

**FIRST AMENDMENT TO CONTRACT NO. 2024-07 FOR  
PROFESSIONAL ENGINEERING SERVICES FOR SOLID WASTE TRANSFER STATION DESIGN**

This *First Amendment to Contract 2024-07 Professional Engineering Services for Solid Waste Transfer Station Design* (“First Amendment”), is made and entered into by and between the City of North Port, Florida, a municipal corporation of the State of Florida, and whose address is 4970 City Hall Boulevard, North Port, Florida 34286 (“City”) and Geosyntec Consultants, Inc., a Florida Profit corporation registered to conduct business in the State of Florida, whose principal place of business is 12802 Tampa Oaks Blvd., Suite 151, Tampa, FL 33637 (“Consultant”).

**WHEREAS**, on or around February 25, 2025, the parties entered into *Contract No. 2024-07 Professional Engineering Services for Solid Waste Transfer Station Design* for services including design and assistance in pre-construction and construction as identified in the Request for Proposal (“RFP”) No 2024-07 and Consultant’s proposal submitted November 27, 2023; and

**WHEREAS**, the parties mutually desire to amend the Original Contract to expand the design services scope to include additional design and permitting for the North Port Transfer Station and pavement upgrades at the Pan American Recycling Center, for an additional \$166,210.00; and

**WHEREAS**, this First Amendment expands the scope of services to include a geotechnical investigation, Florida bonneted bat acoustic survey, and landscaping and irrigation plan for the North Port Transfer Station site, and engineering design for drainage and pavement upgrades at the Pan American Recycling Center, 5455 Pan American Boulevard; and

**WHEREAS**, the North Port Transfer Station project scope is revised based on information from Task 4 (Permit Pre-Application Meetings) and Task 5 (Hydrogeological and Geotechnical Investigation). City guidance requires an engineered landscape plan with supporting irrigation for CZC issuance. Initial geotechnical work identified a subsurface clay layer, necessitating additional sampling to inform improvement plans and help reduce construction cost and schedule. An ecological survey identified potential habitat for the endangered Florida bonneted bat, requiring an ERP-compliant acoustic survey, and onsite wetland limits must be flagged for the ERP application; and

**WHEREAS**, the City of North Port Public Works, Solid Waste Department has requested engineering services for drainage and pavement upgrades at the Pan American Recycling Center. The existing pavement is failing due to continuous equipment impacts, and soil sampling will be conducted to determine subsurface conditions. A more durable pavement surface will be designed to establish proper finish elevations for stormwater management. Engineering support during bidding and construction is included; and

**NOW THEREFORE**, in consideration of the mutual covenants contained herein, the sufficiency and receipt of which are acknowledged, the parties agree that the Original Contract is amended as follows, with all other terms in the Original Contract remaining unchanged and in full force and effect:

**1. EFFECT OF AMENDMENT/EFFECTIVE DATE**

- A. The parties ratify the terms and conditions of the Original Contract not inconsistent with this First Amendment, all of which are incorporated by reference as if set forth fully herein. This First Amendment modifies the sections of the Original Contract as identified herein. Where a section of the Original Contract is not identified, the terms as they appear in the Original Contract remain and apply.
- B. All references to the “Contract” in the Original Contract, and this First Amendment mean and include both the Original Contract, and the First Amendment.
- C. This First Amendment is effective as of the date the last party approves or executes it, as applicable (the “Effective Date”), and shall continue as otherwise provided in the Original Contract.

**2. ORIGINAL CONTRACT SECTION 1 – CONSULTANT’S SERVICES; TERM**

Section 1 of the Original Contract is amended in its entirety to read as follows:

**1. CONSULTANT’S SERVICES**

- A. Consultant agrees to diligently and timely perform services for the City relating to Professional Engineering Design Services as identified in the Request for Proposal No. 2024-07, Consultant’s proposal submitted November 27, 2023 and this First Amendment. The overall scope of services is described in Exhibit “A”, with detailed tasks and associated fees provided in Exhibit “B”. Both exhibits are attached hereto and incorporated as if set forth fully herein. These items are collectively referred to as the Project.
- B. This Contract becomes effective on the date the last party executed is (the “Effective Date”) and shall terminate upon the completion of the Project or as otherwise provided herein. Following the Effective Date of this Contract, the Consultant will commence work on the Project within a mutually agreed upon time following Consultant’s receipt of a written Notice to Proceed from the City’s Purchasing office. The estimated completion date for the Project is January 28<sup>th</sup>, 2027.

**3. ORIGINAL CONTRACT SECTION 2 – COMPENSATION AND PAYMENT FOR CONSULTANT’S SERVICES**

Section 2. A. 1. of the Original Contract is amended in its entirety as follows:

- 1. Consultant shall receive an additional ONE HUNDRED SIXTY-SIX THOUSAND, TWO HUNDRED TEN DOLLARS AND NO CENTS (\$166,210.00) as compensation for its services. This compensation includes all profit, direct and indirect labor costs, personnel related costs, overhead and administrative costs, travel related out-of-pocket expenses and

costs, and all other costs which are necessary to provide the services as outlined in this Contract.

**4. ORIGINAL EXHIBIT A – SCOPE OF SERVICES**

Exhibit A, attached, replaces Exhibit A in the Original Contract and is incorporated as if set forth in the Contract.

**6. ORIGINAL EXHIBIT B – FEE SCHEDULE**

Exhibit B, attached, replaces Exhibit B in the Original Contract and is incorporated as if set forth in the Contract.

**7. ORIGINAL EXHIBIT C – PROJECT SCHEDULE**

Exhibit C, attached, replaces Exhibit C in the Original Contract and is incorporated as if set forth in the Contract.

**IN WITNESS WHEREOF**, the parties have executed this First Amendment as follows.

***[Remainder of page intentionally left blank. Signature page follows]***

First Amendment to Contract 2024-07  
Professional Engineering Services for Solid Waste Transfer Station Design

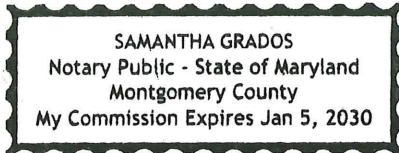
CONSULTANT  
GEOSYNTEC CONSULTANTS, INC.

By: [Signature]  
Name: Thomas Ramsey  
Title: SR Principal

**ACKNOWLEDGEMENT**

STATE OF Maryland  
COUNTY OF Howard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of April 2026, by Thomas Ramsey (name), as SR Principal (title) for Geosyntec Consultants, Inc. (entity).



[Signature]  
Notary Public

Personally Known OR  Produced Identification  
Type of Identification Produced \_\_\_\_\_

Approved by the City Commission of the City of North Port, Florida on \_\_\_\_\_, 2026.

Approved by the City Commission of the City of North Port, Florida on \_\_\_\_\_, 2026.

**CITY OF NORTH PORT, FLORIDA**

\_\_\_\_\_  
PETE EMRICH  
MAYOR

ATTEST

\_\_\_\_\_  
HEATHER FAUST, MMC  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

\_\_\_\_\_  
MICHAEL FUINO  
CITY ATTORNEY

First Amendment to Contract 2024-07  
Professional Engineering Services for Solid Waste Transfer Station Design

Exhibit A to Contract No. 2024-07 -First Amendment

SCOPE OF SERVICES



12802 Tampa Oaks Boulevard, Suite 151  
Tampa, Florida 33637  
PH 813 810-5547  
www.geosyntec.com

13 February 2026

Mr. Manuel Abreu  
Project Manager  
Public Works  
City of North Port  
1100 N. Chamberlain Blvd  
North Port, FL 34286

**Subject: Amendment #1 - Scope of Services and Fee Proposal for Transfer Station Design and Permitting  
North Port Transfer Station & Pan American Recycling Center  
North Port, Florida**

Dear Mr. Abreu,

Geosyntec Consultants, Inc. (Geosyntec) has prepared this amended technical scope of services and fee proposal for the City of North Port (City) to prepare design and permitting documents for the construction of a new transfer station and scalehouse to be located at a 9.7-acre parcel on Yorkshire Street in North Port, Florida (hereinafter referred to as 'site'). The initial proposal, dated 14 November 2024, included services related to the transfer station design and permitting services being provided under Purchase Order 051539. This amendment has been prepared to address additional effort required for design and permitting of the North Port Transfer Station (Transfer Station), as well as requested effort to support pavement upgrades for the Pan American Recycling Center. This amendment includes the initial scope for the Transfer Station as well as additional geotechnical investigation, a Florida Bonneted Bat acoustic survey, and development of a landscaping and irrigation plan.

The initial proposal (and subsequent amendment) was prepared by Sarah Gustitus-Graham, Ph.D., P.E. and reviewed by Thomas Ramsey, P.E. and Marc Rogoff, Ph.D., in accordance with the firm's internal review policy.

**BACKGROUND**

Based on typical standards for transfer station design and expressed input from the City, Geosyntec anticipates the following features for the transfer station and associated on-site facilities:

- scalehouse for weighing incoming and outgoing waste hauling trucks;

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- office space and a restroom within the scalehouse;
- pre-engineered metal transfer station building with interior concrete containment walls;
- concrete tipping floor on an elevated earth embankment for temporary staging of waste during the working day;
- transfer trailer drive-through loading bay(s);
- parking areas for employees, visitors and transfer vehicles;
- a fueling station for city vehicles and equipment;
- buffer area for open space, landscaping, trees, berms, and walls that reduce impacts on future neighbors; and
- holding area for inspecting incoming loads and holding unauthorized waste loads or materials for removal.

The overall goal of this task assignment is to complete the design and permit documents required to develop the facility. To achieve this goal, the following activities must be addressed:

- pre-application meeting with the Florida Department of Environmental Protection (FDEP) Southwest District;
- hydrogeological and geotechnical investigation of the proposed site;
- topographic and property line mapping of the property;
- detailed design of the transfer station building and scalehouse including architectural, foundation, pavement, structural, mechanical, electrical, plumbing, and fire suppression design;
- site civil design including grading and access roads;
- design of the leachate management system;
- environmental permitting including FDEP Solid Waste Transfer Station Permitting, and FDEP Environmental Resource Permitting (stormwater permitting).

Based on these assumptions, Geosyntec prepared an initial scope of services as described below.

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Geosyntec organized the scope of services to provide a phased approach that will give the City maximum flexibility with regard to the development of the project. The initial proposal included two phases: Phase 1 – Site Development Plan and Phase 2 – Detailed Design.

Phase 1 includes the initial design and site development information completed in order to allow the City to decide the specifics of the transfer station, consider value engineering opportunities, and set the stage for final development. Phase 1 includes four (4) tasks: Task 1 – Preliminary Design Options, Task 2 – Existing Conditions Surveys, Task 3 – Final Site Layout and Cost Estimate, and Task 4 – Permit Pre-Application Meetings.

Phase 2 includes the scope and budget to complete the design and permitting assuming a design-bid-build scope of services. Phase 2 includes three tasks: Task 5 – Hydrogeological and Geotechnical Investigation, Task 6 – Transfer Station Design, and Task 7 – Facility Permitting Support.

The City has requested that additional design effort be included in this proposal for pavement upgrades at the Pan American Recycling Center. The Recycling Center has been in use for consolidating recovered materials by first tipping the materials onto the existing asphalt and then reloading them into transfer trailers. The existing pavement structure in the loading area has failed due to the continuous impacts and abrasion from the front-end loader, unloading collection vehicles, and transfer trailers. The City has requested a full survey of the property, geotechnical investigation, and engineering design to prepare a rehabilitation and upgrade plan for the pavement in front of the recycling enclosure. The effort related to the Pan American Recycling Center is included as Phase 3 of this proposal amendment.

This amendment includes the additional Phase 3 for the Pan American Recycling Center Upgrades, as well as changes to Task 2, Task 5, and Task 6 of the initial proposal, and discussed below. Additional services, to be authorized at the discretion of the City Project Manager are also included as a budget line item under Phase 3.

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## **SCOPE OF SERVICES**

### ***PHASE 1- SITE PLAN DEVELOPMENT***

#### **Task 1: Preliminary Design Options (No Amendment)**

Geosyntec understands that the City intends to review the benefits and drawbacks of potential options for transfer station design and operations.

Geosyntec will present a summary of the benefits and drawbacks of the following two designs:

1. An “Open-top” loading system utilizing a lift and load method, which is the most common type of transfer station design in the United States. The design for the lift and load method includes a push wall between the loading bays and the tipping floor that requires waste to be lifted 3 to 5 feet to be loaded in the top of the tractor trailer. During loading, waste is compacted either using a front-end loader or a wheeled excavator with a grapple.
2. A compactor system that would consist of a loading hopper that feeds a stationary, industrial compactor that is used to load the tractor trailer through the tailgate of the trailer. The compactor hopper can be loaded either with a front-end loader or by a conveyor belt.

Note that it is our understanding that no utilities are available at the site and that electric service would have to be extended more than two miles to service the property. For any waste handling system other than open-top, three-phase, 480-volt power will be required in order to run electric motors that will likely be more than 50 horsepower. This may be cost-prohibitive and will be reviewed early in the project.

We assume that the presentation on options will be delivered via a virtual Teams meeting, and a PDF version of the presentation will be provided to the client following the meeting. The design chosen by the City during this Task will guide elements of the design that are discussed further in Tasks 3 and 6.

#### **Task 2: Existing Conditions Surveys (Topographic, Boundary and Ecological)**

##### **Initial Scope:**

Geosyntec will subcontract a Florida Licensed Professional Land Surveyor to provide an existing conditions topographic and tree survey of the project area, as well as a property boundary survey

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for the 11.4-acre site made up of six combined parcels (Attachment 1). Given that the proposed property consists of up to six (6) different parcels, we assume that the City will provide an exhibit showing geometry of the proposed site to facilitate the surveyor's preparation of a new overall boundary. This survey will be incorporated into the engineering drawings for the project.

Geosyntec will subcontract an environmental consultant to conduct an aquatic resources delineation and listed species survey. The subconsultant will delineate the jurisdictional wetland limits in accordance with the Florida Wetlands Delineation Manual (Chapter 62-340, F.A.C.) suitable for submittal to the FDEP and in accordance with the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement. The wetland limits will be flagged in the field and the flag locations collected using a Global Positioning System (GPS) with sub-meter accuracy. The wetland limits will be shown on an aerial map and incorporated into engineering drawings for the project. Geosyntec will attend a site visit with the environmental consultant and FDEP to formally review and approve the jurisdictional lines. The results of the aquatic resources delineation and listed species survey will be summarized in an Environmental Assessment Report.

#### Amendment #1 Scope

An ecological survey for the Site was conducted in April 2025. The North Port Transfer Station Ecological Survey Report by Flatwoods Consulting Group, a Verdantas Company (Verdantas) dated 13 May 2025 found that potentially suitable habitat exists on the Site for the endangered Florida bonneted bats. The report recommended that acoustic surveys be completed to determine the presence of Florida bonneted bats to support Environmental Resource Permitting (ERP) efforts. Furthermore, an onsite wetland was identified and delineated during the ecological survey. Task 2 has been amended to include completion of the acoustic surveys and flagging of the wetland to support the ERP application.

To support the ERP application process, Geosyntec has engaged Verdantas to complete an acoustic survey for Florida bonneted bats and the flag the wetland for a jurisdictional site visit during the application process. A survey report from the acoustic survey will be provided to the city and included in the ERP application.

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**Task 3: Final Site Layout and Cost Estimate (No Amendment)**

To support the City’s decision-making process, Geosyntec will prepare a final site layout and grading plan along with conceptual floor layouts of the transfer building and scalehouse as a means to support value engineering and City decision making for final development. This site plan design will be used to develop an engineer’s cost estimate for construction of the facility and help inform the decision on which Phase 2 development option should be selected, as discussed further below.

**Task 4: Permit Pre-Application Meetings (No Amendment)**

Permitting of the facility will require an FDEP Solid Waste Facility permit, an ERP, and a modification to the City’s existing Water Use permit through the Southwest Florida Water Management District (SWFWMD) as discussed further in Task 7. Pre-application meetings will be held as part of Phase 1 to determine if there are any extenuating circumstances that should be considered in permitting and would therefore increase the cost or complexity of Phase 2.

***PHASE 2 – DETAILED DESIGN***

As described in the introduction to the Scope of Services, Tasks 5 through 7 assume a traditional design-bid-build approach in which Geosyntec and its subconsultants will prepare detailed construction drawings and specifications that are necessary to permit and build the project using a general contractor in the open marketplace. If the City wishes to pursue a different procurement method, we will provide a revised scope of services at that point.

**Task 5: Hydrogeological and Geotechnical Investigation**

Initial Scope:

A geotechnical investigation of the site will be undertaken, culminating in production of a Geotechnical Investigation Report to be submitted to the Florida Department of Environmental Protection (FDEP) with the transfer station permit application. Based on our experience with similar sites, Geosyntec estimates that six (6) standard penetration test (SPT) borings and four (4) hand auger borings will be performed. Task 5 includes the following geotechnical investigation items:

1. Staking of proposed soil boring and hand auger locations.

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2. Coordination with a driller to advance up to five (5) borings with SPT, to a depth of 30 feet (ft) below ground surface (bgs), and one (1) boring with SPT to 50 ft bgs.
3. Provide oversight of drilling activities, assumed to take up to 3 days to complete the field work.
4. Completion of up to four (4) hand augered borings with for field classification of soils collected to depths of 5 ft bgs.
5. Procure a geotechnical laboratory to perform up to two (2) soil classification tests.
6. A survey of potable water wells within 500 ft of the site.
7. Estimation of a seasonal high water table elevation.
8. Completion of up to two (2) double-ring infiltrometer tests within the footprint of the proposed stormwater feature(s).

The geotechnical investigation will be limited to obtaining information needed for structural design of the facility (i.e., for structural fill, foundation, and slab-on-grade design considerations). The final laboratory testing program will depend upon the soils encountered during drilling. Should clays be encountered, consolidation testing will be performed. Geosyntec has assumed that we will obtain, at a minimum, two samples (one sand and one clay). Required tests will include moisture content, Atterberg (for fine-grained soils) and grain size distribution, organic content, and consolidation.

This information will be incorporated into a geotechnical report for the project. The report will include a review of the data obtained, including: (i) description of soil conditions; (ii) stratigraphy; and laboratory test data; (iii) geotechnical analyses, including bearing capacity and settlement analyses for the elevated earth embankment and building; and (iv) recommendations for the type and design of the foundation for the building. This task does not include detailed foundation design, which will be completed in Task 6 following input from the building manufacturer.

#### Amendment #1 Scope

An initial geotechnical investigation was completed in July 2025 within the proposed footprints of the transfer building, scale house, and stormwater ponds. Preliminary settlement modeling for the

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transfer building foundation indicates that a preloading plan of six months or more may be required to induce sufficient settlement in foundation soils prior to construction of the transfer building foundation. The settlement calculations account for a clay layer identified in the subsurface for which no successful undisturbed samples were obtained during the initial investigation. In order to optimize the preloading plan, Task 5 has been amended to include an additional geotechnical investigation to better characterize the clay layer. This additional data will inform development of subsurface improvement plans for the transfer building footprint, with the expectation that we will be able to reduce construction cost, schedule duration, and change order risk associated with subgrade improvement.

This amendment for Task 5 includes the following geotechnical investigation items:

1. Staking of proposed soil boring locations.
2. Coordination with a driller to advance up to three (3) borings with SPT to a depth of 30 feet (ft) below ground surface (bgs) in the transfer station footprint. SPT borings will be performed in general accordance with ASTM D1586.
3. Collection of up to three (3) Shelby Tube samples of fine-grained soils for laboratory testing, obtained in general accordance with ASTM D1587.
4. Laboratory analyses to include:
  - up to two (2) soil classification tests in accordance with ASTM D2487 (Unified Soil Classification System), including grain-size analysis per ASTM D6913 and Atterberg limits per ASTM D4318;
  - up to two (2) one-dimensional consolidation tests in accordance with ASTM D2435;

The geotechnical investigation will be limited to obtaining information needed for structural design of the facility (i.e., for structural fill, foundation, and slab-on-grade design considerations). Data gathered in this scope will be used to update the Geotechnical Investigation Report for the project. The Geotechnical Investigation Report will include a review of the data obtained in the initial and additional investigations, including: (i) description of soil conditions; (ii) stratigraphy; and laboratory test data; (iii) geotechnical analyses, including bearing capacity and settlement

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analyses for the elevated earth embankment and building; and (iv) recommendations for the type and design of the foundation for the building.

The original scope of work dated 14 November 2025 included advancement of up to five SPT borings to 30 ft bgs and one SPT boring to 50 ft bgs. During the July 2025 field investigation, three SPT borings were advanced to 30 ft and one SPT boring was advanced to 50 ft. The cost of the two 30-ft SPT borings that were included in the original scope but not yet completed are not included in the cost of this amendment.

#### **Task 6: Transfer Station Design**

##### Initial Scope

Transfer station design requirements for Task 6 are subdivided into site development design and building design. Site development will be completed by Geosyntec and includes stormwater management, access road and other paved area design, and leachate management. Proposed elevations for the tipping floor and loading bays will be based on surrounding grades and the need to tie into internal and public roads.

For the transfer building, design work will be performed by Geosyntec's subconsultants. Geosyntec anticipates using Howard and Associates (Howard) for architecture, Wekiva Engineers, LLC (Wekiva) for structural engineering, BSA LifeStructures (BSA) for fire suppression, and EMI Florida (EMI) for mechanical, electrical, and plumbing design. All four firms have similar industrial design and/or specifically transfer station-specific expertise. Howard, Wekiva, BSA, and EMI have prepared detailed proposals describing their work for the project, which are attached for your reference. We can provide additional information on qualifications of our subconsultants if requested.

We anticipate that the final permit level drawing set will include between 50 and 70 total drawing sheets, broken down into the following categories:

- Site Civil Drawings: 10 to 15 sheets
- Architectural Drawings: 10 to 20 sheets
- Building Structural Drawings: 10 to 15 sheets
- Electrical and Utility Drawings: 15 to 35 sheets

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- Erosion and Sediment Control Drawings: 5 to 8 sheets

Note that one of the drivers for the large number of drawings is the fact that two buildings will be constructed (waste transfer and scale house), necessitating architectural, structural, and mechanical/electrical elements for each.

Design documents for the permitting of the transfer station will include the following:

1. An existing conditions plan and a proposed drainage plan that shows the plan view of the proposed site development and stormwater improvements along with applicable cross sections of the stormwater detention areas and drainage features. An erosion and sediment control plan will be developed to show silt fence and turbidity curtain (if needed) along the project boundary along with the required details.
2. A pre-engineered metal building of approximately 10,000 to 15,000 ft<sup>2</sup> for the transfer station. The size of the transfer station building will be decided during Task 1, based on input from the City, including construction budget and long-term needs. The tipping floor for the transfer station will incorporate high strength, steel fiber reinforced concrete in order to improve durability against abrasion and reinforced concrete push walls to protect the building and provide stacking for temporary waste storage on the tipping floor. Note that no employee facilities have been assumed in the transfer building as they will be located within the scalehouse (described below).
3. Transfer trailer loading bay(s), the details of which will be determined based on the transfer station design that the City decides upon in Task 1.
4. Sprinkler system and mechanical ventilation. Ventilation will be designed to reduce dust and vent potential odors away from nearby properties. Geosyntec's understand is that no utility (i.e., power, water and sewer) connections are available in the vicinity of the site. Therefore, design for a water well and storage tank for fire suppression will be provided.
5. Development of a leachate collection system. Leachate collection will be provided for the tipping floor and loading bays using a leachate sump. The leachate collection system will be drained to an on-site storage tank, to be periodically emptied by a vacuum truck. The leachate collection system will be designed with integral trash/grit removal that will be readily accessible to support maintenance. Geosyntec understands that there are no sewer connections in the vicinity of the site.
6. A scale facility that includes a pre-fabricated metal scale house that is approximately 750 square feet and includes a scale master work station, a restroom, and a small office space

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that could be used as a breakroom. The scale facility will include one 60-ft long scale, leaving space for a second scale if the City chooses to install one in the future. The facility will be designed to allow for efficient processing of incoming/outgoing truck traffic based on coordination with the City regarding expected volumes and types of customers for the facility. Geosyntec recommends avoiding a modular building as our experience is these facilities have a limited service life and require significant maintenance.

7. Extension of the existing electric service from the public right-of-way. We assume that the City will facilitate internally with the local utility to extend electric supply to the site. Design of one on-site generator is included.
8. Design of a stormwater management pond. A stormwater management pond sized in accordance with City and State requirements will be located to manage runoff for the completed facility. Note that several smaller ponds may be used instead of one larger pond depending on the final layout of the facility.
9. A fuel station location will be designated on the plans for use by solid waste collection vehicles, transfer trailers, and vehicles from other various City operations. We assume the City will contract with its fuel supplier for a unified, above-ground storage tank and fueling system, therefore, design will be limited to the tank pad and electric service.
10. Design of an entrance, driveways and parking areas to facilitate the flow of traffic across the facility.

Geosyntec assumes a total of four in meetings with the City for this task. With the exception of a kick-off meeting, meetings are assumed to be held via Microsoft Teams. Additionally, Geosyntec assumes weekly communication with subcontractors regarding design and deliverables.

#### Amendment #1 Scope

Geosyntec attended a Development Review Committee (DRC) meeting for the Facility on 21 August 2025, where the DRC indicated that the Facility would not be subject to tree impact mitigation requirements. However, per email guidance provided by Stefan Kalev, Natural Resources Manager for the City of North Port, on 14 October 2025, a landscape plan signed and sealed by a certified Landscape Architect or Engineer must be submitted as part of the City's DRC process. Task 6 has been amended to include development of the landscape plan.

To support the DRC process for the Facility, Geosyntec has engaged Pennoni Associates, Inc. (Pennoni) to develop a landscape and irrigation plan compliant to City code. Geosyntec assumes that the landscape plan will be a minimal code-compliant plan with no supplemental landscape

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design. Furthermore, we assume that the landscape architect will address one round of comments from the City on the landscape plan.

**Task 7: Facility Permitting Support (No Amendment)**

In Task 7 Geosyntec will prepare permit submittals required for the transfer station. Note that Yorkshire Street is a city owned street. Therefore, while design of the entrance is included in the scope, permitting related to constructing an entrance onto Yorkshire Street is not included in this proposal. Additionally, we assume that the City will manage all permitting and approvals related to planning and zoning for the selected site. The following permitting is included in the scope of work:

- Florida Department of Environmental Protection (FDEP) Application to Construct, Operate, or Modify a Waste Processing Facility. Under Florida law, waste processing facilities shall be permitted pursuant to Section 403.707, Florida Statutes (F.S.) and in accordance with Florida Administrative Code (FAC) Rules 62-701.320 and 62-701.710. Geosyntec will prepare and submit the permit application package to FDEP, which will comply with the requirements of FS and FAC. As such, it will include the design plans and specifications prepared under Task 6, a site plan, an engineering report, an operation plan, closure plan, and any other required forms and background documentation required. The FDEP fee of \$2,000 is included in this proposal.
- ERP. Geosyntec will prepare and submit the required ERP permit application package for stormwater to the FDEP. A pre-application meeting will be held with the FDEP South District to discuss the project details and intent. Upon completion of the pre-application meeting and engineering plans, Geosyntec will electronically submit the permit application and the engineering plans to the FDEP for review and approval. The ERP application fee of \$1,500 is included in this proposal. An additional site visit has been included in the proposed budget if a FDEP representative requests a site visit. In addition, Geosyntec assumes one (1) response to comments from the FDEP for the ERP application. Because the FDEP comments are not known at this time, the level of effort to respond to comments is also unknown. However, for the purposes of budgeting, Geosyntec has assumed 48 hours of effort for preparing responses to FDEP comments.
- Water Use Permit. Geosyntec assumes that a modification to the City's existing Water Use Permit can be made to incorporate a well for the on-site water needs. This

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assumption will be confirmed during a pre-application meeting with SWFWMD as part of Task 4.

- City of North Port Development Order and Building Permit. Because pre-engineered metal buildings will be used, final submittals for building permits will be made by the Contractor after the detailed structural design submittal is prepared by the pre-engineered metal building manufacturer. It is assumed that this submittal will be bundled with the site development and building design drawings prepared by Geosyntec and its subconsultants. Support for obtaining local building permits, including response to building permit review comments, will be made by the appropriate subconsultant design firm.

Note that wetlands are present on site, but due to their concentration on one side of the site, impacts to the wetlands are not expected. Therefore, this proposal excludes wetland mitigation work. If wetland mitigation is required based on the final site plan, additional effort will be required to address mitigation options. In addition, we have assumed that public hearings will not be required for the project. We assume that the City will provide technical and logistical support in obtaining local permits.

### *PHASE 3 – PAN AMERICAN RECYCLING CENTER UPGRADES*

#### **Task 8: Pan American Recycling Center Upgrades (No Initial Scope)**

To complete the design and support the bidding process for the upgrade of the pavement at the Recycling Center, the following activities are required. This project will not change the character or nature of the existing facility, therefore we assume no local permitting nor the ERP effort will be required.

#### **Field Services**

- **Topographical Survey.** Geosyntec will engage a licensed Florida surveyor to perform the topographical and improvements survey of the property. Geosyntec will have one representative onsite during the survey to observe site conditions and give guidance to the surveyor on specific landmarks to capture.
- **Geotechnical Drilling.** Geosyntec will engage a licensed geotechnical driller to perform at minimum two (2) 25-ft borings within the current loading area to obtain subsurface data. Prior to commencing drilling, Geosyntec will engage subsurface utility locator to clear areas of interest for subsurface investigation.

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Geosyntec will have a representative onsite during the drilling operation to field classify soils collected during drilling. The Geosyntec representative will collect samples and send them to a local laboratory for testing. Laboratory analyses will include up to six (6) soil classification tests in accordance with ASTM D2487 (Unified Soil Classification System), including grain-size analysis per ASTM D6913 and Atterberg limits per ASTM D4318.

#### **Engineering Services**

- **Civil Design.** Geosyntec will prepare plans and details associated with the pavement upgrade design. Geosyntec understands that minor drainage improvement may be required either in the form of surface drainage or subsurface drainage (i.e., underdrains). The civil plans will include the following plan sheets.

<u>Sheet</u>	<u>Description</u>
1.	Cover Sheet
2.	General Notes
3.	Existing Conditions
4.	Site Plan and Grading Plan
5.	Sections and Construction Details
6.	Stormwater Pollution Prevention Plan

Geosyntec will include required technical specifications within the construction plans in the form of notes on Sheet 2. We assume incorporation of one (1) round of comments by the County on design documents.

- **Slab-on-Grade Design.** Geosyntec will structurally design the concrete slab using American Concrete Institute (ACI) Code 360R and 314. The calculations will incorporate geotechnical report recommendations, load evaluations, and structural calculations. The calculations will be presented in a narrative format with supporting references and calculations included as appendices.
- **Geotechnical Report.** Geosyntec will prepare a geotechnical report (Report) based on the field and laboratory testing results. The report will include the following items:
  - Estimated subsurface conditions and groundwater levels within the area explored.
  - Boring logs and laboratory results.
  - Subgrade recommendations for the concrete slab-on-grade pad.
  - Construction considerations related to the implementation of our recommendations.

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The above task assumes that all calculations are prepared and submitted within the Report, which will be a separate document from the aforementioned drawings or bid documents described below.

**Bid Services**

Geosyntec will provide bid documents and services for the pavement upgrades that include:

- a. Bid sheet, including quantities;
- b. Engineer's cost estimate;
- c. Response to bidders' request(s) for information (we assume up to 4 hours to respond to questions); and
- d. Comments on bids received.

We assume incorporation of one (1) round of comments by the County on bid documents.

**Construction Administration**

Geosyntec will provide construction administration and limited construction quality assurance (CQA) oversight for the pavement upgrades.

Construction administration will consist of responding to contractor submittals, requests for information, and pay application reviews. This also includes attending no more than two (2) progress meetings during the duration of the project.

CQA services are expected to include staff member oversight for up to three (3) eight-hour days of overseeing select construction activities. The activities observed by the staff may include, but are not limited to:

- Demolition of the existing surface and preparation for the new concrete subgrade;
- Installation of form work and rebar; and
- Pouring of the new concrete pad.

Senior team members that lead the design will make up to two (2) periodic site visits. The team members will also attend one kickoff meeting with the selected contractor prior to construction commencing.

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## **DELIVERABLES**

### Transfer Facility (Phases 1 and 2):

The site civil and building design will be prepared at the 30 percent, 60 percent, 90 percent, and final design stages. For the 30 percent design, we anticipate the design will include site layout showing traffic patterns and limits of paving, grading plans, building layout and elevations, and utilities layout. At this stage, we will coordinate with the City regarding remaining preferences or development details such as pavement cross-section, armor plating, and leachate management.

For the 60 percent design, comments from the 30 percent design will be addressed and additional details will be incorporated. The table of contents for technical specifications will also be prepared.

For the 90 percent design, the design will be developed further to include detailed architectural, structural, and mechanical/electrical design, stormwater management plan, and detailed specifications. In addition, permit submittals for FDEP will be prepared. Finally, an engineer's cost estimate will be prepared for the City. Following receipt of comments from the City on the 90 percent design, submittals will be made to FDEP to initiate permitting.

For the final design stage, all components listed above will be complete and ready for submission to regulatory agencies for review. Geosyntec will provide two hardcopies of the final permit application, one each for the City and FDEP. An electronic copy of the submittal package will also be provided to the City and FDEP.

### Pan American Recycling Center (Phase 3)

The deliverables for the Pan American Recycling Center are described in the scope of services. Geosyntec will provide electronic copies of the draft geotechnical report, design drawings, and bid documents to the City. We assume incorporation of one (1) round of comments by the City on the aforementioned deliverables prior to finalizing.

## **SCHEDULE**

### Initial Scope Schedule

A proposed schedule for the initial scope of work is provided below, and a detailed schedule is provided in Exhibit C. Note that the time required for permitting is outside the control of Geosyntec and represents the greatest uncertainty in the project schedule.

Surveys and Hydrogeological and Geotechnical Investigation: 4 weeks from notice to proceed

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Prepare 30% Design Submittal: 10 weeks from completion of surveys and hydrological and geotechnical investigation

Prepare 60% Design Submittal: 8 weeks from receipt of comments for the 30% Submittal

Prepare 90% Design Submittal: 3 months from receipt of comments for the 60% Submittal

Prepare 100% Design Submittal: 4 weeks from receipt of comments for the 90% Submittal

FDEP and City Permitting: 3 months from 100% Design Submittal

As shown, it is expected that the project will require approximately 11 months to get the City to a position where it can prepare Bid Documents in order to solicit bids for construction of the facility.

Amendment Scope Schedule:

Projected timelines for tasks included in the amended scope are as follows:

Acoustic Survey (Task 2) and Landscape Plan (Task 6): 4 weeks from notice to proceed

Hydrogeological and Geotechnical Investigation and reporting (Task 5): 8 weeks from notice to proceed

Recycling Center geotechnical investigation (Phase 3): 4 weeks from notice to proceed

Recycling Center design drawings and bid documents (Phase 3): 4 weeks of receipt the topographical survey

**PROPOSED PROJECT TEAM**

Sarah Gustitus-Graham, Ph.D., P.E., will serve as the Project Manager and support the completion of all elements of this project. Geosyntec proposes to have Marc Rogoff, Ph.D. serve as Assistant Project Manager. Thomas Ramsey, P.E., will serve as Project Director. In this capacity, he will provide senior review of all Geosyntec deliverables and delegate resources to be made available for the project. Mr. Ramsey is a registered Professional Engineer in the State of Florida and has over 30 years' experience in solid waste facility design, including design experience at over a dozen transfer stations.

**BUDGET**

A summary of Geosyntec's cost proposal to perform the scope of services described herein is provided in the budget table below. Detailed cost summary tables, subcontractor proposals, and

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Geosyntec unit rates and labor categories used to generate the budget are included in Exhibit B. The budget and scope assume that the City will pursue a design-bid-build scope of services. If the City chooses to pursue a design/build project structure, the budget and scope will require revisions. The current scope excludes construction services.

<b><u>Phase 1</u></b>		<b><u>Initial</u></b>	<b><u>Amended</u></b>
		<b><u>Budget</u></b>	<b><u>Budget</u></b>
<b>Task 1</b>	Preliminary Design Options and Technology Review	\$16,840	\$16,840
<b>Task 2</b>	Existing Conditions Survey	\$59,445	\$70,400
<b>Task 3</b>	10% Design and Cost Estimate	\$11,155	\$11,155
<b>Task 4</b>	Pre-Application Permitting Meetings	\$11,160	\$11,160
<b><u>Phase 2</u></b>			
<b>Task 5</b>	Hydrogeological and Geotechnical Investigation	\$47,083	\$64,978
<b>Task 6</b>	Transfer Station Design (30-100%)	\$558,492	\$571,102
<b>Task 7</b>	Permitting	\$110,455	\$110,455
<b><u>Phase 3</u></b>			
<b>Task 8</b>	Pan American Recycling Center Upgrades	N/A	\$89,750
<b>Task 9</b>	Additional Services <sup>(1)</sup>	N/A	\$35,000
		<b>PHASE 1 TOTAL</b>	<b>\$109,555</b>
		<b>PHASE 2 TOTAL</b>	<b>\$746,535</b>
		<b>PHASE 3 TOTAL<sup>(1)</sup></b>	<b>\$124,750</b>
		<b>PROJECT TOTAL<sup>(1)</sup></b>	<b>\$980,840</b>

Note

(1) Task 9 shall be authorized at the discretion of the City's Project Manager.

This project will be performed under a stand-alone, project-specific contract and will be invoiced monthly and billed on a Time and Material basis, not to exceed the proposed amount. This budget pertains to the scope of services outlined in this proposal, should additional work be required by the City that is outside of the scope of services described in this proposal, Geosyntec will request authorization from the City before proceeding.

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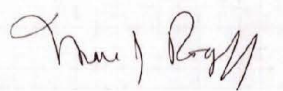
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**CLOSING**

Geosyntec appreciates the opportunity to provide continued professional services to the City of North Port. Please do not hesitate to contact the undersigned with any questions or comments related to this proposal.

Sincerely,



Marc J. Rogoff, Ph.D.  
Senior Consultant



Thomas B. Ramsey, P.E.  
Senior Principal



Sarah A. Gustitus-Graham, Ph.D., P.E.  
Project Engineer

Attachments:

- Attachment 1 – Proposed Site
- Attachment 2 – Detailed Cost Summary Tables
- Attachment 3 – Subcontractor Proposals
- Attachment 4 – Geosyntec Rates, 2024-2026
- Attachment 5 – Proposed Schedule

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 Professional Engineering Services for Solid Waste Transfer Station Design



Legend	
	Discussions Scheduled 3/30 Commission Meeting
	Discussions Underway
	Retention Ditch
	Waterway
	City-Owned Parcels

City of North Port  
 Future Transfer Site  
 PID: 1128-22-7630



Date: 02/2/2023  
 2023-0001 - 1128-22-7630 - Future Transfer Site  
 This map was prepared by the City of North Port, Florida, and is the property of the City. It is not to be used for any other purpose without the written consent of the City. The City of North Port, Florida, is not responsible for any errors or omissions in this map. The City of North Port, Florida, is not responsible for any damages or liabilities arising from the use of this map. The City of North Port, Florida, is not responsible for any claims or lawsuits arising from the use of this map. The City of North Port, Florida, is not responsible for any claims or lawsuits arising from the use of this map.

First Amendment to Contract 2024-07  
Professional Engineering Services for Solid Waste Transfer Station Design

**Exhibit B to Contract No. 2024-07 – First Amendment**

**FEE SCHEDULE**

**North Port Transfer Station Design and Permitting  
City of North Port, Florida**

PM: Sarah GusBtus-Graham

Proposal No.: FL11518

Phase	Phase Outline	Task Geosyntec Labor Totals	Estimated Labor (h)												
			Sr. Principal	Principal	Professional					CADD			Clerical	Admin. Assistant	
					Senior	Project	Prof.	Sr Staff	Staff	Sr. Designer	Designer	Sr. Drafter			
TR	CB	TA, MS	MR, SGG, BS	TC	-	SKG, IB	EL, CMV	-	-	-	-				
Phase 1	Task 1 - Preliminary Design and Technology Review (4 Subtasks)	\$16,840.00	10	0	0	26	10	0	0	0	24	0	0	0	4
	Task 2 - Existing Conditions (7 Subtasks)	\$10,800.00	2	0	0	42	0	0	0	0	0	0	0	0	2
	Task 3 - Site Layout and Cost Estimate (2 Subtasks)	\$11,155.00	3	0	0	8	8	0	10	24	0	0	0	0	0
	Task 4 - Permit Pre-Application Meetings (4 Subtasks)	\$11,160.00	8	0	0	36	0	0	0	0	0	0	0	0	0
Phase 2	Task 5 - Geotechnical Investigation (10 Subtasks)	\$47,470.00	2	0	18	14	30	38	134	12	0	0	0	0	4
	Task 6 - Transfer Station Design (30-100%) (16 Subtasks)	\$287,510.00	86	0	93	572	116	0	8	250	20	0	0	0	36
	Task 7 - Permitting (9 Subtasks)	\$106,455.00	17	36	58	210	0	0	96	40	0	0	0	0	4
Phase 3	Task 8 - Pan American Recycling Facility Upgrades (8 Subtasks)	\$71,167.50	9	30	34	60	0	136	0	0	0	64	0	0	2
	Task 9 - Additional Services (Subtasks to be Determined)	\$35,000.00													
Total Project Hours		2,426	117	66	203	968	164	174	248	350	20	64	0	52	
Billing Rates		\$315.00	\$295.00	\$270.00	\$240.00	\$215.00	\$190.00	\$165.00	\$205.00	\$170.00	\$155.00	\$75.00	\$95.00		
Specialized Computer Application Rates		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Labor		\$577,657.50	\$36,855.00	\$19,470.00	\$54,810.00	\$232,320.00	\$35,280.00	\$33,080.00	\$40,820.00	\$71,750.00	\$3,400.00	\$5,620.00	\$0.00	\$4,982.50	

<b>Reimbursables</b>		<b>Cost</b>	
Total Reimbursables \$		Total Reimbursables \$	5,220.00
<b>Subcontractors</b>		<b>Cost</b>	
Total Subcontractors \$		Total Subcontractors \$	397,962.50

<b>BUDGET SUMMARY</b>	
Total Labor \$	577,657.50
Total Subcontractor (+0%) \$	397,962.50
Total Reimbursables (+0%) \$	5,220.00
Preliminary Budget \$	980,840.00
0% Contingency/Comm Fee \$	-
<b>Total Budget \$</b>	<b>980,840.00</b>



Spreadsheet developed by: Craig Boren

















First Amendment to Contract 2024-07  
Professional Engineering Services for Solid Waste Transfer Station Design

Contract No. 2024-07  
Professional Engineering Services for Solid Waste Transfer Station Design

<u>Geosyntec Rates</u>	
<u>Engineer/Scientist</u>	<u>Rate/Hour</u>
Staff Professional	\$165
Senior Staff Professional	\$190
Professional	\$215
Project Professional	\$240
Senior Professional	\$270
Senior Consultant	\$270
Principal	\$295
Senior Principal	\$315
<u>Construction Services</u>	
Technician	\$96
Senior Technician	\$115
Site Manager	\$140
Construction Manager	\$164
<u>Design, Graphical, and Administrative Services</u>	
Senior Designer	\$205
Designer	\$170
Senior Drafter/Senior CADD Operator	\$155
Drafter/CADD Operator/Artist	\$140
Project Administrator	\$95
Clerical	\$75
<u>General</u>	
Direct Expenses	Cost plus 0%
Subcontract Services	Cost plus 0%
Technology/Communications Fee	0% of Professional Fees
Specialized Computer Applications (per hour)	\$0
Personal Automobile (per mile)	Current Gov't Rate
Photocopies (per page)	\$0.09
Rates are provided on a confidential basis and are client and project specific.	
Rates will be adjusted annually based on the US Department of Labor, Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers.	
Rates for field equipment, health and safety equipment, and graphical supplies presented upon request.	

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**Exhibit C to Contract No. 2024-07 – First Amendment**

**PROJECT SCHEDULE**

Proposed Project Schedule  
North Port Transfer Station Design and Permitting  
North Port, Florida

