026

	Principal	Chief Engineer	Project Manager	Sr. Project Engineer	Landscape Architect Mgr.	Project Engineer	Sr. Env. Manager	Landscape Architect	Sr. Designer	Engineer Intern	Project Env. Specialist	Landscape Designer	CADD Tech	Total Hours By Task	Total Labor By Task
Task 2: Final Design Parcel Between Adonis & Olympus															
1. Drainage Design - Collection and Exfiltration System	0	3	10	6	0	6	0	0	0	0	0	0	0	33	\$ 8,565.00
2. 30% Design and Construction Cost Estimate	0	3	10	6	0	10	0	0	12	12	0	0	22	75	\$ 14,513.05
3. 60% Design and Construction Cost Estimate	3	3	10	8	32	10	0	30	12	12	0	48	22	190	\$ 34,354.98
4. 100% Design and Construction Cost Estimate	3	3	10	8	24	10	0	26	12	12	0	30	22	160	\$ 29,660.57
Subtotal Task 2 Hours BY Position	6	12	40	28	56	36	0	56	36	44	0	78	66	458	\$ 87,093.00
Subtotal Task 2 Labor BY Position	\$ 2,280.09	\$ 4,386.51	\$ 13,110.51	\$ 7,585.73	\$ 13,105.44	\$ 8,342.84	\$ -	\$ 9,113.51	\$ 5,716.18	\$ 6,461.14	\$ -	\$ 9,406.13	\$ 7,584.91	\$ 87,093.00	\$ -

Exhibit A - Page 1 of 1
CONTRACT FEE SUMMARY FOR
Dixie Stormwater and Streetscape Design - Task #2 Survey

PART I - GENERAL				
1. Project Professional Engineering Design Services for Dixie Stormwater and Streetscape Design			2. Project Number	
3. Name of Consultant GAI Consultants, Inc.			4. Date of Proposal 4/15/2026	
PART II - LABOR RELATED COSTS				
5. LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Survey CADD Technician	\$ 138.96	10	1,389.59	
Clerical	\$ 94.24	0	0.00	
Survey Manager (PSM)	\$ 268.54	10	2,685.44	
Three Man Survey Crew	\$ 376.56	16	6,025.01	
TOTAL LABOR				\$ 10,100.03
PART III - OTHER COSTS				
6. MISCELLANEOUS DIRECT COSTS (Lump Sum)				
Misc. Direct Expenses (Lump Sum)				\$ 600.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL				\$ 600.00
PART IV - SUMMARY				
TOTAL LUMP SUM AMOUNT (Items 5 and 6)				\$ 10,700.03

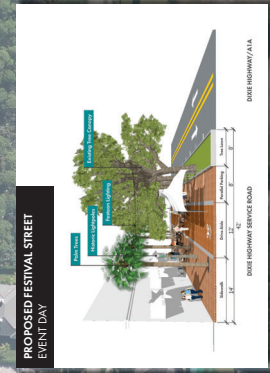
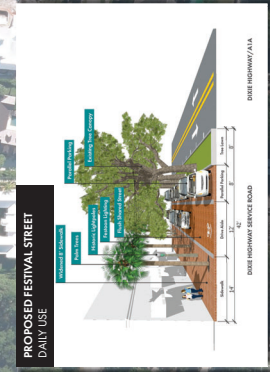
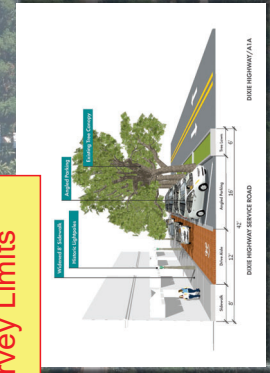
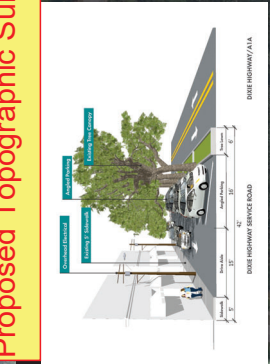
Task #3 Staff Hours Breakdown

Professional Engineering Design Services for Dixie Stormwater and Streetscape Design

4/15/2026

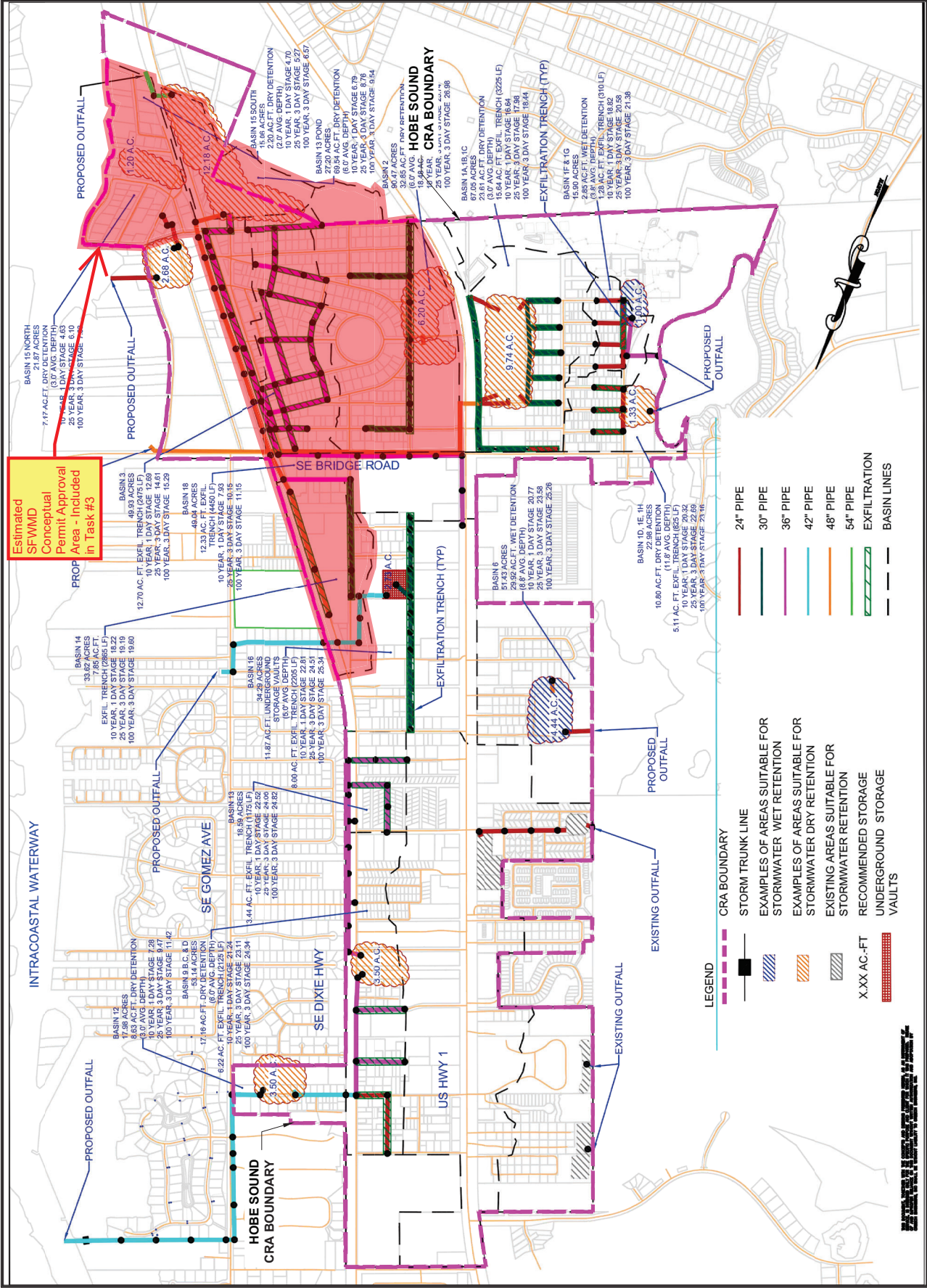
	Principal	Chief Engineer	Project Manager	Sr. Project Engineer	Landscape Architect Mgr.	Project Engineer	Sr. Env. Manager	Landscape Architect	Sr. Designer	Engineer Intern	Project Env. Specialist	Landscape Designer	CADD Tech	Total Hours By Task	Total Labor By Task
Task 3: SFWMD Conceptual Permit and ACOE Permit															
1. Data Collection	0	0	6	6	6	7	8	0	8	8	0	0	0	35	7,659.32
2. Impervious area analysis to future buildout based on land use	0	0	6	6	6	16	0	0	20	26	0	0	0	74	14,293.62
3. Analysis and Layout of Future Drainage Improvement Phases	0	0	6	16	0	12	0	0	34	34	0	0	0	102	19,473.54
4. Environmental Field Investigation and Report	0	0	4	0	0	0	40	0	0	0	88	0	0	132	20,905.88
5. Drainage Modeling	0	4	16	68	0	60	8	0	12	40	0	0	0	208	48,357.99
6. Drainage Report	0	4	24	54	0	50	8	0	20	30	20	0	0	210	47,369.10
7. SFWMD Coordination Meetings	0	4	8	4	0	0	4	0	0	8	0	0	0	28	7,019.51
8. SFWMD Permit Submittal	0	1	14	4	0	8	2	0	0	10	6	0	0	36	7,606.03
9. SFWMD RAI Comments and Responses	0	4	16	14	0	16	2	0	8	20	4	0	0	84	19,340.09
10. SFWMD Permit ReSubmittal	0	1	4	4	0	6	2	0	4	8	6	0	0	35	7,156.22
11. ACOE Coordination Meetings	0	2	5	4	0	0	4	0	0	0	6	0	0	21	5,055.32
12. ACOE Permit Submittal	0	1	4	4	0	4	2	0	0	6	4	0	0	25	5,494.10
13. ACOE RAI Comments and Responses	0	4	10	10	0	14	2	0	6	18	4	0	0	68	15,215.10
14. ACOE Permit ReSubmittal	0	1	4	4	0	5	2	0	2	6	2	0	0	26	5,773.60
Subtotal Task 3 Hours By Position	0	26	118	198	0	198	76	0	114	206	148	0	0	1084	230,698.81
Subtotal Task 3 Labor By Position	\$ -	\$ 9,504.11	\$ 38,676.01	\$ 53,641.94	\$ -	\$ 45,885.65	\$ 14,674.02	\$ -	\$ 18,101.24	\$ 30,249.87	\$ 19,965.98	\$ -	\$ -	\$ 230,698.81	\$ -

Proposed Topographic Survey Limits



Proposed Survey limits extend all the way down County ROW to Greenfield Park





Estimated SFWMD Conceptual Permit Approval Area - Included in Task #3

- LEGEND**
- CRS BOUNDARY
 - STORM TRUNK LINE
 - EXAMPLES OF AREAS SUITABLE FOR STORMWATER WET RETENTION
 - EXAMPLES OF AREAS SUITABLE FOR STORMWATER DRY RETENTION
 - EXISTING AREAS SUITABLE FOR STORMWATER RETENTION
 - RECOMMENDED STORAGE
 - UNDERGROUND STORAGE
 - VAULTS
 - 24" PIPE
 - 30" PIPE
 - 36" PIPE
 - 42" PIPE
 - 48" PIPE
 - 54" PIPE
 - EXFILTRATION
 - BASIN LINES



Task #4 Staff Hours Breakdown

Professional Engineering Design Services for Dixie Stormwater and Streetscape Design

4/15/2026

	Principal	Chief Engineer	Project Manager	Sr. Project Engineer	Landscapist Architect Mgr.	Project Engineer	Sr. Env. Manager	Landscapist Architect	Sr. Designer	Engineer Intern	Project Env. Specialist	Landscapist Designer	CADD Tech	Total Hours By Task	Total Labor By Task
Task 4: Final Design and Permitting SMRU Utilities															
1. Project Kickoff and Meetings	0	4	8	4	0	8	0	0	0	0	0	0	0	24	7,021.91
2. Data Collection	0	2	8	4	0	6	0	0	0	8	0	0	0	32	7,637.22
3. Construction Details and Phasing	0	4	10	4	0	6	0	0	4	4	0	0	0	30	7,795.57
4. Comment Responses and QA/QC	0	4	18	16	0	12	0	0	0	0	0	0	0	50	14,477.55
5. CMAR Contractor Coordination	0	8	20	20	0	0	0	0	0	0	0	0	0	48	14,897.97
6. 30% Design and Construction Cost Estimate	0	4	20	20	0	16	0	0	0	40	0	0	48	202	37,108.07
7. 60% Design and Construction Cost Estimate	0	6	20	20	0	16	0	0	0	40	0	0	58	218	39,693.51
8. Project Specifications Package	0	4	10	10	0	8	0	0	0	20	0	0	0	52	11,656.13
9. 100% Design and Construction Cost Estimate	0	6	20	18	0	16	0	0	0	24	0	0	36	160	31,345.77
10. SMRU/FDEP Permitting	0	2	10	10	0	10	0	0	0	10	0	0	26	84	16,470.09
11. Post Design Services	0	10	10	16	0	12	0	0	0	8	0	0	8	82	20,690.73
Subtotal Task 4 Hours By Position	0	52	164	142	0	108	0	0	0	186	154	0	176	982	208,634.33
Subtotal Task 4 Labor By Position	\$ --	\$ 19,008.21	\$ 53,753.09	\$ 38,470.48	\$ --	\$ 25,038.53	\$ --	\$ --	\$ 29,533.61	\$ 22,613.98	\$ --	\$ --	\$ 20,226.41	\$ 208,634.33	\$ --



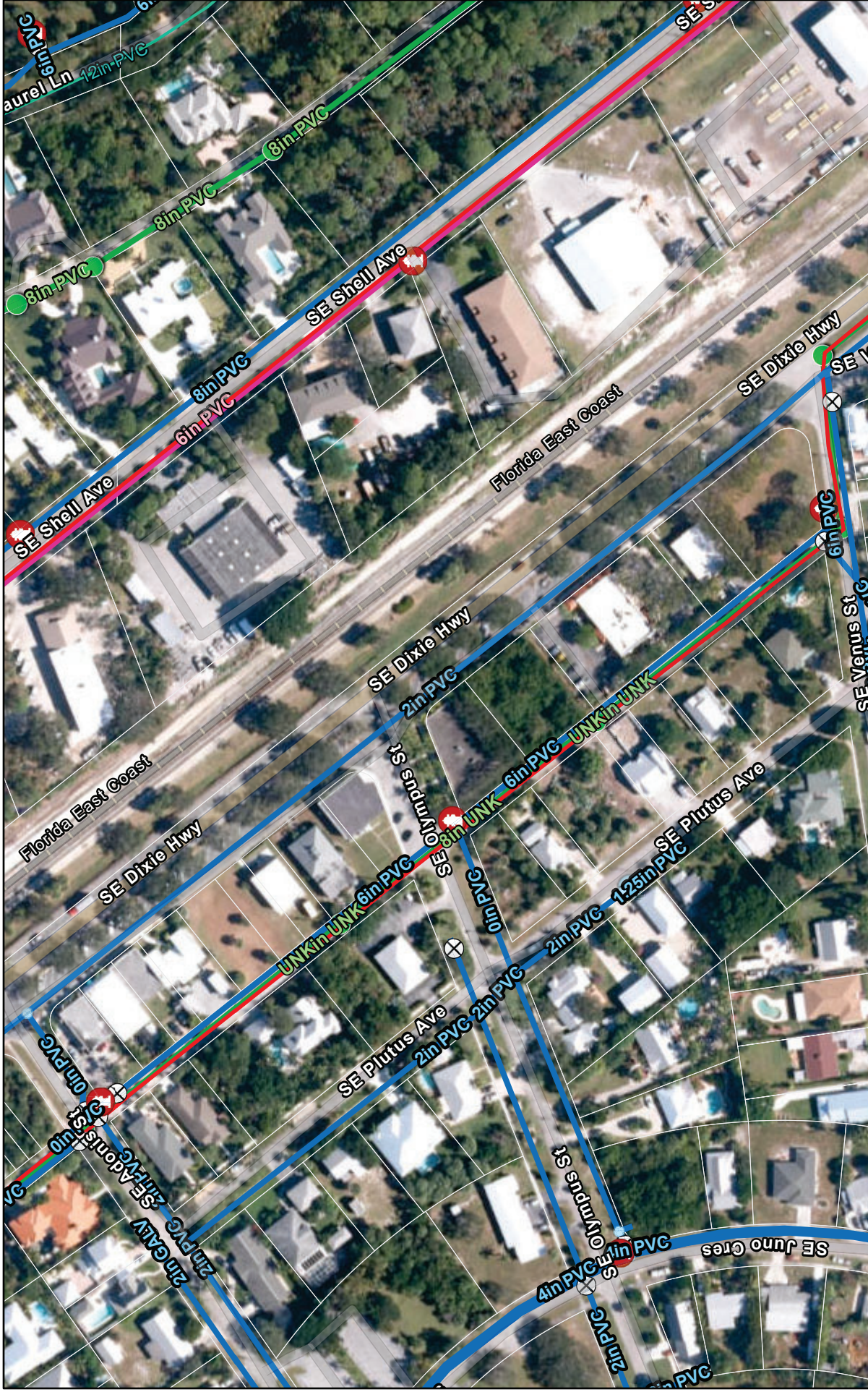
SMRU Water and Sewer Scope
Dixie Stormwater and Streetscape Design Services
Hobe Sound CRA
Martin County

Relocate existing water main, and force main within the base project area limits of the Dixie Stormwater and Streetscape. Replace existing water meter boxes and services. Existing gravity sewer to remain.

Avoid existing potable water main, reclaimed water main and force main within the limits of this area along the route of the proposed stormwater outfall trunk line.

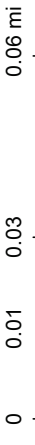
Google Maps

Utility Atlas



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- Potable Water Hydrants
- Potable Water Mains
- Concentrate Line
- Potable Water System Valves
- Sanitary Pressurized Main
- Reclaim Water Main
- Potable Water Fittings
- Sanitary Manhole
- SMRU Service Area Boundary
- SMRU Service Area Boundary (With Addresses 2021)
- Reducer
- Fitting
- Sanitary Gravity Main

State of Florida, Maxar, Microsoft | Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc. MET/INASA, USGS, EPA, NPS, US Census Bureau, USDA | South Martin Regional Utility

Potable Water Main System
Potable Water Hydrants



Potable Water Sampling Locations



Potable Water Fittings



Potable Water Service Connections



Potable Water Lateral Lines



Potable Water Mains



Sanitary Sewer System
Sanitary System Valves



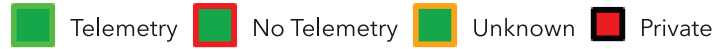
Sanitary Sewer Cleanout



Sanitary Manholes



Sanitary Lift Stations



Sanitary Sewer Lateral Line



Sanitary Gravity Main



Sanitary Pressurized Main



Wastewater Treatment Plant



Reclaim and Raw Water System
Raw Water Main



Raw Abandoned Main



Reclaim Pump Station



Reclaim Water Main



Wells
SMRU Private Wells



FA Production Well



SAS Production Well



Town Of Jupiter Island Boundary



SMRU Service Area Parcels (With Addresses 2021)

