

September 25, 2025

Via email: joseph.romanelli@charlottecountyfl.gov

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**Re: Placida Boat Ramp Expansion Project
Amendment #1
CEC File No. 19.323**

Dear Joe:

INTRODUCTION

In January 2020 Charlotte County (County) and the Coastal Engineering Consultants, Inc. (CEC) Team executed Contract No. 2019000523 for the Placida Boat Ramp West Expansion Project (Project). The contract was to assist the County with master site planning and design services for the development of the 14-acre site at 12560 Placida Road (Expansion Property). The scope of services included providing programming and planning, site analysis, schematic design, design development, permitting, construction documents, and construction observation phase services. Development of the Expansion Property was to generally include the following; entrance drive, up to 75 shell and grass overflow parking spaces, asphalt ADA parking, parking meters with pavilions, pre-fabricated restroom with parking, boat wash-down area, 2-lane boat ramp launch, boarding piers and an ADA kayak launch. The budget was based on a 1,050-day Project schedule.

During the conceptual design phase site constraints were identified for the purpose of master planning the Expansion Property. Two constraints were identified which significantly influenced the master planning process: vehicular access to the Expansion Property and siting of the boat ramp.

Due to the Expansion Property's proximity to an existing traffic signal, County DOT determined that vehicular access would be limited to right-in and right-out movements. As the Expansion Property only fronts Placida Road, there is no alternative means of access.

Based on the abundance of seagrass and potential for wind and wave impacts along the Placida Harbor shoreline, and existing vessel traffic and dredging needs within the access channel, it was recommended that the proposed boat ramp be sited within the dead-end canal.

Due to vehicular access limitations and the boat siting recommendation, it was determined that the Expansion Property be designed to internally connect with the existing Placida Park property. The existing boat ramps would need to be removed to accommodate the new boat ramp(s) in the dead-end canal. The traffic pattern at the existing park needed to be reversed to accommodate these improvements, prompting a limited redesign of the existing park property. Subsequent conceptual site plans, and

ultimately preliminary design plans, were developed which included improvements to the Expansion Property and existing park property.

While preparing the environmental resource permit applications documentation of a previously recorded historic shell midden on the Expansion Property was identified. A cultural resource assessment survey was conducted in May 2022 by a professional archaeologist to locate and identify any cultural resources on the Expansion Property and to assess their significance. Evidence of the historic midden was located however no artifacts were recovered. It was concluded that the historic midden would not affect the proposed Project.

Environmental permit applications were submitted in July 2022. Multiple in-person and virtual meetings were held with FDEP and USACE staff to review site plans and discuss alternatives for the purpose of minimizing and avoiding mangrove impacts. After many site plan iterations and an extensive stormwater management redesign, FDEP deemed site plan Alternative 4G permittable in April 2024.

Following the active 2024 hurricane season, discussions were held with FDEP and USACE about the age of the original environmental assessment conducted in July 2020. The site has been impacted by multiple tropical storms and hurricanes since the original environmental assessment. Notable hurricanes include Ian (September 28, 2022), Helene (September 27, 2024) and Milton (October 9th, 2024). Each of these storms brought heavy rainfall, damaging winds, and storm surge to the Charlotte County area including the Project site. FDEP and USACE agreed that a new environmental assessment would be admissible for the permit review process. As such, the CEC Team conducted a new environmental assessment, specific to mangroves, to document post-storm conditions in April 2025. The new environmental assessment data along, with slight modifications to the proposed site plan, were incorporated in site plan Alternative 4H. Revised permit applications were submitted to FDEP and USACE in May 2025.

As a result of incorporating the existing park property into the master planning and preliminary design process, funding within Task 8. Design Allowance and Task 9. Permitting Allowance has been exhausted.

PROJECT UNDERSTANDING

It is understood the County seeks to amend the Contract to incorporate the following work:

- Continue processing the FDEP and USACE permit applications.
- Provide Final Design and Construction Phase services for the existing park property improvements.
- Collect geotechnical data to aid in final design and cost estimation by the County's Construction Manager (CM).
- Provide Design, technical support to County's CM during Permitting, and Construction Phase services for a 875 square foot block construction restroom building.
- Provide Design, technical support to County's CM during Permitting, and Construction Phase services for site lighting and electrical.

It is assumed that the County's CM will obtain the necessary local/building permit(s) to construct the block restroom and site lighting and electrical improvements.

SCOPE OF SERVICES

The scope and fee of each task shall be amended as follows.

TASK 4. PERMITTING

Original Proposal:

Environmental Permit Applications: *Based on the approved Preliminary Plans, prepare draft permit drawings on 8/12" x 11" format. Prepare technical materials for inclusion in the State and Federal Permit Applications including justification statement to document the need for the Project, maps and aerial photos, endangered species, water quality, and sea grasses (if necessary) protection plans during construction, NMFS Section 7 Checklist Form and USFWS Manatee Biological Evaluation, and adjacent property owners. Based on County's comments, finalize and submit the Permit Applications to the State and Federal agencies. The budget includes the Phase 1 primary improvements, and assumes no mitigation is required. An allowance is provided in subsequent tasks for additional improvements and to address natural resource impacts.*

Permitting Processing: *Monitor the progress of the Permit Applications with the regulatory agencies. Assist County in preparing and responding to the permit agencies' Requests for Additional Information to answer questions and address their concerns. Coordinate receipt of needed jurisdictional, regulatory and operational approvals from the State and Federal agencies. Prepare for County a summary of the agency approvals listing the special permit conditions, responsible party, and time frame for implementation and construction for the Project.*

County Site Development Approvals: *Prepare permit application, support documents, drawings and specifications, and submit to County for approvals. Prepare a trip generation report based on the selected plan. If a full Traffic Impact Statement (TIS) analysis is needed, this service would be provided under Task 8. Assist County in preparing and responding to the inter-agency Requests for Additional Information to answer questions and address concerns. Assist County coordinate inter-agency Site Development Approval.*

Proposed Scope Addition for Permit Processing: Continue to monitor the progress of the Permit Applications with the regulatory agencies. Assist County in preparing and responding to the permit agencies' Requests for Additional Information to answer questions and address their concerns. Assist the County issue the Public Notice as required by the USACE. Assist the County with the purchase of mangrove mitigation credits as required by FDEP and USACE. Coordinate receipt of needed jurisdictional, regulatory and operational approvals from the State and Federal agencies.

County Site Development Approvals: Provide technical support to County's CM during Permitting as it relates to the restroom building and site lighting. Photometric plan to be prepared under Task 12 Site Lighting. Electrical plan to be prepared by the County's CM.

TASK 5. PHASE 1 FINAL DESIGN

Original Proposal:

Prepare construction plans to show the general scope, character, and extent of the work to be furnished and performed for Phase 1. The plans shall include existing conditions, horizontal and vertical control, survey baseline, construction access, staging areas, demolition, site plan, entrance drive, utilities, restroom, grading and drainage, parking (trailers, standard, ADA), signage and striping, landscaping, parking meters with pavilions, boat wash-down area, boat ramp, boarding piers, ADA Kayak launch, typical profiles and cross sections, construction details, quantity requirements, and environmental protection measures.

Prepare detailed construction specifications including description of work, special provisions, quantity estimates, schedule of values, and technical specifications describing the general scope, character, and extent of work to be furnished and performed. Develop a Final Opinion of Probable Construction Cost including a 10 percent contingency. Construction costs shall be broken down by project feature such as mobilization and demobilization, site preparation, demolition, and environmental protection.

Review drafts of the deliverables with the County and CM to obtain their input and complete one round of edits. Based on the review, prepare and submit to the County one reproducible engineering scaled set of final drawings along with one electronic copy of both CADD and PDF files, and one reproducible set of construction specifications along with one electronic copy of both Word and PDF files.

Assist the County and CM in coordinating the marine contractor bids. Develop qualifications for identifying and selecting responsible and responsive marine contractors. Attend meetings with the County, CM and potential marine contractors. Assist County and CM respond to Requests for Information to interpret, clarify or expand the Contract Documents. Assist County and CM in evaluating the bids. Render recommendation for award to the lowest responsible and responsive marine contractor.

Proposed Scope Addition for Phase 1 Final Design:

Existing Park Property:

Incorporate the existing park property improvements into the Final Design task.

TASK 6. PHASE 1 CONSTRUCTION

Original Proposal:

Arrange, prepare for, and attend one (1) pre-construction meeting with the County, CM, marine contractor, and appropriate stakeholders designated by the County Manager to discuss the Project construction; develop a Project schedule; review permits and Contract Documents; identify concerns and issues; and establish lines of communication, and contact people. Attend monthly construction meetings with the County, CM, and marine contractor covering work progress and schedule, conformance to Contract Documents, and other relevant issues that need to be addressed. Record and distribute meeting minutes.

Consult with the County, CM, and marine contractor as reasonably required and necessary with regard to construction. Assist the County prepare required field changes, change orders, or contract modifications requested by marine contractor and submit to the County for approval. Provide CM and marine contractor with instructions issued by the County in addition to providing any necessary interpretations or clarifications of the Contract Documents requested by marine contractor. Make determinations on non-conforming and unauthorized work as authorized in the Contract Documents. Based upon construction observations and evaluations of data reflected in requests for payment, render recommendations concerning amounts owed.

Make visits to the site at intervals appropriate to the various stages of construction as deemed necessary in order to observe, as an experienced and qualified design professional, the progress and quality of the various aspects of the contractor's work. Based on information obtained during such visits and on such observations, endeavor to determine in general if such work is proceeding in accordance with the Contract Documents and keep the County informed of the progress of the work.

Upon receiving written notice Phase 1 is substantially complete, conduct a one-time comprehensive review, develop a list of items needing completion or correction, forward said list to the CM and marine contractor. Provide recommendations to County concerning the acceptability of work done and the use of the Project. Upon receiving written notice from the County that Phase 1 is finally complete, perform final site observations in conjunction with the County, CM, and marine contractor. Assist the County in closing out the construction contract.

Prepare and submit to the County and State and Federal agencies the Project Certifications.

Budget is based on a 270-day construction window for the Phase 1 primary improvements.

Proposed Scope Addition for Phase 1 Construction:

The scope is expanded to include additional construction phase services for the existing park property improvements. The budget includes an additional 180 days based on the County's Construction Manager's estimated project schedule. The construction window is extended from 270 days to 450 days.

TASK 7. PROJECT MEETINGS

Original Proposal:

In addition to the meetings listed in specific tasks, arrange, prepare for and attend routine Project meetings with the County and CM. The budget is based on monthly meetings for Tasks 1 through 5 and bi-weekly conference calls for Tasks 2, 3 and 5. Provide meeting minutes for milestone meetings.

Proposed Scope Addition for Project Meetings:

Continue to attend Project meetings with County and CM as needed through completion of Task 5. Provide meeting minutes for milestone meetings.

TASK 8. DESIGN ALLOWANCES

Original Proposal:

It is anticipated additional work may be necessary for Project design including but not limited to data collection, preliminary design, and final design for Phase I improvements in addition to the primary improvements listed in the Project Understanding. Further, budgets to prepare a TIS to determine the traffic impacts of the proposed improvements, and if warranted, conduct the survey and design services to prepare complete turn lane plans, are included as allowances.

The County has requested CEC include an allowance to contract with a geotechnical testing company to conduct soil borings and tests in support of the boat ramp design and restroom foundation. The County has requested CEC include an allowance to contract with an architectural firm for a restroom building. All scopes of work under this task must be reviewed and approved by the County for the additional design work. The services will not exceed the authorized amount.

Proposed Scope for Design Allowance:

As funding within this task has been exhausted it would be prudent to add funds to accommodate any additional work. All scopes of work under this task must be reviewed and approved by the County for the additional design work. The services will not exceed the authorized amount.

TASK 9. PERMITTING ALLOWANCE

Original Proposal:

Because of the complex nature of the work involving marine environments, it is anticipated additional work may be necessary for development of mitigation strategies to fill in the dead-end canal, achieve preferred boat ramp siting resulting in natural resource impacts, dredging the channels to obtain design plus overdredge depths. Further, the County may elect to have the Team include future phase improvements in the environmental permit process. Lastly, a Phase I Archaeological and Cultural Resource survey may be required. An allowance is recommended for these circumstances. All scopes of work under this task must be reviewed and approved by the County for the additional permitting work. The services will not exceed the authorized amount.

Proposed Scope for Permitting Allowance:

As funding within this task has been exhausted it would be prudent to add funds to accommodate any additional work. All scopes of work under this task must be reviewed and approved by the County for the additional design work. The services will not exceed the authorized amount.

TASK 10. CONSTRUCTION ALLOWANCE

Original Proposal:

It is anticipated additional work may be necessary during the construction phase including but not limited to construction administration and support beyond the 270-day contract time, construction stake-out, as-built surveys, permit required environmental monitoring and reporting to permit agencies, permit required post-construction monitoring to document success of a mitigation plan. An allowance is

recommended for these services. All scopes of work under this task must be reviewed and approved by the County for the additional permitting work. The services will not exceed the authorized amount.

Providing an Environmental Compliance Officer for dredging work is outside the scope of services and can be provided on a time and materials basis.

Proposed Scope for Construction Allowance:

As the construction window has been extended from 270 days to 450 days it would be prudent to add funds to accommodate any additional work. All scopes of work under this task must be reviewed and approved by the County for the additional design work. The services will not exceed the authorized amount.

The following tasks will be added to the existing contract to accommodate new scope items.

TASK 11. RESTROOM

Contract with PBK Architects to provide design and construction phase services for a single story, block construction, restroom building, approximately 875 SF, consisting of four women stalls, three men stalls, two companion restrooms, janitor room, and an electrical room. The building shall be similar to the South County Regional Park restroom building. Roof construction will consist of standard pre-engineering wood trusses. Per code, no HVAC to be provided, strictly ventilation. Prepare schematic floor plan and building elevations. Upon receipt of written comments complete one round of edits. Prepare construction documents based on approved schematic plans. Attend up to three virtual meetings.

TASK 12. SITE LIGHTING

Contract with TLC Engineering Solutions to provide design and construction phase services for the site lighting. The lighting plan will show the minimum required lighting levels at the entrances. The plan will be an area lighting plan without specific photometric analysis required, and will be generated in accordance with Charlotte County guidelines. A photometric plan will be included illustrating the general uniformity of the parking area, internal roadways and project accesses to the boat ramp facility. Coordinate on the selection of site lighting fixtures for the project. Attend up to three virtual meetings.

TASK 13. GEOTECHNICAL DATA COLLECTION

Contract with UES to collect 15 soil borings. Conduct muck probing within footprint of proposed block restroom. Data to aid in final design for the CEC Team and for construction planning and cost estimating by the County's CM.

PROFESSIONAL FEES

Task	Task Description	Basis	Original Contract	Current Balance	Amendment #1 Request	Balance (If Approved)
1	Data Collection	Fixed Fee	\$39,510	\$0	\$0	\$0
2	Master Site Plan	Fixed Fee	\$45,150	\$0	\$0	\$0
3	Preliminary Design	Fixed Fee	\$76,810	\$0	\$0	\$0
4	Permitting	Fixed Fee	\$54,930	\$0	\$9,620	\$9,620
5	Phase 1 Final Design	Fixed Fee	\$69,830	\$0	\$33,320	\$33,320
6	Phase 1 Construction	Fixed Fee	\$61,370	\$0	\$50,610	\$50,610
7	Project Meetings	Fixed Fee	\$32,980	\$0	\$14,830	\$14,830
8	Design Allowance	Requires County Approval	\$105,320	\$0	\$13,960	\$13,960
9	Permitting Allowance	Requires County Approval	\$65,080	\$0	\$15,950	\$15,950
10	Construction Allowance	Requires County Approval	\$47,360	\$47,360	\$26,570	\$73,930
11	Restroom	Fixed Fee	\$0	\$0	\$80,210	\$80,210
12	Site Lighting	Fixed Fee	\$0	\$0	\$46,190	\$46,190
13	Geotechnical Data Collection	Not to Exceed	\$0	\$0	\$19,340	\$19,340
Totals			\$598,340	\$47,360	\$310,600	\$357,960

Payment for services shall be made on a monthly basis on a percent complete basis. Fees for individual tasks shall not be exceeded. Permit fees and public noticing expenses are not included in the professional fees.

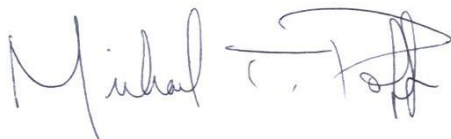
SCHEDULE

Task	Task Description	From Date of Notice to Proceed of Amendment #1	Cumulative Number of Days *
4	Permitting	360	360
5	Phase 1 Final Design	90	450
6	Phase 1 Construction	450	900
7	Project Meetings	360	360
8-10	Allowances	900	900
11	Restroom	540	900
12	Site Lighting	540	900
13	Geotechnical Data Collection	90	90

* Some Tasks may overlap

Please contact us if you have any questions. I can be reached at 239-643-2324 ext. 126 or by email at mpoff@cecifl.com.

Sincerely,
COASTAL ENGINEERING CONSULTANTS, INC



Michael Poff, P.E.
President