

J. Lucas & Associates, Inc.

Design and Consulting Engineers

May 15, 2019

Doug McDowell, AICP
Nassau County Department of Planning
And Economic Opportunity
96161 Nassau Place
Yulee, Florida 32097

Subject: Nassau Crossing Recreation

Development Cost Estimate

Dear Mr. McDowell:

with the development of the regional park described in the PUD document. The development of the and were derived from recent bid items experienced in other projects of similar scope. Some items were the PUD document and summarized in the attachment. Estimated prices were based on that master plan phasing of the improvements. The phasing of construction and timeline of construction is pointed out in mixed use area. Based on PUD, JVD prepared a master plan of the regional facilities including the recreational facilities is tied to the development of the single family area and the development of the provided by the developer also based on similar items. We were asked by the developer to evaluate the Nassau Crossing PUD and determine the cost associated

costs are as follows: on market conditions and, again, tied to the development schedule of the Nassau Crossing PUD. These In summary, the development of the regional park is to be done in four phases. These phases are based

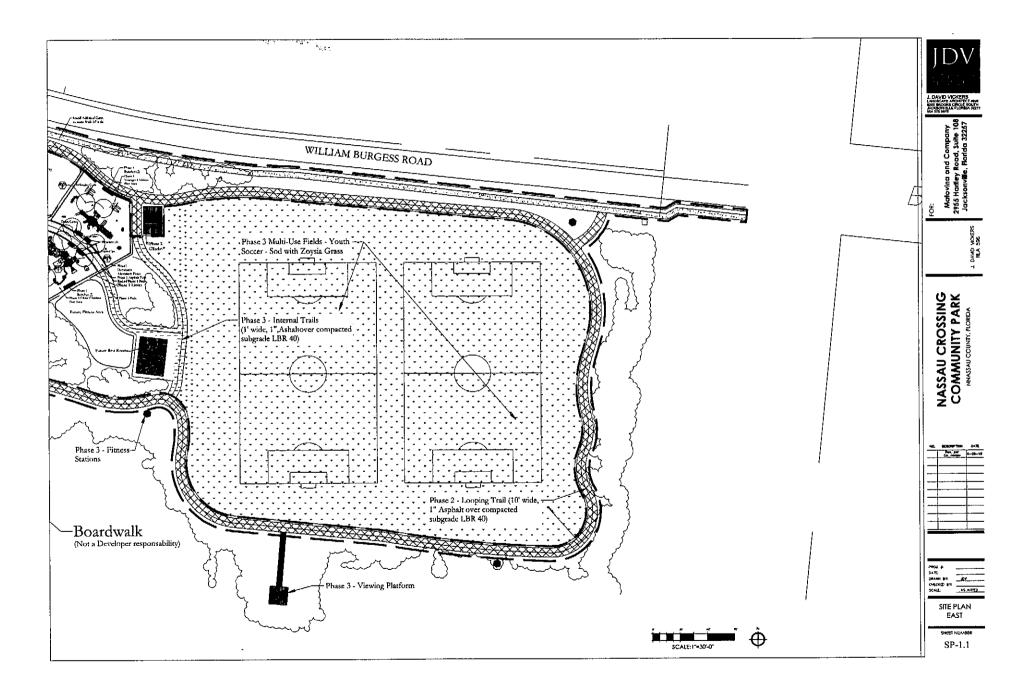
4.	က	2	÷
Phase 4	Phase 3	Phase 2	Phase 1
264,096	113,208	252,600	\$294,360

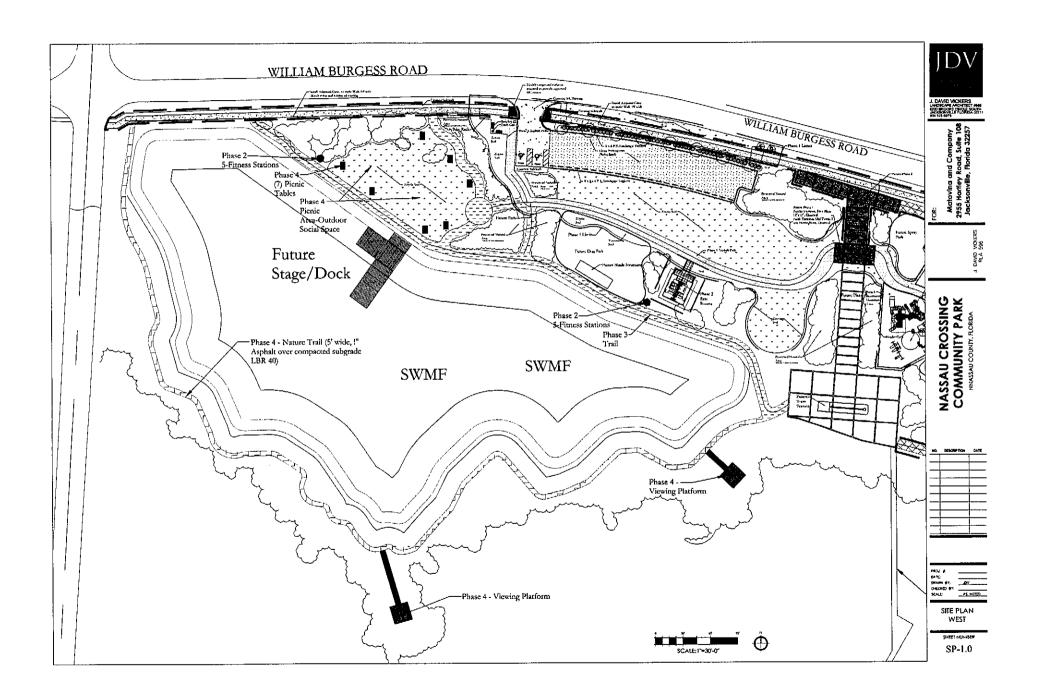
have any questions or need any clarifications, please call. We trust this meets your request for information needed to complete your Impact fee agreement. If you

\$924,264

I. Lucas & Amociatus, Inc
James M. Lucas

Jantes M. Lucas President





O01. JC	E) Complete the trail system in the southwest area of Parcel C
3,240	D) Construct at least 3 picnic stations
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40,000	C) Construct at least one additional covered gazebo
5,400	B) Construct a series of at least 5 outdoor fitness stations
3,000	c) Ancillary equipment
1,000	b) Final grading and seeding
5,000	a) Clear, grub and fill
	A) Construct 2 youth soccer fields and associated supporting infrastructure
	1) RECREATION - PARCEL C
	PHASE THREE
	O AC - FIRST IWO
252.600	TOTAL BHASE TAKO
42,100	CONTRACTOR OVERHEAD, PROFIT AND CONTINGENCY
210,500	SUBTOTAL - PHASE TWO
44,500	E) An internal looping trail system
35,000	D) One covered gazebo
3,000	C) Water fountain
120,000	B) Restroom facilities
8,000	A) Bicycle racks
	1) RECREATION - PARCEL C
	PHASE TWO
1,700	I O I AC - P DAGE OINE
092 V6C	TOTAL DIAGONE
49,060	CONTRACTOR OVERHEAD, PROFIT AND CONTINGENCY
245,300	SUBTOTAL - PHASE ONE
94,500	D) Children's play area with tot lot (with age separation)
3,800	C) Grassed parking area
16,000	B) Temporary handicap parking area
29,000	C) Sod and irrigation for the open field area
78,000	improvements
	B) Level/fill for parking, open field area and tot lot and other Phase One
\$ 24,000	A) Clear, grub, level, seed or sod and irrigate the open field area
	1) RECREATION - PARCEL C
	PHASE ONE
\$\$\$\$	REQUIRED IMPROVEMENT
	COST ESTIMATES FOR REQUIRED DEVELOPER IMPROVEMENTS