

**ALACHUA COUNTY
WORK ORDER (TASK ASSIGNMENT) AND NOTICE TO PROCEED**

WORK ORDER NO: _____
CONTRACT #: _____ 14306 _____
PROJECT DESCRIPTION: _____ Florence C&D Landfill – Air Monitoring _____
DATE ISSUED: _____ June 13, 2025 _____
COMPLETION DATE: _____
PROFESSIONAL: _____ GSE Engineering & Consulting, Inc. _____
COUNTY TASK MANAGER: _____ Stephen Hofstetter _____

Execution of the Work Order by County shall serve as authorization for the Professional to provide for the above project, professional services as set out in the Scope of Services attached as Exhibit "A," to that certain Agreement of December 17, 2024 between the County and the Professional and further delineated in the specifications, conditions, and requirements stated in the following listed documents which are attached hereto and made a part hereof.

ATTACHMENTS:

- drawings/plans/specifications
- scope of services
- special conditions
- GSE Proposal No. 2025-168 (Rev. 1) dated June 13, 2025

The Professional shall provide said services pursuant to this Work Order, its attachments and the above-referenced Agreement, which is incorporated herein by reference as if it had been set out in its entirety. Whenever the Work Order conflicts with said Agreement, the Agreement shall prevail.

TIME FOR COMPLETION: The work authorized by this Work Order shall be commenced upon the date written above or upon issuance of a Notice to Proceed by County.

METHOD OF COMPENSATION:

(a) This Work Order is issued on a:

- fixed fee basis
- time basis method with a not-to-exceed amount
- time basis method with a limitation of funds amount

(b) If the compensation is based on a "Fixed Fee Basis," then the Professional shall perform all work required by this Work Order for the sum of NINETY THOUSAND AND FIFTY-EIGHT DOLLARS (\$90,058). In no event shall the Professional be paid more than the Fixed Fee Amount.

(c) If the compensation is based on a "Time Basis Method" with a Not-to-Exceed Amount, then the Professional shall perform all work required by this Work Order for a sum not exceeding _____ DOLLARS (\$_____). The Professional's compensation shall be based on the actual work required by this Work Order.

(d) If the compensation is based on a "Time Basis Method" with a Limitation of Funds

Amount, then the Professional is not authorized to exceed the Limitation of Funds amount of _____ DOLLARS (\$_____) without prior written approval of the County. Such approval, if given by the County, shall indicate a new Limitation of Funds amount. The Professional shall advise the County whenever the Professional has incurred expenses on this Work Order that equals or exceeds eighty percent (80%) of the Limitation of Funds amount. The County shall compensate the Professional for the actual work performed under this Work Order.

The County shall make payment to the Professional in strict accordance with the payment terms of the above-referenced Agreement.

It is expressly understood by the Professional that this Work Order, until executed by the County, does not authorize the performance of any services by the Professional and that the County, prior to its execution of the Work Order, reserves the right to authorize a party other than the Professional to perform the services called for under this Work Order if it is determined that to do so is in the best interest of the County.

IN WITNESS WHEREOF, the parties hereto have made and executed this Work Order on this 13th day of June, 2025, for the purposes stated herein.

Laak Jones
Witness

PROFESSIONAL:
By: [Signature]
Signature
Title: Joakim B. Nordqvist/Principal/CEO
Print Name and Title
Date: _____

ALACHUA COUNTY, FLORIDA:
By: Stephen Hofstetter
Alachua County
Date: _____



June 13, 2025

Stephen Hofstetter, Director
Alachua County Environmental Protection Department
14 NE 1st Street
Gainesville, Florida 32601

Proposal for Air Quality Monitoring Installation & Start-Up
Florence C&D Landfill – Air Monitoring
Gainesville, Alachua County, Florida
GSE Proposal No. 2025-168 (Rev. 1)

GSE Engineering & Consulting, Inc. (GSE) is pleased to present this proposal for air quality monitoring equipment installation and start-up for the subject site in Gainesville, Alachua County, Florida.

This revised proposal reflects additional provided information related to the air monitoring locations (*Purpose and Approach* section). The remainder of this proposal outlines our understanding of the subject matter, presents our proposed scope of services, and includes a schedule and our fees for providing these services.

BACKGROUND INFORMATION

The subject site consists of three (3) Alachua County Property Appraiser (ACPA) Tax Parcels. The following table provides a summary of the ACPA Parcel Nos., listed site address, acreage, land use, and property owner.

ACPA Parcel No.	Site Address	Acreage	Listed Land Use	Parcel Owner
16225-000-000	3003 SE 15 th Street	37.3	Office 1 Story (1700)	SOUTHEAST LANDHOLDINGS INC
16225-024-000	Unassigned Location	1.5	Misc Residence (0700)	SOUTHEAST LANDHOLDINGS INC
16227-000-000	Unassigned Location	10	Borrow Pit/Landfill (9240) Open Storage (4900)	SOUTHEAST LANDHOLDINGS INC

ACPA information indicates Parcel No. 16225-000-000 is improved with an approximately 676-square foot office building listed as built in 1989. Parcel No. 16227-000-000 is improved with an approximately 1,692-square foot single family residential structure built in 1961. ACPA Parcel No. 16225-024-000 is undeveloped.

The approximately 49-acre site is situated along the east side of NE 15th Street, between SE 22nd Avenue and SE 32nd Place. SE 29th Avenue, an unimproved road, traverses the west and central portions of the site in a general east-west alignment. The balance of the site is currently mostly wooded and open land. Florence Construction & Demolition Debris (C&D) Landfill currently occupies and operates on the site.

SITE REGULATORY INFORMATION SUMMARY

The Florence C&D Landfill site is identified by the FDEP as a solid waste facility (FDEP Facility ID No. 30010). The site is a C&D debris disposal facility. The site has historically been a C&D debris disposal facility dating back to at least the 1980s. Florence C&D Landfill has occupied the site dating back to at least the 1990s. Prior to this, Renfroe Landfill, previously called Southeast Landfill, occupied the site dating back to at least the 1980s. The facility was also used as a borrow pit (Feagle Fill Dirt) in at least the 1980s.

PURPOSE AND APPROACH

Alachua County requested GSE assist in the installation and start-up of a continuous air monitoring system at the subject site. The system will continuously monitor and collect air samples and weather data for 6 months in order to monitor for potential pollutants released from the landfill. The program is also intended to measure background air quality conditions.

ACEPD provided GSE with the number of stations, duration, parameters to target, and equipment specifications for the air monitoring program. Four (4) air monitoring unit locations have been proposed in the vicinity of the subject site. ACEPD is currently securing site access agreements for the proposed monitoring locations. The following table provides a summary of the ACPA Parcel Nos., listed site address, land use, and property owner for the proposed monitoring locations.

ACPA Parcel No.	Site Address	Listed Land Use	Parcel Owner
16223-005-000	1897 SE 23 rd Place	Acreage Non Ag (9900)	COHEN MATTHEW J & LEAH A J
16226-001-000	2615 SE 15 th Street	Church (7100)	SHOWERS OF BLESSINGS HARVEST
16236-002-000	1700 SE 35 th Avenue	School (8300)	SCHOOL BD OF ALACHUA CTY
16266-000-000	1751 SE 41 st Avenue	SFR (0115)	WELLS PATRICK W TRUSTEE

The units will be capable of monitoring for particulate matter (PM2.5 & PM10) and hydrogen sulfide (H2S) gas simultaneously. An on-line readily accessible daily report for the site will be produced as part of the project. Each will be equipped with a solar power system and weather station. The monitoring stations will allow for direct downloading of the data being collected through telecommunication.

PROPOSED SCOPE OF SERVICES

The following scope of services are proposed. Our services are presented as Tasks 1 and 2. Our services will be provided under the direction of a Professional Engineer registered in the State of Florida.

Task 1 – Air Monitoring Equipment Installation & Start-Up

- As needed, clear utilities at the site through Sunshine One Call.
- Coordinate and prepare for field activities.
- Mobilize to the site with air monitoring equipment.
- Install four (4) air quality monitoring units and associated solar power systems. The monitoring equipment will be mounted to a tripod.
- Start-up the air monitoring units and confirm program software configuration.

A report summarizing the installation and start-up procedures will be prepared. Task 1 includes an allowance of 1 field day for installation and start-up activities.

Task 2 – Operations & Maintenance and Consulting (Allowance)

Additional consulting services may be requested to address ACEPD, City of Gainesville, FDEP, or other stakeholder requirements, questions, or concerns. These services would be provided on an “as needed” basis. Additional operations and maintenance (O&M) related services may also be needed on an “as needed” basis, including field calibration and equipment servicing.

Specific scopes of services and associated costs/timelines would be developed and established based on additional project requirements and requests. We have included a budget allowance to consider for these additional services. We will not proceed with services under Task 2 without prior authorization.

FEE

Based upon our understanding of the project and the scope of work presented above, the following table provides a summary of the fees proposed. The fee presented below is provided in the attached Work Order Cost Spread Sheet.

<u>Task</u>	<u>Fee</u>
Task 1 – Air Monitoring Equipment Installation & Start-Up	\$ 74,768
Task 2 – Operations & Maintenance and Consulting (Allowance)	\$ 15,290
TOTAL FEE	\$ 90,058

If additional services are required that are not covered under this proposal, these could be provided as an amendment to this proposal. We will not exceed our total fee estimate without your prior authorization.

We plan to invoice on an interim and on-going progress basis as field, laboratory, and individual Tasks are completed. The balance of our fee will be billed at the time our report is issued. Invoices are due upon receipt.

SCHEDULE

Based on our current schedule and considering the expected shipping time for the equipment, we anticipate to be able to begin field services within 3 to 4 weeks of authorization. The installation and start-up field services are expected to take one (1) day to complete. We anticipate the report summarizing the field activities will be available within two (2) weeks after start-up.

Supplemental consultation and O&M services (Task 2) will be provided and scheduled on an as needed basis to meet project needs.

AUTHORIZATION

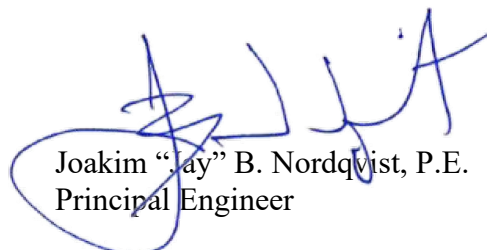
Our services will be provided subject to the terms and conditions of our **Alachua County Agreement for Professional Services to Furnish Annual Environmental Consulting Services RFP 25-171 (Contract #14306)**. To formally authorize us to proceed and to complete our files, please complete and return to us a copy of the Work Order and Notice to Proceed, and issue a Purchase Order referencing this proposal.

CLOSURE

We appreciate the opportunity to assist you with this important matter. If you have any questions, or if we can provide any additional information, please contact us.

Sincerely,
GSE Engineering & Consulting, Inc.


Karen Roylos
Staff Scientist


Joakim "Jay" B. Nordqvist, P.E.
Principal Engineer

KR/JBN:ldj

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Attachment: Work Order Cost Spreadsheet

Distribution: Addressee (1)
File (1)

WORK ORDER COST SPREADSHEET

Consultant: GSE Engineering & Consulting, Inc.
Date: 13-Jun-25
Task Description: Florence C&D Landfill - Air Quality Monitoring
Site Location: Gainesville, Alachua County, Florida
County Task Mngr.: Stephen Hofstetter, Director

Revision #
 Subtask 1 = Air Monitoring Equipment Installation & Start-Up
 Subtask 2 = Operations & Maintenance and Consulting
 Subtask 3 =

<u>Hourly Labor Rate</u>	<u>Job Classification</u>
\$ 190.00	Principal Engineer/Geologist/Scientist
\$ 165.00	Senior Engineer/Geologist/Scientist
\$ 140.00	Staff Engineer/Geologist/Scientist
\$ 90.00	Senior Technician
\$ 75.00	Technician
\$ 90.00	Doc Production/Graphics/Drafting
\$ 75.00	Clerical/Administrative
Total Manhours	

<u>Manhour</u>	<u>Subtasks</u>		
	<u>Totals</u>	<u>1</u>	<u>2</u>
23	5	18	0
0	0	0	0
109	41	68	0
0	0	0	0
0	0	0	0
16	6	10	0
13	3	10	0
161	55	106	0

1) Total Labor	\$ 22,045	\$ 7,455	\$ 14,590	\$ -
2) Equipment Rental - 4 units, 1 gas	\$ 53,370	\$ 53,370	\$ -	\$ -
3) Travel @ Truck Daily Rate	\$ 100	\$ 100	\$ -	\$ -
4) Other Direct Costs	\$ 1,200	\$ 500	\$ 700	\$ -
Other Direct Costs Markup (Line 4)	25% \$ 13,343	\$ 13,343	\$ -	\$ -
5) Consultant Subtotal	\$ 68,013	\$ 67,313	\$ 700	\$ -
6) Laboratory Costs	\$ -	\$ -	\$ -	\$ -
7) Laboratory Markup (Line 6)	15% \$ -	\$ -	\$ -	\$ -
8) Total Lab Costs	\$ -	\$ -	\$ -	\$ -
9) Subcontractors	\$ -	\$ -	\$ -	\$ -
10) Subcontractor Markup (Line 9)	15% \$ -	\$ -	\$ -	\$ -
11) Subcontractor Total	\$ -	\$ -	\$ -	\$ -
12) Consultant Total	\$ 90,058	\$ 74,768	\$ 15,290	\$ -
13) TOTAL PRICE	\$ 90,058			