

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:

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

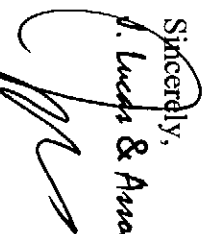
In summary, the development of the regional park is to be done in four phases. These phases are based on market conditions and, again, tied to the development schedule of the Nassau Crossing PUD. These costs are as follows:

1.	Phase 1	\$294,360
2.	Phase 2	252,600
3.	Phase 3	113,208
4.	Phase 4	<u>264,096</u>
		\$924,264

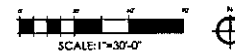
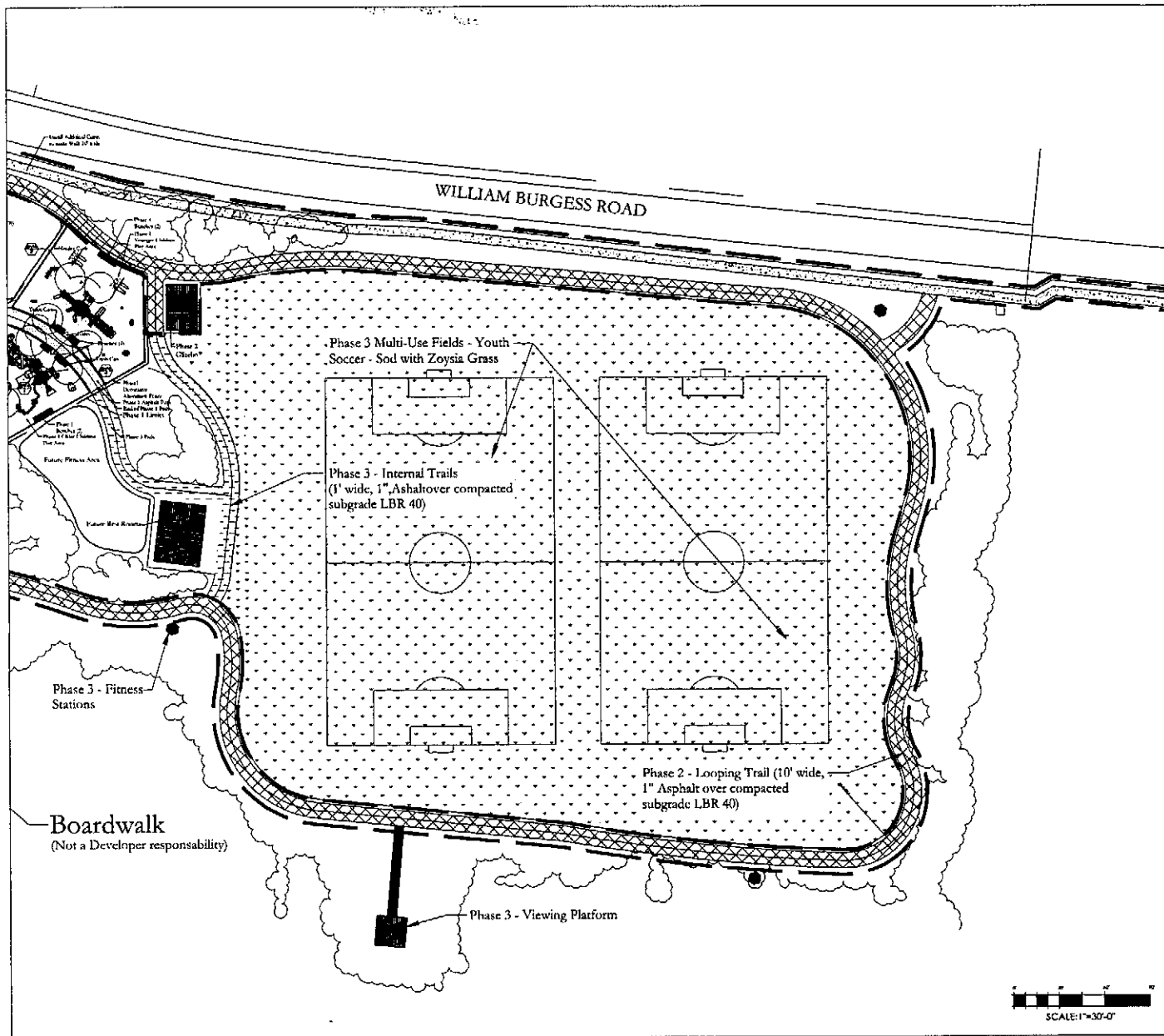
We trust this meets your request for information needed to complete your Impact fee agreement. If you have any questions or need any clarifications, please call.

Sincerely,

J. Lucas & Associates, Inc.



James M. Lucas
President



J. DAVID VICKERS
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FOR:
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J. DAVID VICKERS
P.L.A. 596

NASSAU CROSSING COMMUNITY PARK NASSAU COUNTY, FLORIDA

NO.	DESCRIPTION	DATE
1	Rev. 1st	05-25-18

PROJECT # _____
DATE: _____
DRAWN BY: J.D.V.
CHECKED BY: _____
SCALE: AS NOTED

SITE PLAN
EAST
SHEET NUMBER
SP-1.1

[illegible]