

TASK ORDER TO THE AGREEMENT

In accordance with the Civil/Site Engineering Agreement, approved by the Board of County Commissioners on June 6, 2023 (the "Agreement") for work within the scope of Solicitation 23Q-087-TO-43 Malauka Connector (PER Services), this Task Order to the Agreement (this "Amendment") is made and entered into between Guerra Development Corp whose address 2817 N.E. 3rd St., Ocala, FL 34470, and possessing FEIN# 59-2615012 ("CONTRACTOR") and Marion County, a political subdivision of the State of Florida, 601 SE 25th Avenue, Ocala, FL, 34471 ("COUNTY").

WITNESSETH

WHEREAS the parties wish to amend the Agreement as set forth below; and;

IN CONSIDERATION of the mutual covenants and conditions contained herein, the parties do hereby agree as follows:

1. This Amendment shall be deemed to amend and become a part of the Agreement in accordance with the original Solicitation and Agreement for Civil/Site Engineering under 23Q-087.

2. CONTRACTOR's services and performance will be in accordance with the Proposal, Exhibit A hereto. The total cost for the Project will not exceed One Hundred Thirty-Eight Thousand, Nine Hundred and Twenty Dollars (\$138,920). The Project shall commence on the date noted on the Notice to Proceed. All Work shall proceed in a timely manner without delays. **TIME IS OF THE ESSENCE.** All limitations of time set forth in the Contract Documents are of the essence of this Contractor. The Work may be presumed abandoned after ninety (90) days if CONTRACTOR terminates the Work without just cause or without proper notification to COUNTY, including the reason for termination, or fails to perform Work without just cause for ninety (90) consecutive days.

IN WITNESS WHEREOF the parties have entered into this Amendment, as approved by the Marion County Board of County Commissioners, on the date of the last signature below.

ATTEST:

MARION COUNTY, A POLITICAL SUB-DIVISION OF THE STATE OF FLORIDA

GREGORY C. HARRELL, DATE
MARION COUNTY CLERK OF COURT

KATHY BRYANT DATE
CHAIRMAN

**FOR USE AND RELIANCE OF MARION
COUNTY ONLY, APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BCC APPROVED: August 5, 2025
23Q-087-TO-43 Malauka Connector (PER Services)

MATTHEW G. MINTER, DATE
MARION COUNTY ATTORNEY

WITNESS:

Guerra Development Corp

SIGNATURE

BY: DATE

PRINTED NAME

PRINTED:

WITNESS:

ITS: (TITLE)

SIGNATURE

PRINTED NAME

**Exhibit A of Standard Agreement between the
Marion County Board of County Commissioners**

And


**Guerra Development Corporation
2817 NE 3rd Street, Ocala, FL 34470**

**SCOPE OF SERVICES
FOR PRELIMINARY ENGINEERING SERVICES**

For

**MALAUKA CONNECTOR
PRELIMINARY ENGINEERING REPORT
Marion County, Florida
June 2, 2025
Revised July 2, 2025**

Guerra Development Corp.
(Consultant)


By: _____
(Signature)

Juan C. Guerra, PE – President
(Print Name and Title)

Date: 07/02/2025

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PART I - PREAMBLE

1. DEFINITIONS

PROJECT=	Malauka Connector PER
COUNTY=	Marion County
OCE=	Marion County Office of the County Engineer
ENGINEER=	Prime Consultant for the PROJECT, Guerra Development Corp. and/or his duly authorized representative or sub-consultant.
PO=	Purchase Order
PER=	Preliminary Engineering Report
DRA=	Drainage Retention Area
NTP=	Notice to Proceed
ROW=	Right of Way
DEP=	Department of Environmental Protection
WMD=	Water Management District
FDOT=	Florida Department of Transportation
BM=	Survey Bench Mark
BOCC=	Board of County Commissioners for Marion County, Florida

2. PURPOSE

The purpose of this Exhibit is to describe the scope of work and the responsibilities of Guerra Development Corporation, hereinafter called the ENGINEER and Marion County, a political subdivision of the State of Florida, Office of the County Engineer, hereinafter called the COUNTY, in connection with the completion of necessary Planning, Engineering, Studies, Public Involvement activities to prepare a Preliminary Engineering Report (PER) including presentation of Alternatives for the Malauka Connector PER, hereinafter called the PROJECT.

The PROJECT consists of providing a recommendation for a new connection to provide better access for the public as well as emergency vehicles.

The ENGINEER will provide a Preliminary Engineering Report (PER) in accordance with Marion County Standards, Marion County Land Development Code (LDC), the Florida Department of Transportation (FDOT) standards and applicable code requirements. The county engineer may wave specific requirements to suit the nature and scope of the project. The roadway will have a planned right-of-way to satisfy traffic flows, generally expected to be a 2-lane road with a 60-foot right-of-way (ROW). Alternate sections that meet COUNTY design criteria will be evaluated as a part of the PER. The proposed design speed will be 45 to 50 m.p.h. The PER is intended to culminate with approval of the alignment and typical section for the PROJECT by the Marion County Commission.

The ENGINEER will perform those engineering studies, designs and public involvement services, and technical reviews of the work associated with the development and preparation of the PER. The COUNTY will provide job specific information and/or functions as outlined in this agreement, hereinafter called the CONTRACT.

During the development of the PER, it will be necessary for the ENGINEER to have access to the proposed roadway corridor alignment for site evaluations, environmental and geotechnical observations, etc. The COUNTY will secure, to best extent possible, all necessary permissions, easements, agreements, etc. needed to allow access to the ENGINEER equal to the access that is available on a normal and typical roadway planning project.

As part of this agreement and scope of services The COUNTY will engage the ENGINEER to provide surveying, roadway design, permitting, right-of-way support services, and post-design services consistent with the preferred alternative identified in the PER under a separate contract.

PART II – PRELIMINARY ENGINEERING REPORT

1. GENERAL/PROJECT ADMINISTRATION

The ENGINEER will prepare the PER. This work effort includes public involvement, engineering, archaeological and environmental records search necessary to complete the PER.

The project administration activities are based on an 8 month contract period following issuance of a purchase order by the COUNTY. The activities that will be undertaken include the following:

- A. *Project Setup*: the ENGINEER will establish project files, project work plan, initiate accounting system, and engage sub-consultants.
- B. *Project Schedule*: the ENGINEER will provide a schedule of calendar deadlines within 10 days of Notice to Proceed and will provide updates to the schedule through the life of the CONTRACT.
- C. *Monthly Progress Meetings*: the ENGINEER will meet with the COUNTY to review the progress of work and to conduct project reviews. This is limited to a total of 8 such meetings over the life of the CONTRACT.
- D. *Progress Reports and Invoices*: the ENGINEER will prepare a monthly progress report to be included with the monthly invoice.
- E. *Adjacent Project Coordination*: the ENGINEER will coordinate with the engineers or consultants working on any public works projects adjacent to the PROJECT.

2. PUBLIC INVOLVEMENT

- A. *Stakeholder Meetings*: the ENGINEER will prepare for and attend up to 1 meeting with specific affected land owners and/or stakeholders. This would not include public meetings, BOCC workshops, etc. A preliminary list of stakeholders includes the residents potentially impacted by proposed ROW acquisition or traffic pattern changes. The actual list of stakeholders will be developed in conjunction with COUNTY staff.
- B. *Neighborhood Meeting*: No neighborhood meetings are included in this scope of services.
- C. *Miscellaneous Meetings*: The ENGINEER will prepare for and attend up to 1 formal meetings with the COUNTY and/or the COUNTY's Board of County Commissioners (BOCC) to present the recommendations at the conclusion of the project. BOCC Meeting to provide a presentation of the final recommendations within the PER for BOCC consideration and approval of the preferred alternative to move into the design phase of the project.

3. ENVIRONMENTAL AND CULTURAL ANALYSIS AND REPORTING

A. Analysis and Reports

ENGINEER will conduct a records search to ascertain flags indicating fatal flaws in the proposed alignment and/or DRAs. This task covers environmental, public records of contamination sites from DEP and cultural.

Should Marion County want to escalate the level of analysis and reporting, GDC will retain duly accredited sub-consultant under a change order to this scope of services.

4. ENGINEERING ANALYSIS AND REPORTING

A. Design Traffic Analysis

The ENGINEER will research existing traffic data for the area impacted by the Project and utilize said data in the preparation of the designs and report. Because the purpose for the project is to provide an additional connector and not a traffic capacity improvement, detailed studies for forecasting are not part of this scope of services.

B. Access Management

The ENGINEER will prepare an access management plan that will address driveway locations throughout the corridor.

C. Drainage Analysis

The ENGINEER will perform preliminary drainage design in order to determine potential outfall locations and preliminary sizes (volume and area) of required detention and/or retention facilities for storm water treatment and attenuation. The location and size of potential detention/retention areas will be determined for all viable alternatives. Up to two pond alternatives per sub-basin will be identified using available topographic maps, property maps and visual examination of candidate sites.

The drainage analysis will include evaluation of existing pond locations to determine whether they have remaining capacity to accommodate any additional impervious area from the proposed improvements. Existing information on the ponds will be obtained from the COUNTY. Two soil borings will be taken at each existing pond location to support the analysis.

At the time of entering into this agreement, the exact number of potential DRA sites can't be known. The ENGINEER assumes that there will be up to 8 DRA sites which will be listed as potential DRAs servicing this corridor. The number of potential DRA sites impacts the amount of work related to Environmental, Cultural, Geotechnical and preliminary design. More DRA locations will result in additional fees not covered under this agreement.

The ENGINEER will prepare for and attend one meeting in person or via video conference with the St. John's River Water Management District to discuss the project.

The ENGINEER will prepare a Pond Siting Report for the project in accordance with WMD and COUNTY regulations as applicable. The Pond Siting Report will be included as an Appendix of the PER.

D. Geotechnical Evaluation

ENGINEER, will perform a visual inspection of the proposed DRAs, will collect available and published data regarding the soil characteristics of the proposed DRA sites to be used in the conceptual sizing of said DRAs for the purpose of identifying potential fatal flaws or to establish conceptual level estimates of probable cost.

E. Utility Coordination

The ENGINEER will coordinate with affected utility companies during development of the recommended build alternative in order to identify and minimize utility conflicts. The ENGINEER will provide the concept plans for the recommended build alternative to all utility companies within the corridor for markups of their existing utilities, planned utilities, and potential impacts. The COUNTY or individual utility companies will designate the existing utilities within the project limits. Based on the coordination with the utility companies along the project, the ENGINEER will prepare a summary of all utility impacts to existing and proposed utilities within the PER. Impacts to utilities will be evaluated in the concept plan development.

5. CONCEPT PLANS

A. Right-of Way Records Research and Field Verification

1. The ENGINEER will obtain information from the COUNTY Office of the County Engineer (OCE), COUNTY Property Appraiser's Office and the COUNTY Clerk of Courts to acquire record evidence of parcel ownership and COUNTY right-of-way within the project area.
2. At the discretion of the ENGINEER, limited field verification will be conducted to validate found research data at representative locations for improvements, property limits and existing ground elevations.
3. Segments of the corridor lacking record sets of plats or other right-of-way and property boundary information, will be surveyed to establish a property line base map of higher-reliability of property and right-of-way location.
4. No field survey is included as part of this scope of services.

B. Existing Roadway Characteristics

The corridor study area will be reviewed in the field to evaluate the constraints and opportunities within the corridor. Issues to be reviewed include the following:

1. Alignment and grades of existing roadways;
2. Access points along the corridors;

3. Proximity of structures, treatment plants, and other features.

C. Typical Section Analysis

The ENGINEER will develop up to 2 appropriate typical section alternatives for the project which may address long segments of the roadway as well as localized characteristics. The typical sections will include COUNTY and FDOT standard typical sections, and any typical sections that may result in minimizing right-of-way, and incorporating context sensitive solutions.

The ENGINEER will document design criteria to be used for developing conceptual plans. The Design Standards will be identified in accordance with current COUNTY and FDOT (as appropriate) design procedures, policies and standards. The COUNTY will approve the design criteria and typical sections prior to developing a cost estimate for alternative alignments.

D. Access Management

The ENGINEER will determine the access management standard to be applied to the project per applicable COUNTY and State standards. If needed at the discretion of the ENGINEER, the proposed access management plan will be presented as part of the public involvement process. The proposed access management plan will include recommendations for access management, if applicable, along the study/design corridor at pertinent locations. Property access and driveway locations are part of the access management task.

E. Alternatives Analysis

The ENGINEER will develop and evaluate alternative alignments for the proposed build typical section. The alternatives will include no less than two different alignment alternatives.

F. Conceptual Layout Alternatives

The ENGINEER will develop a Computer Aided Design and Drafting (CADD) base map that includes existing characteristics as obtained from readily available information. The base map information shall be compatible for use on aerial photography used for public hearing presentations, corridor maps, and concept plans.

The ENGINEER will prepare alternative concept layouts for the viable alternatives to be utilized in the public involvement meetings and alternatives analysis. Up to two alternatives are assumed.

The deliverable for this work will be a Conceptual Alignment Map. All alignments will be shown on one map, which may consist of multiple plates to effectively cover the corridor study area.

G. Recommended Alternative Concept Plans

The ENGINEER will prepare 11"x17" signed and sealed concept plans for the recommended alternative. The concept plans will depict horizontal geometry for the recommended alternative to approximately the 30% design level.

H. Opinion of Probable Cost

The ENGINEER will prepare preliminary opinions of probable cost including right-of-way acquisition and construction costs for each design alternative. Estimation of damages will be conducted in cooperation between ENGINEER and the Marion County Right of Way Agent.

6. PRELIMINARY ENGINEERING REPORT

A PER will be prepared that will summarize the information developed in this phase of the project. This report will document the effort undertaken leading up to the selection of the preferred alignment and the development of the Conceptual Improvement Plans. The PER will be prepared in 11"x17" format and will include:

1. Summary of all engineering and environmental tasks
2. Summary of public involvement activities
3. Summary of the advantages and disadvantages of each alternative
4. Summary of the estimated costs for each alternative

5. Conceptual plans for the Recommended Alternative
6. Review comments will be saved to be presented if requested

A Draft PER will be prepared for review by the COUNTY. Comments on the Draft PER will be incorporated into a final signed and sealed PER.

PART III – SCHEDULE

The ENGINEER will undertake this work upon receipt of purchase order from Marion County. Work will be completed within 8 months from purchase order receipt.

1. PRELIMINARY ENGINEERING REPORT

A detailed schedule in Microsoft Office and PDF format will be provided to the COUNTY by ENGINEER at the Kickoff Meeting.

PART IV – MISCELLANEOUS

1. GOVERNING REGULATIONS

The services performed by the ENGINEER will be in compliance with applicable COUNTY and FDOT standards and guidelines. The current edition, including updates, of the following references and guidelines will be used in the performance of this work.

- A. Florida Statutes
- B. Florida Administrative code
- C. Marion County Land Development Code
- D. Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (FDOT Greenbook)
- E. FDOT Roadway Traffic and Design Standards
- F. FDOT Drainage Manual
- G. AASHTO's "A Policy on Geometric Design of Highways and Streets"
- H. Florida Manual on Uniform Traffic Studies (MUTS)
- I. Manual on Uniform Traffic Control Devices (MUTCD)
- J. Highway Capacity Manual
- K. AASHTO Guide for Bicycle Facilities Design
- L. FDOT Quality /Level of Service Handbook
- M. FDOT Basis of Estimates

2. PROGRESS REPORTING

The ENGINEER will provide periodic e-mails and monthly written progress reports that describe the work performed on each task. Progress reports will be delivered to the COUNTY concurrently with the monthly invoice.

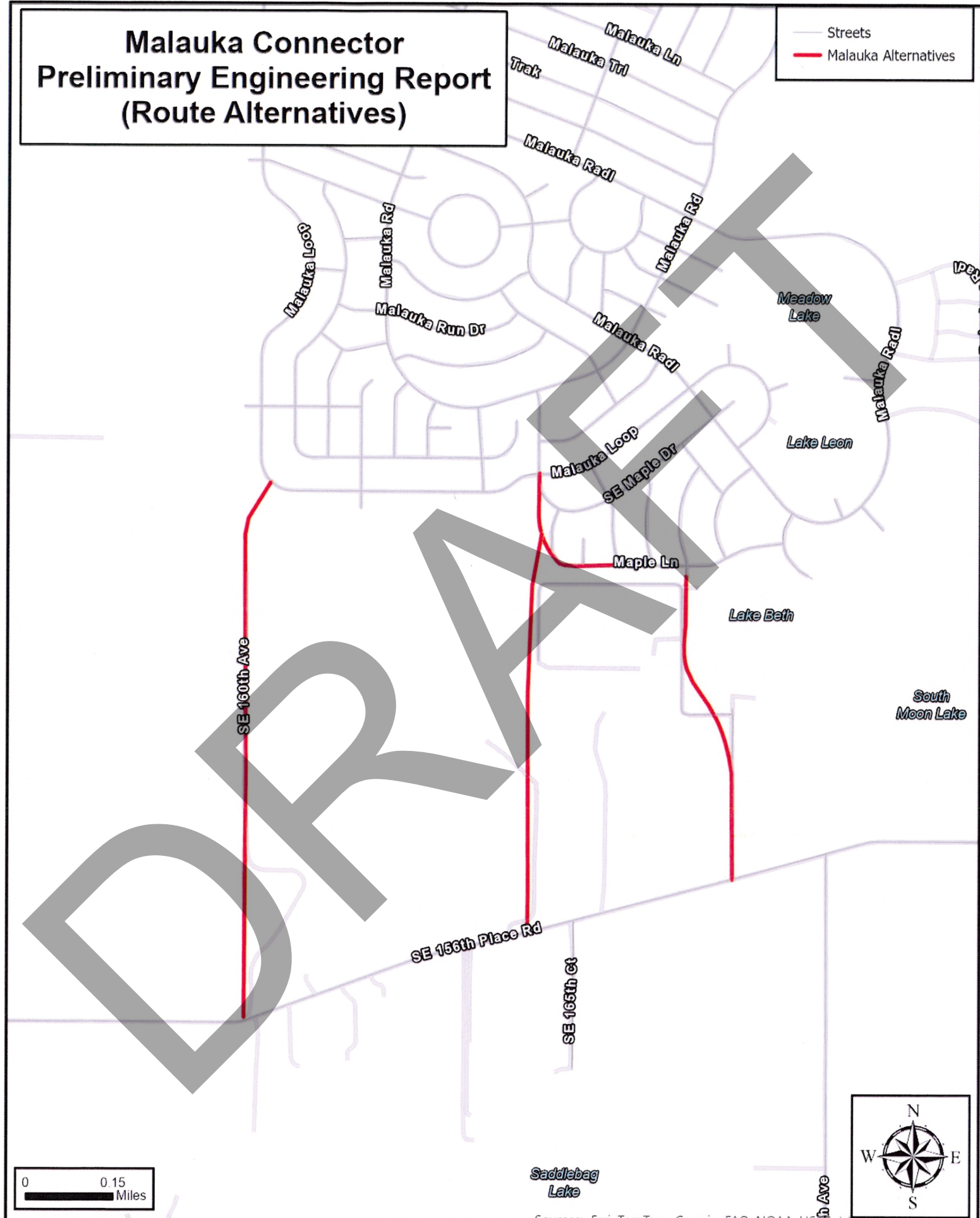
3. QUALITY CONTROL

The ENGINEER will be responsible for the professional quality, technical accuracy and coordination of surveys, designs, drawings, specifications and other services furnished by the ENGINEER under this CONTRACT.

JN 25-12								
MALAUKA CONNECTOR PER	GUERRA DEVELOPMENT CORPORATION							
REVISED JULY 2, 2025	HOURLY BREAKDOWN BY TASK							
	PRINCIPAL	PROJECT MANAGER	PROJECT ENGINEER	CADD DESIGNER	CADD TECHNICIAN	CLERICAL	SUB	TOTALS
HOURLY RATE ----->	\$ 245.00	\$ 210.00	\$ 170.00	\$ 110.00	\$ 90.00	\$ 60.00	\$ 1.00	
TASK DESCRIPTION								
TASK 1 - GENERAL PROJECT ADMINISTRATION	4	8		6		16		34
	980	1,680	0	660	0	960	0	\$ 4,280
TASK 2 - PUBLIC INVOLVEMENT	4	16		4		8		32
	980	3,360	0	440	0	480	0	\$ 5,260
TASK 3 - ENVIRONMENTAL AND CULTURAL	2	6	4	6		6		24
	490	1,260	680	660	0	360	0	\$ 3,450
TASK 4 - ENGINEERING ANALYSIS & REPORTING								0
DESIGN TRAFFIC	1	6	2	4		2		15
	245	1,260	340	440	0	120	0	\$ 2,405
ACCESS MANAGEMENT	4	8	8	8		4		32
	980	1,680	1,360	880	0	240	0	\$ 5,140
DRAINAGE ANALYSIS	2	32	40	40	32	4		150
	490	6,720	6,800	4,400	2,880	240	0	\$ 21,530
GEOTECHNICAL	2	4	6	8	4	2		26
	490	840	1,020	880	360	120	0	\$ 3,710
UTILITY COORDINATION	1	4	4			6		15
	245	840	680	0	0	360	0	\$ 2,125
TASK 5 - CONCEPT PLANS								0
ROW RECORDS RESEARCH	1	4	16	16		6		43
	245	840	2,720	1,760	0	360	0	\$ 5,925
EXISTING ROADWAY CHARACTERISTICS	2	6	4	24	16	2		54
	490	1,260	680	2,640	1,440	120	0	\$ 6,630
TYPICAL SECTION ANALYSIS	2	6	8	2		2		20
	490	1,260	1,360	220	0	120	0	\$ 3,450
ACCESS MANAGEMENT	4	12	8	8	16	2		50
	980	2,520	1,360	880	1,440	120	0	\$ 7,300
ALTERNATIVES ANALYSIS	8	24	24	24	16	2		98
	1,960	5,040	4,080	2,640	1,440	120	0	\$ 15,280
CONCEPTUAL LAYOUT OF ALTERNATIVES	4	16	8	40	32	2		102
	980	3,360	1,360	4,400	2,880	120	0	\$ 13,100
RECOMMENDED ALTERNATIVE CONCEPT PLANS	2	12	8	40	40	4		106
	490	2,520	1,360	4,400	3,600	240	0	\$ 12,610
OPINION OF PROBABLE COST	1	4	8	32		2		47
	245	840	1,360	3,520	0	120	0	\$ 6,085
TASK 6 - PRELIMINARY ENGINEERING REPORT	8	44	24	40		16		132
	1,960	9,240	4,080	4,400	0	960	0	\$ 20,640
FEES								
PERSONNEL HOURS	52	212	172	302	156	86	0	980
AMOUNT	\$ 12,740	\$ 44,520	\$ 29,240	\$ 33,220	\$ 14,040	\$ 5,160	\$ 0	\$ 138,920

Malauka Connector Preliminary Engineering Report (Route Alternatives)

— Streets
— Malauka Alternatives



Marion County Office of the County Engineer
Asset Management Section
412 SE 25th Avenue
Ocala, FL 34471

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, etc.

LB:7/10/2025