

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2026	2027	2028	2029	2030
Capital Expenditures	\$514,743	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$514,743	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget? Yes No
 Is this item using Federal Funds? Yes No
 Is this item using State Funds? Yes No

Budget Account No:

Fund	Dept	Unit	Object
3900	361	2040-002	6505

Recommended Sources of Funds/Summary of Fiscal Impact:

Capital Outlay/
 SPW Rd Ext Northlake Blvd to Beeline Hwy (Phase A & B)/
 SPW Rd. Ext. (Phase B) Grapeview Blvd. to Beeline Hwy.

Brief Description: New consultant service authorization (CSA) #6
CSA #6

• Basic Services	\$301,784.60
• Reimbursable	\$ 42,280.00
• Optional Services	\$ 24,677.99
• Total CSA #6	<u>\$368,742.59</u>

Estimated Staff Costs

• Roadway Production	\$ 75,000.00
• Roadway Production: Right-of-Way	\$ 18,000.00
• Survey	\$ 18,000.00
• Traffic	\$ 35,000.00
Total Staff Costs	\$146,000.00

Fiscal Impact \$514,742.59

C. Departmental Fiscal Review: Jammy Randsisyl

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

John Mat 5/14/2026
 OFMB
 5/14/2026

Brandon Smith 5/18/26
 Contract Dev. and Control
 26/5.18.26

B. Approved as to Form and Legal Sufficiency:

[Signature] 5/19/26
 Assistant County Attorney

C. Other Department Review:

 Department Director

This summary is not to be used as a basis for payment. 2

PROJECT LOCATION

**SEMINOLE PRATT WHITNEY ROAD EXTENSION ALIGNMENT STUDY FROM
NORTH OF GRAPEVIEW BOULEVARD TO BEELINE HIGHWAY**



Palm Beach County Project #2025504



LOCATION MAP

ATTACHMENT 1

CONSULTANT SERVICE AUTHORIZATION NO. 6
UNDER THE CIVIL ENGINEERING PROFESSIONAL
SERVICES CONTRACT

Project Name: **Seminole Pratt Whitney Road Extension Alignment Study from north of Grapeview Boulevard to Beeline Highway**

Project No: **2025504**

Commission District Nos.: **1&6**

	SBE
Participation for this authorization	87.23%
Participation to date for this Contract	81.55%
Contract Commitment	71%
This authorization is under the EBO Ordinance.	

PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS

Account No.: **3900-361-2040-002-6505**

Consultant Service Authorization No. 6 (CSA) under the Seminole Pratt Whitney Road Extension Alignment Study from north of Grapeview Boulevard to Beeline Highway Professional Continuing Services Contract dated May 6, 2025 (R2025-0549) (CONTRACT), between the COUNTY and the CONSULTANT identified herein is for the services described in **EXHIBIT A** and **EXHIBIT B** for this CSA.

1. CONSULTANT: Mock, Roos & Associates, Inc.
2. Address: 5720 Corporate Way West Palm Beach, FL 33407
3. CONSULTANT shall begin work promptly on the requested Services, per the schedule attached as part of **EXHIBIT A**.
4. Scope of Services to be provided by CONSULTANT: Provide professional engineering services to study alternate alignments to extend Seminole Pratt Whitney Road from north of Grapeview Boulevard to Beeline Highway in accordance with the attached **EXHIBIT A** dated March 26, 2026.
5. The compensation to be paid CONSULTANT for providing the requested services as detailed in **EXHIBIT B** shall be:

[x] Basic Services in a lump sum fee of	\$301,784.60
[x] Reimbursable Expenses capped at	\$ 42,280.00
[x] Optional Services capped at	<u>\$ 24,677.99</u>
Totaling	\$368,742.59

[x] OSBD Schedules 1 & 2 **EXHIBIT C**

[x] Project History **EXHIBIT D**

6. All terms of the CONTRACT shall apply to this CSA.

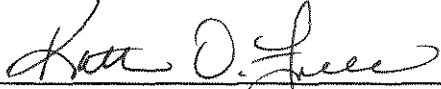
This Contract, including all Schedules, Forms, and attachments, is subject to the County Emergency Ordinance 2025-014, approved by the BCC on June 3, 2025. As a result, the M/WBE participation will not be enforced.

CONSULTANT SERVICE AUTHORIZATION NO. 6
UNDER THE CIVIL ENGINEERING PROFESSIONAL
SERVICES CONTRACT

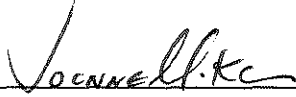
IN WITNESS WHEREOF, this CSA is accepted as of the date signed by the County below, subject to the terms and conditions of the aforementioned Contract.

COUNTY:

APPROVED AS TO TERMS AND
CONDITIONS



for Morton L. Rose, P.E.
Director of Roadway Production



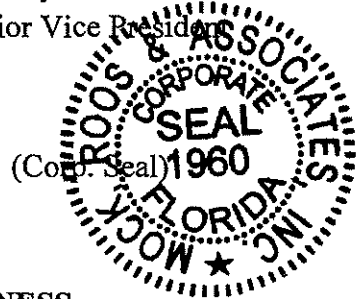
Joanne M. Keller, P.E.
Deputy County Engineer

CONSULTANT:

Mock, Roos & Associates, Inc.



Garry G. Gruber
Senior Vice President



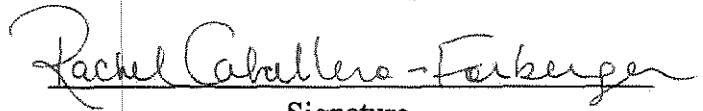
ATTEST WITNESS:



Signature

Gail Steinmetz

Name (type or print)



Signature

Rachel Caballero-Ferberger

Name (type or print)

n:\roadway\ccna\annuals\civil\mock, roos\2025\2025504 seminole ext\2025504 csa 6.docx

CONSULTANT SERVICE AUTHORIZATION NO. 6
UNDER THE CIVIL ENGINEERING PROFESSIONAL
SERVICES CONTRACT

{SIGNATURE PAGES CONTINUED}

ATTEST:

Michael A. Caruso
Clerk of the Circuit Court & Comptroller

COUNTY:


Palm Beach County, a Political Subdivision of
the State of Florida, by and through its Board of
County Commissioners

Deputy Clerk

Sara Baxter, Mayor

Date: _____

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY



Yelizaveta B. Herman
Assistant County Attorney

(Seal)



OK MP
4/21/26

EXHIBIT "A"

**SEMINOLE PRATT WHITNEY ROAD EXTENSION
ALIGNMENT STUDY FROM GRAPEVIEW BLVD TO BEELINE HIGHWAY
FOR
PALM BEACH COUNTY ENGINEERING & PUBLIC WORKS DEPT.
Palm Beach County Project No. 2025504**

SCOPE OF SERVICES

- October 8, 2025
- November 11, 2025
- February 6, 2026
- February 13, 2026
- March 20, 2026
- March 26, 2026

OVERVIEW

Palm Beach County (PBC) has requested Mock•Roos perform an alignment study (Study) to establish proposed route(s) and location(s) for extending Seminole Pratt Whitney Road (SPW Rd) to the future Coconut Boulevard Extension to the Beeline Highway. The current northern terminus of SPW Rd is near the southwest corner of the former Mecca Farms site (Site).

Under a separate authorization, Mock•Roos is currently performing the SPW Rd Extension roadway master plan development within a 260-foot-wide PBC-owned right-of-way through the southernmost portion of the Site (referred to as the "South Parcel"), to connect the future roadway to the PBC-owned "Utility Site Parcel" located at the southeast corner of the Site. It is anticipated that this roadway master plan development will end approximately 1000 feet north of the Utility Site Parcel.

This alignment Study will evaluate four-lane roadway facilities beginning 1000 feet north of the Utility Site Parcel and continue northerly within a 260-foot-wide PBC-owned right-of-way along the easternmost portion of the Site (referred to as the "East Parcel"). At some point, as determined by this Study, the three (3) alignments will curve easterly and northerly through the Avenir/Palm Beach Gardens N-1 Conservation Area/Preserve (Preserve) to connect with the future Coconut Boulevard Extension. The total length of the proposed alignments will likely vary from about 2.7 miles to 3.5 miles, depending upon the actual route(s) created. The proposed/required right-of-way widths(s) within the Preserve will be determined under this scope of work.

Mock, Roos & Associates, Inc.

5720 Corporate Way, West Palm Beach, Florida 33407-2066, 561-683-3113, www.MockRoos.com

This alignment Study will also include a fourth route that continues northerly through the East Parcel and crosses over the east-west leg of the C-18 canal with a bridge into the Hungryland Slough and then continues along the west side of the diagonal leg of the C-18 canal. Evaluation of this alignment route will assume that the edge of the four-lane roadway facility will be located at a minimum distance of 20 feet from the northwest edge of the existing access road parallel to the C-18 canal. At some point, as determined by this Study, the alignment will curve south-easterly with a second bridge crossing over the C-18 canal and continues through the Avenir/Palm Beach Gardens Preserve to connect with the future Coconut Boulevard Extension. The evaluation will include identifying the impacts, requirements, and constraints of Palm Beach County preservation ordinances. The total length of the proposed alignment will likely be about 3.7 miles, depending on the actual route created.

The evaluation of the cost of bridges will assume the normal line of sight requirements and meet the SFWMD clearance requirements for debris clearance (e.g., 2 feet above high water) and dredging requirements. Bridge span lengths will be of sufficient length to accommodate potential future widening of the C-18 canal.

The East Parcel and west side of the diagonal leg of the C-18 canal include existing Palm Beach County Water Utility Department pipelines (water and wastewater) that are critical infrastructure. These pipelines are approximately located along the northwest and southeast sides of an existing access road along the diagonal leg of the C-18 canal. Alignment route(s) will take these critical existing pipelines into consideration to minimize potential impacts.

The scope of this alignment Study primarily encompasses the engineering tasks to determine a feasible roadway alignment(s) and the environmental impacts and potential mitigation costs. It is anticipated that the ultimate typical section of SPW Rd will accommodate the PBC standard four (4) travel lanes with median(s) through the East Parcel, the N-1 Preserve, and Hungryland Slough. As an integral part of this Study, the current wetlands and other environmentally sensitive lands in the study area will be identified and evaluated for impacts from constructing the future roadway. Probable criteria for the future roadway include:

- a. Right-of-way widths: Minimum: 140 feet, per PBC Comp Plan; Maximum: to be determined
- b. Typical Section: Four (4) Lane Rural (no curb and gutter) with median either raised or swale
- c. Design Speed: 45 mph
- d. Shoulders: Paved: 7 foot-wide plus 3 foot-wide stabilized (Total: 10 feet wide)
- e. 12' wide Sidewalk on one side of roadway only
- f. No roadway connection provided to Avenir Drive

SCOPE OF SERVICES DESCRIPTION

1. Review documents as provided by Palm Beach County, and those available through other sources, referencing current property lines, LiDAR, easements, etc. within the project limits. It is understood that Palm Beach County does not have survey information readily available for the Study.
2. Develop typical section(s) for consideration by PBC. Typical section(s) will conform to the current Palm Beach County roadway design standards for public rights-of-way. The same section will be used for the evaluation of all alignments.
3. Develop preliminary roadway alignments for SPW Rd Extension; up to two (2) alignments within the East Parcel (north-south portion of roadway); up to four (4) alignments will be developed within the Preserve (with one (1) alignment option routed along the west side of the C-18 canal diagonal leg, through Hungryland Slough, before crossing into the Preserve) in a north-easterly direction to connect to the future Coconut Boulevard Extension. Alignments will be developed, primarily based on environmental studies performed by WGI, attempting to minimize potential impacts to "quality" wetlands, where possible. See attached proposal from WGI, dated February 4, 2026, for their specific scope of services.

The following environmental study services within the Hungryland Slough and Preserve limits will generally be provided:

- a. WGI will perform a desktop review to assess existing natural resources such as wetlands, uplands, trees, and threatened and endangered plant and animal species that could pose significant constraints.
- b. WGI will perform a desktop review to identify potential ecologically sensitive areas (e.g., wetland mitigation areas, preserves, listed species habitat).
- c. WGI will review readily available State (water management district / FDEP) and County environmental records to assess whether previous wetland delineations and/or wetland permits have been issued for the property.
- d. WGI will preview readily available State (FFWCC) and Federal (USFWS) records to assess the presence of protected species or their habitat within the subject area. Species-specific surveys are not a part of this scope.
- e. Assist WGI prepare a matrix to qualitatively score identified wetlands. The matrix will provide a hierarchy to identify preferred wetlands within the subject area and will be based on size, apparent quality, and current protection status.

The scoring performed in this matrix is a high-level review based on readily available sources like past permitting documents and aerial imagery.

- f. Assist WGI prepare a map that highlights the results of the matrix to facilitate the identification of the most appropriate road alignment alternative with respect to natural resource impacts.
 - g. WGI will prepare an environmental letter-report summarizing upland habitat conditions and highlighting areas of high-quality native upland habitats as well as permitting requirements and estimated mitigation costs.
4. As part of developing preliminary roadway alignments, additional considerations and potential impacts will be analyzed. The services include the following:
- a. **Utility Conflicts:** Determine potential impacts to critical Palm Beach County Water Utility Department pipelines (water and wastewater) and analyze options minimizing potential impacts.
 - b. **CSX Railroad Crossing:** The future Coconut Boulevard Extension includes an at-grade crossing at the CSX railroad. The current and ultimate conditions of this crossing will be analyzed for suitability of connecting SPW Rd Extension to Coconut Boulevard Extension.
 - c. **FDOT Beeline Highway Connection:** The future Coconut Boulevard Extension includes connection to Beeline Highway. The current and ultimate conditions of this roadway connection will be analyzed for suitability of connecting SPW Rd Extension to Beeline Highway.
 - d. **Airport Runway:** North Palm Beach County General Aviation Airport includes runways within 2 miles of the Study. Identify Federal Aviation Administration (FAA) requirements relating to airport runways and analyze options minimizing potential impacts.
 - e. **Avenir Drainage Outfall:** Identify Avenir drainage control structure location and conveyance system for outfall within the Preserve and analyze options minimizing potential impacts.
 - f. **Avenir Parcel of Development:** Maintain a 350-foot buffer between route(s) and Avenir Parcels of Development unless a different buffer dimension is determined by the City of Palm Beach Gardens/Avenir Development.
5. Create alignment study level plan view drawings at a scale of 1 inch = 100 feet. It is anticipated that approximately 60 plan sheets will be required. Plan view drawings will depict the proposed alignments with centerline of construction geometry, identify existing rights-of-way (where appropriate) and proposed rights-of-ways, as well as

depict wetland delineations, property lines, existing easement lines, and other available survey related information. Detailed roadway facilities identified within the typical section will not be depicted.

6. Attend meeting with PBC staff to review the proposed alignments, related improvements-based alignment geometries, environmental impacts.
7. Prepare a Conceptual-level Engineer's Opinion of Probable Construction Cost Estimates for up to four (4) viable alignments, including roadway construction, related items, and estimated environmental impact mitigation costs. No drainage construction costs are included.
8. Prepare an Evaluation Matrix for the alternatives considered, including the "No-build" alternative, addressing the following criteria:
 - a. Geometric Features and Safety
 - b. Constructability and Construction Cost
 - c. Long Range Planning of Transportation Systems
 - d. Utility Impacts
 - e. Environmental/Wetland Impacts and Probable Mitigation Costs
 - f. Community Impacts and Housing/Business Relocations
9. Attend meeting with PBC staff to review the proposed alignments, requirements, and the above-referenced criteria for each of the alternatives.
10. Perform coordination with regulatory agencies (FWMD/ACOE/FDEP/Northern Palm Beach County Improvement District/City of Palm Beach Gardens "optional service"/Avenir Development "optional service") to review project permitting jurisdictions and potential requirements.
11. Document the Study results in a brief report including appropriate exhibits depicting each applicable typical roadway section, alternative alignments considered and alternative evaluation results within the evaluation matrix.
12. Attend one (1) meeting with PBC staff to review a draft of the report.
13. Incorporate PBC comments and submit Final Report. (in electronic format/digitally signed, dated, and sealed).

14. Attend one (1) BOCC meeting to support PBC staff.

OPTIONAL SERVICES

Services will be provided by the project study team, as requested by Palm Beach County, for the following tasks:

1. Assist and attend public meetings, as requested.
2. Coordinate with the City of Palm Beach Gardens and/or Avenir Development, as requested.

ASSUMPTIONS

- The scope of work does not include drainage evaluation of SPW Rd Extension. No water quality and no water quantity impacts (including stage-storage impacts to the N-1 Preserve and Hungryland Slough) associated with the SPW Rd Extension will be evaluated.
- The environmental level of review is not consistent with the Unified Mitigation Assessment Methodology (UMAM), Section 373.414(18) Florida Statutes and should not be expected to be used in permitting.
- The scope of work does not include a topographic survey, tree survey, or any other site-specific surveys.
- The scope of work does not include any geotechnical evaluations.

PROJECT SCHEDULE

This scope of services will be performed within approximately 11 months from official Notice to Proceed. See attached schedule.

Name of Project:		SEMINOLE PRATT WHITNEY ROAD EXTENSION					Consultant Name:		MOCK ROOS																																		
		Alignment, Right-of-Way & Environmental Study																																									
PBC Project Number:		2025504					Consultant Project Number:		C5019.00																																		
							Date:		2/13/2026																																		
Task Description	Total Staff Hours	Staff Categories & Unloaded Hourly Rates					Staff Hours By Activity	Salary Cost By Activity	Average Rate Per Task																																		
		Principal Engineer	Project Manager	Senior Engineer	Engineer	Engineer Intern																																					
		\$110.00	\$91.00	\$78.00	\$61.64	\$42.38																																					
BASIC SERVICES																																											
1	Review of surveys, property lines and R/W deeds	10.0	0.0	2.0	2.0	6.0	0.0		10.0	\$707.84	\$70.78																																
2	Prepare Typical Sections for 100' min. R/W	24.0	2.0	4.0	8.0	0.0	10.0		24.0	\$1,631.80	\$67.99																																
3	Develop Preliminary Alternative Alignments/Potential Environmental Impacts	490.0	14.0	34.0	152.0	170.0	120.0		490.0	\$32,054.40	\$65.42																																
4	Analyze Preliminary Alternative Potential Impacts	42.0	4.0	16.0	16.0	6.0	0.0		42.0	\$3,513.84	\$83.66																																
5	Develop 1"=100' scale Roadway Alignments (4 max)	454.0	14.0	28.0	142.0	150.0	120.0		454.0	\$29,495.60	\$64.97																																
6	Attend Review Meeting w/ PBC Staff	16.0	4.0	6.0	6.0	0.0	0.0		16.0	\$1,454.00	\$90.88																																
7	Estimate Conceptual Construction Costs (up to 4 alts.)	104.0	4.0	10.0	20.0	40.0	30.0		104.0	\$6,647.00	\$63.91																																
8	Prepare Alternative Alignment Evaluation Matrix	103.0	8.0	35.0	32.0	20.0	8.0		103.0	\$8,132.84	\$78.96																																
9	Attend review meeting w/ PBC for alternatives and matrix	18.0	6.0	6.0	6.0	0.0	0.0		18.0	\$1,674.00	\$93.00																																
10	Project Coordination w/ regulatory agencies	42.0	10.0	16.0	16.0	0.0	0.0		42.0	\$3,804.00	\$90.57																																
11	Prepare Draft Report	106.0	4.0	20.0	24.0	48.0	10.0		106.0	\$7,514.52	\$70.89																																
12	Attend Review Meeting w/ PBC Staff	16.0	4.0	6.0	6.0	0.0	0.0		16.0	\$1,454.00	\$90.88																																
13	Prepare Final Report	56.0	4.0	8.0	24.0	16.0	4.0		56.0	\$4,195.76	\$74.92																																
14	Prepare Exhibits & Attend one (1) BOCC Meeting	36.0	4.0	4.0	8.0	12.0	8.0		36.0	\$2,506.72	\$69.63																																
Total Staff Hours (Basic Services)		1517.0	82.0	195.0	462.0	468.0	310.0	0.0	0.0	1517.0																																	
Total Staff Cost (Basic Services)			\$9,020.00	\$17,745.00	\$36,036.00	\$28,847.52	\$13,137.80				\$104,786.32	\$69.07																															
OPTIONAL SERVICES																																											
1	Assist and Attend Public Meetings	40.0	16.0	8.0	8.0	0.0	8.0		40.0	\$3,451.04																																	
2	City of Palm Beach Gardens/Avenir Development Coordination	40.0	16.0	8.0	8.0	0.0	8.0		40.0	\$3,451.04																																	
Total Staff Hours (Optional Services)		80.0	32.0	16.0	16.0	0.0	16.0		80.0																																		
Total Staff Cost (Optional Services)			\$3,520.00	\$1,456.00	\$1,248.00	\$0.00	\$678.08				\$6,902.08																																
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">EBO SBE Calculation for this Fee Summary</th> <th colspan="2">Salary Related Costs:</th> </tr> <tr> <th></th> <th>SBE \$</th> <th>Non-SBE \$</th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>Mock, Roos & Associates, Inc.</td> <td>\$321,662.59</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Subconsultant - WGI, Inc.</td> <td></td> <td>\$47,080.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>\$ 321,662.59</td> <td>\$ 47,080.00</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>											EBO SBE Calculation for this Fee Summary				Salary Related Costs:			SBE \$	Non-SBE \$				Mock, Roos & Associates, Inc.	\$321,662.59					Subconsultant - WGI, Inc.		\$47,080.00				Totals	\$ 321,662.59	\$ 47,080.00						
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February 4, 2026

Mr. Garry Gruber, P.E.
Senior Vice President
Mock, Roos & Associates, Inc.
5720 Corporate Way
West Palm Beach, FL 33407

Garry.gruber@mockroos.com

Re: Seminole Pratt Road Extension

Dear Garry,

WGI, Inc. (WGI) is happy to present this proposal to Mock, Roos & Associates, Inc. (CLIENT) for professional services related to the above-referenced project.

The contract, scope of services, fees, and contract terms and conditions are included in this package. WGI's services will be carried out following these terms and conditions and are considered an integral part of this proposal.

We are confident that our expertise and commitment to excellence align with the requirements of the project, and we look forward to the opportunity to contribute to its success.

Please feel free to reach out if you have any questions or if further clarification is needed. We are excited about working with you and believe that our collaboration will yield outstanding results.

Thank you for considering WGI for this project. We look forward to the possibility of working together and are available to discuss any aspects of this proposal at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "John Abbott", is written over a faint circular stamp or watermark.

John Abbott, PG, CEP
Director of Environmental Services
WGI, Inc.

Enc.: WGI, Inc. Contract Terms and Conditions, Fee Schedule

EXHIBIT "A"

**SCOPE OF SERVICES
FEE SCHEDULE**



PROJECT UNDERSTANDING

The subject property consists of approximately 2,300 acres and is located north of Avenir Development, east of Mecca Farms property, north one-half mile from the C-18 Canal, and west of the proposed Coconut Boulevard extension in Palm Beach Gardens, Palm Beach County, Florida. The subject property is identified in the map provided.



SCOPE OF SERVICES

ENVIRONMENTAL SERVICES

I. Preliminary Assessment of Natural Resources

Lump Sum \$27,640.00

1. Using readily-available desktop information such as existing databases and permits, WGI will prepare an environmental report to assess whether there are natural resources such as wetlands, uplands, trees, and threatened and endangered plant and animal species that could pose significant constraints to development.



2. WGI will review readily-available information to identify potential ecologically sensitive areas (i.e., wetland mitigation areas, preserves, listed species habitat).
3. WGI will review readily-available State (water management district / FDEP) and County environmental records to assess whether previous wetland delineations and/or wetland permits have been issued for the property.
4. WGI will review readily-available State (FFWCC) and Federal (USFWS) records to assess the presence of protected species or their habitat within the subject area. Species-specific surveys are not a part of this scope.
5. Perform one site visit over six days to ground-truth gathered data with field conditions. Areas representative of the habitat types determined through the desktop review will be targeted.
6. WGI will prepare a matrix to qualitatively score identified wetlands within the property. The matrix will provide a hierarchy to identify preferred wetlands within the subject area and will be based on size, apparent quality, and current protection status. The scoring performed in this matrix is a high-level review based on readily-available sources like past permitting documents and aerial imagery. Please note that this level of review is not consistent with the Unified Mitigation Assessment Methodology (UMAM), Section 373.414(18) Florida Statutes and should not be expected to be used in permitting.
7. A map will be prepared that will highlight the results of the matrix to facilitate the identification of the most appropriate road alignment alternative with respect to natural resource impacts. This map is not a delineation of wetlands according to Ch. 62-340 Florida Administrative Code and is based solely on desktop interpretation of available aerial photographs, historic aerials, lidar imagery, National Wetland Inventory database, USDA Soil Survey maps, and other similar sources.
8. The report will summarize upland habitat conditions and highlight areas of high-quality native upland habitats. The scope of work does not include a tree survey.
9. This information will be provided to CLIENT to determine up to four proposed road alignments within the boundaries of the subject area.

II. Alignment Alternatives Mitigation Cost Estimates

Lump Sum \$14,640.00

1. Once the four proposed road alignments are determined and provided by CLIENT, WGI will prepare a summary of permitting requirements and estimated mitigation costs associated with each alignment.
2. Preliminary wetland impact maps based on wetland maps prepared in Task I will be provided to show extents of direct and secondary impacts based on road alignment.

OPTIONAL SERVICES

I. Representation - Environmental

Lump Sum \$4,800.00

Attend up to 20 hours of meetings with CLIENT, CLIENT's project team, and regulatory agencies as required for project coordination, review, and planning.



BASIS OF THIS PROPOSAL

This proposal is based on the following:

1. WGI shall be entitled to rely on the completeness and accuracy of all information provided by CLIENT.
2. If more than four alignments are proposed, an additional work authorization will be required.
3. Onsite field activities / mapping and/or engagement with regulatory agencies in addition to what is described in the scope are not anticipated to be needed and are therefore not included in the base scope of services.
4. Situations that require additional work that are beyond the reasonable control of WGI (CLIENT changes the property limits, landowner denies WGI land access at the time of the field work, etc.), CONSULTANT shall invoice the additional incurred charges on a Time and Materials basis in accordance with the attached Fee Schedule.
5. Services not included: Planning, Landscape Architecture, Irrigation, Lighting, Title Search, Traffic, Architectural, Civil, Structural, MEP, and Geotechnical Engineering.

INFORMATION REQUIRED

The following additional information will be required to begin our services on this project:

1. Mock Roos will provide clear limits of the project location, such as AutoCAD file of boundary survey, GIS shapefile, Google Earth kmz file, or clear and unambiguous PDF on the property boundary on an aerial photograph.
2. Mock Roos will provide conceptual plan or site plan of proposed development, if available.
3. Any readily-available prior documents in their possession on the environmental conditions of the site (such as prior Phase I Environmental Site Assessments or assessment/ cleanup documents), and geotechnical evaluations, any plans or planning approval documentation, or pertinent correspondence with regulatory agencies.

Any additional optional services requested by CLIENT will be provided in accordance with WGI's hourly fee schedule in effect at the time of service, or a fixed fee to be negotiated once a scope of service is defined.





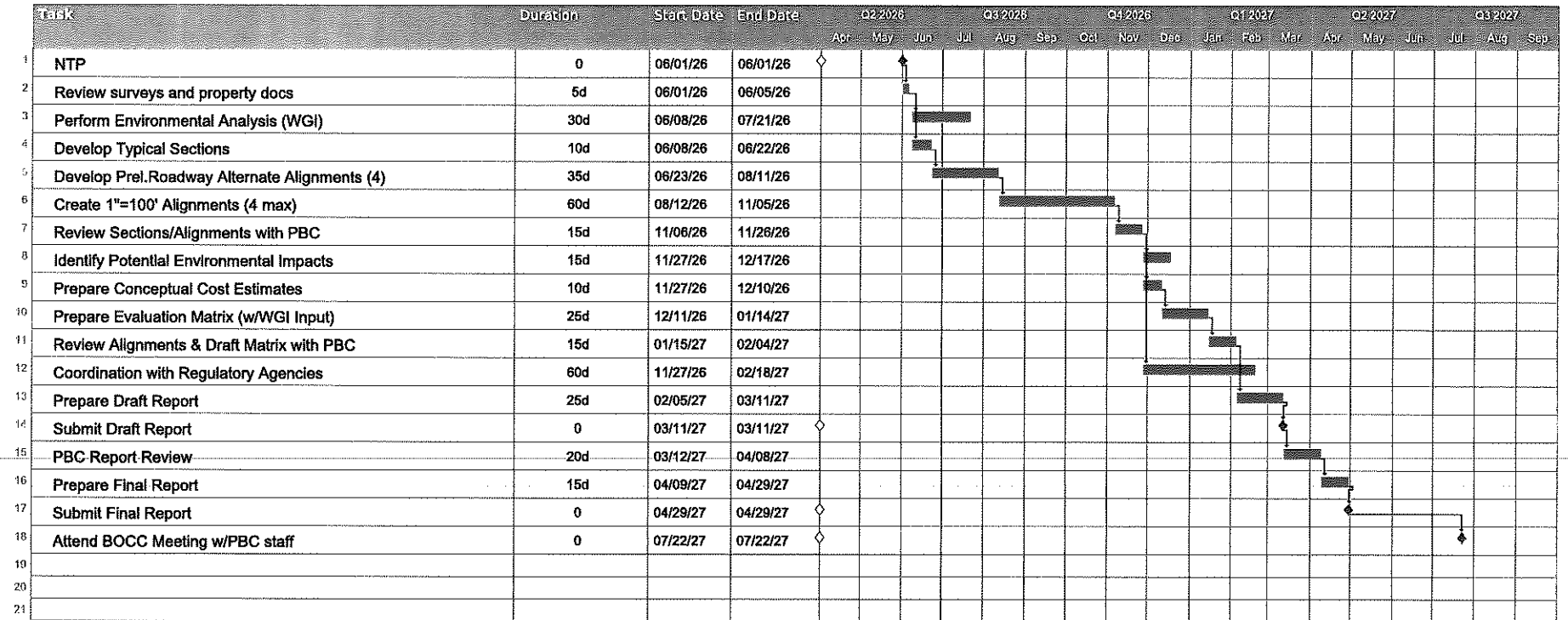
Project: Seminole Pratt Rd Extension
 Date: 2/4/2026
 Estimator: Rick Harman

	Rate Position	Cost/Hour	Basic Services				Optional Services	
			task 1	task 2	Total Hours	\$	task1	\$
		Rates	Preliminary Assessment	Mitigation Cost Estimates			Representation	
	Executive Env Scientist	\$280.00			0	\$0	0	\$0
	Principal Env Scientist	\$240.00	44	32	76	\$18,240	20	\$4,800
	Senior Env Scientist	\$215.00			0	\$0	0	\$0
	Env Specialist	\$180.00	24		24	\$4,320	0	\$0
	Env Scientist	\$145.00	88	48	136	\$19,720	0	\$0
	Env Technician	\$110.00			0	\$0	0	\$0
WGI Labor			\$27,640	\$14,640		\$42,280		\$4,800
IDC Materials			\$0	\$0				
SubTotal			\$27,640	\$14,640				
Total WGI			\$27,640	\$14,640		\$42,280		\$4,800
Excavator			\$ -	\$ -		\$ -		\$ -
Vehicle			\$ -	\$ -		\$ -		\$ -
Food			\$ -	\$ -		\$ -		\$ -
Hotel			\$ -	\$ -		\$ -		\$ -
ST w/markup		15%	\$ -	\$ -		\$ -		\$ -
TOTAL			\$27,640	\$14,640	Total Basic Services	\$42,280	Total Optional Services	\$4,800
					Overall Total	\$		47,080

Notes:

Seminole Pratt Whitney Rd Ext Alignment Study

PROPOSED PROJECT SCHEDULE FEBRUARY 4, 2026



OSBD SCHEDULE 1

SOLICITATION/PROJECT/BID NAME: Seminole Pratt Whitney Road Extension

SOLICITATION/PROJECT/BID NO.: 2025504

SOLICITATION OPENING/SUBMITTAL DATE: May 14, 2024

COUNTY DEPARTMENT: Engineering & Public Works Department

Section A PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY THE PRIME CONTRACTOR/CONSULTANT* ON THE PROJECT:

NAME OF PRIME RESPONDENT/BIDDER: Mock, Roos & Associates, Inc. ADDRESS: 5720 Corporate Way, West Palm Beach, FL 33407

CONTACT PERSON: Garrytt G. Gruber, P.E. PHONE NO.: (561)722-9185 E-MAIL: garry.gruber@mockroos.com

PRIME'S DOLLAR AMOUNT OR PERCENTAGE OF WORK: \$321,662.59
 SBE Prime's must include their percentage or dollar amount in the Total Participation line under section B.

Non-SBE SBE

Section B PLEASE LIST THE DOLLAR AMOUNT OR PERCENTAGE OF WORK TO BE COMPLETED BY ALL SUBCONTRACTORS/SUBCONSULTANTS ON THE PROJECT BELOW:

Subcontractor/Sub consultant Name	(Check all Applicable Categories)		DOLLAR AMOUNT OR PERCENTAGE OF WORK
	Non-SBE	SBE	
1. WGI, Inc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	\$ 47,080.00
2.	<input type="checkbox"/>	<input type="checkbox"/>	_____
3.	<input type="checkbox"/>	<input type="checkbox"/>	_____
4.	<input type="checkbox"/>	<input type="checkbox"/>	_____
5.	<input type="checkbox"/>	<input type="checkbox"/>	_____

(Please use additional sheets if necessary)

Total Bid/Offer Price \$ 368,742.59

Total \$ 47,080.00

Total Certified SBE Participation \$ \$321,662.59

I hereby certify that the above information is accurate to the best of my knowledge:



Dale Wm. Zimmerman, P.E. President

Name & Authorized Signature

Title

- Note:**
- The amount listed on this form for a Subcontractor/sub consultant must be supported by price or percentage listed on the properly executed Schedule 2 or attached signed proposal.
 - Only those firms certified by Palm Beach County at the time of solicitation due date are eligible to meet the established OSBD Affirmative Procurement Initiative (API). Please
 - Modification of this form is not permitted and will be rejected upon submittal.
 - If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation.

A completed Schedule 2 is a binding document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) and should be treated as such. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2025504
 SOLICITATION/PROJECT NAME: Seminole Pratt Whitney Road Extension

Prime Contractor: Mock, Roos & Associates, Inc. Subcontractor: N/A
 (Check box(s) that apply)

SBE Non-SBE Supplier Date of Palm Beach County Certification (if applicable): 5/13/24-5/12/27

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or Items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
1	Civil Engineering		1		\$321,662.59

The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: \$321,662.59

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

N/A Price or Percentage: _____
 Name of 2nd/3rd tier Subcontractor/subconsultant

Mock, Roos & Associates, Inc.
 Print Name of Prime
 By: [Signature]
 Authorized Signature
Garrytt G. Gruber, P.E.
 Print Name
Senior Vice President
 Title
 Date: 3/24/26

N/A
 Print Name of Subcontractor/subconsultant
 By: _____
 Authorized Signature

 Print Name

 Title

 Date: _____

*Revised 6.5.2025 pursuant to Emergency Ordinance 2025-014, approved on June 3, 2025

A completed Schedule 2 is a binding document between the Prime Contractor/consultant and a Subcontractor/subconsultant (for any tier) and should be treated as such. All Subcontractors/subconsultants, including any tiered Subcontractors/subconsultants, must properly execute this document. If a Mandatory API goal applies, failure to submit a properly executed Schedule 2 will result in a determination of non-responsiveness to the solicitation. Each properly executed Schedule 2 must be submitted with the bid/proposal.

SOLICITATION/PROJECT NUMBER: 2025504

SOLICITATION/PROJECT NAME: Seminole Pratt Whitney Road Extension

Prime Contractor: Mock, Roos & Associates, Inc. Subcontractor: WGI, Inc.

(Check box(s) that apply)

SBE Non-SBE Supplier

Date of Palm Beach County Certification (if applicable): _____

SBE PARTICIPATION – SBE Primes must document all work to be performed by their own work force on this form. Specify in detail, the scope of work to be performed or items supplied with the dollar amount and/or percentage for each work item. When applicable, identify the line item(s) associated with the service/product being supplied. SBE credit will only be given for the areas in which the SBE is certified. A detailed quote/proposal may be attached to a properly executed Schedule 2 for additional information.

Line Item	Item Description	Unit Price	Quantity/ Units	Contingencies/ Allowances	Total Price/Percentage
1	Environmental Services		1		\$47,080.00


The undersigned Subcontractor/subconsultant is prepared to self-perform the above-described work in conjunction with the aforementioned project at the following total price or percentage: \$47,080.00

If the undersigned intends to subcontract any portion of this work to another Subcontractor/subconsultant, please list the business name and the amount below accompanied by a separate properly executed Schedule 2.

N/A Price or Percentage: N/A

Name of 2nd/3rd tier Subcontractor/subconsultant

Mock, Roos & Associates, Inc.
Print Name of Prime


By: 
Authorized Signature

Garrytt G. Gruber, P.E.
Print Name

Senior Vice President
Title

Date: 3/24/26

WGI, Inc.
Print Name of Subcontractor/subconsultant

By: 
Authorized Signature

Lindsay Libes
Print Name

Vice President, Civil Division Leader
Title

Date: 03.24.26

*Revised 6.5.2025 pursuant to Emergency Ordinance 2025-014, approved on June 3, 2025



**Palm Beach County
Compliance Summary Report**

Vendor Number	Vendor Name	AM Best Rating	Insurance Carrier	Policy #	Eff. Date	Exp. Date	Coverage	Contract Number	Contract Name
DX00003089	Mock, Roos & Associates, Inc.		Compliant					2024055	Civil Engineering Professional Continuing Services Contract
		A+g , XV	The Continental Insurance Company	CUE5084970362	1/1/2026	1/1/2027	Excess Liability		
		A+g , XV	American Casualty Company of Reading, Pennsylvania	5084971043	1/1/2026	1/1/2027	General Liability		
		A+g , XV	XL Specialty Insurance Company	DPR5055730	4/26/2026	4/26/2027	Professional Liability		
		A+g , XV	Valley Forge Insurance Company	WC584970328	1/1/2026	1/1/2027	Workers Comp		

Risk Profile : Standard - Professional Services
Required Additional Insured : Palm Beach County Board of County Commissioners
Ownership Entity :