



Town of _____

Micanopy

Florida

March 10, 2026

AGENDA ITEM: Approval of Proposal – EDA Consultants Boundary Survey (FRDAP Reimbursable)

BACKGROUND:

As part of the Town’s Florida Recreation Development Assistance Program (FRDAP) grant requirements, a boundary survey is necessary to document the project site in compliance with grant administration standards. .

PROPOSAL:

EDA Consultants has submitted a proposal to complete the required boundary survey in the amount of **\$8,632.00**.

FISCAL IMPACT:

The cost of \$8,632.00 is **reimbursable under the Town’s FRDAP grant**, provided all grant documentation requirements are met. Funds will be initially expended from the appropriate project account and submitted for reimbursement in accordance with FRDAP guidelines.

STAFF RECOMMENDATION:

Staff recommends approval of the EDA Consultants proposal for boundary survey services in the amount of \$8,632.00 and authorization for the Town Administrator to execute any necessary documents to facilitate the work and reimbursement.

SUGGESTED MOTION:

“I move to approve the proposal from EDA Consultants for boundary survey services in the amount of \$8,632.00, as presented, and authorize the Town Administrator to execute the necessary documents.”

MICANOPY, FLORIDA

Response to RFP No. 2026-01

REQUEST FOR PROPOSALS (RFP) Professional Surveying Services - FRDAP Grant Project P25088

March 3, 2026



Prepared by:

eda consultants, inc.
Jared Rogers, P.S.M.
Director of Surveying
720 SW 2nd Avenue
South Tower, Suite 300
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Prepared for:

Town of Micanopy
Sara S. Samario, ICMA-CM
Town Administrator
PO Box 137
706 NE Cholokka Blvd
Micanopy, FL 32667
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SSamario@MicanopyTown.com

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March 3, 2026

Sara S. Samario, ICMA-CM
Town Administrator
Town of Micanopy
706 NE Cholokka Blvd
PO Box 137
Micanopy, FL 32667



720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

Re: RFP No. 2026-01 - Professional Surveying Services
FRDAP Grant Project P25088

Dear Ms. Samario:

eda consultants, inc. is pleased to submit this proposal to provide professional surveying services for the Town-owned property located at 700 SE Tusawilla Road (Alachua County Parcel No. 16489-000-000), consisting of approximately 16 acres. We value our ongoing professional relationship with the Town of Micanopy and appreciate the opportunity to support FRDAP Grant Project P25088 and the recreational improvements planned for this site.

eda currently serves the Town under a continuing services contract for land planning services and has worked closely with Town staff on recent projects including the boundary and topographic survey and replat for the Micanopy Library, as well as the boundary and topographic survey for the Community Center. Through these assignments, our team has developed familiarity with the Town's processes, expectations, and documentation standards. We understand the importance of producing accurate, defensible survey deliverables that can be relied upon for planning, permitting, and long-term public use.

We understand that the Town requires a boundary survey compliant with Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, suitable for FRDAP grant documentation, site planning and design, permitting, and potential recordation. It is critical that the survey clearly establish property boundaries; identify adjoining rights-of-way; depict visible encroachments, easements, and improvements; and provide deliverables appropriate for engineering and design purposes.

eda proposes to prepare a Boundary Survey encompassing the subject parcel and the adjoining rights-of-way of Hunter Avenue to the north and SE Tusawilla Road to the south. Our services will include monument recovery and setting (where necessary), boundary analysis and conflict resolution, and the location of fixed above-ground improvements in relation to established property lines. The survey will be prepared on the Florida State Plane Coordinate System, North Zone (NAD 83, 2011 Adjustment), using U.S. Survey Feet, and will meet or exceed Florida Minimum Technical Standards.



Deliverables will include a signed and sealed boundary survey, legal description if required, a DWG file suitable for design purposes, a digital PDF copy, and a sealed hard copy. Should the Town elect to authorize additional services such as topographic data collection, tree inventory, or underground utility location, **eda** has the personnel and technical capabilities to provide those services efficiently and accurately.

We recognize that this project is funded through the Florida Recreation Development Assistance Program and is therefore subject to State grant documentation standards and public records requirements. **eda** holds a continuing services contract with the Florida Department of Environmental Protection for surveying services and is well acquainted with FDEP documentation expectations and compliance standards. In addition, our firm has extensive company-wide experience supporting grant-funded municipal projects, including coordination with funding agencies, preparation of supporting documentation, and adherence to grant administration requirements. We are committed to working closely with Town staff to ensure that all survey deliverables support FRDAP compliance and FDEP reporting needs.

Since 1976, **eda** has provided surveying, engineering, and planning services throughout North Central Florida. Our Gainesville-based team has extensive experience performing boundary surveys for municipalities and public agencies, and we maintain long-standing continuing services contracts with Alachua County, the City of Gainesville, the City of Alachua, the City of Newberry, and other local governments. Our local presence allows for efficient mobilization and responsive service.

All services will be performed under the direction and supervision of a licensed Florida Professional Surveyor & Mapper, in full compliance with Chapter 5J-17, F.A.C., and Section 472.027, Florida Statutes. We are committed to delivering a high-quality survey product within the proposed timeframe and to continuing our collaborative partnership with the Town of Micanopy.

We appreciate the opportunity to submit our qualifications and look forward to supporting the Town in the successful implementation of this FRDAP project. Should you require any additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jared Rogers', written over a light blue horizontal line.

Jared Rogers, P.S.M.
Director of Surveying
Florida License No. 6687
eda consultants, inc.

2. FIRM QUALIFICATIONS AND EXPERIENCE

FIRM BACKGROUND

eda consultants, inc. is a Gainesville-based professional services firm providing civil engineering, land planning, and surveying services throughout North Central Florida since 1976. For 50 years, we have supported municipalities, counties, utility providers, and public agencies with accurate, defensible, and timely surveying services.

Our surveying department is led by three Florida-licensed Professional Surveyors and Mappers (PSMs) with more than 80 years of combined experience. All survey work is performed under the direct supervision of a licensed PSM and in strict accordance with Chapter 5J-17, Florida Administrative Code, and Section 472, Florida Statutes.

eda currently holds numerous continuing services contracts with public-sector clients for surveying and engineering services, including Town of Micanopy, Alachua County, City of Gainesville, City of Alachua, City of Newberry, Gainesville Regional Utilities, and the Florida Department of Environmental Protection. These long-standing relationships reflect our responsiveness, technical competence, and familiarity with public procurement and documentation requirements.

We routinely perform boundary, topographic, right-of-way, and utility surveys for municipal properties and publicly funded projects. Our experience working with government agencies ensures that our deliverables are prepared to meet public records standards and are suitable for permitting, engineering design, and recordation.

As a locally based firm, all project personnel and field crews operate out of our Gainesville office. This allows us to mobilize quickly, respond to field conditions efficiently, and maintain close communication with Town staff throughout the duration of a project.

SURVEYING CAPABILITIES

eda provides comprehensive professional land surveying and mapping services relevant to the Town's requested scope. For this project, our capabilities include:

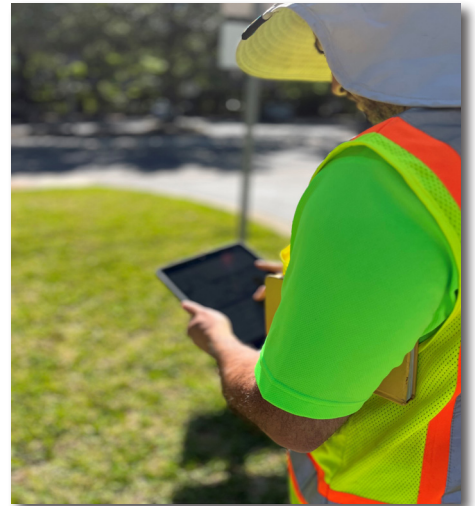
Boundary Surveys

We routinely perform boundary surveys for municipal and public-sector properties, including parks, municipal facilities, infrastructure corridors, and publicly funded project sites. A list of eda's boundary services is provided on the following page.



2. FIRM QUALIFICATIONS AND EXPERIENCE

- Deed and public records research
- Review of prior plats and surveys
- Adjacent parcel analysis
- Recovery and verification of existing monuments
- Establishment of horizontal and vertical control
- Evaluation and resolution of boundary conflicts
- Preparation or verification of legal descriptions
- Identification of rights-of-way, easements, and recorded restrictions
- Location of visible improvements and encroachments



Boundary determinations are carefully analyzed and documented under PSM supervision to ensure compliance with Florida Standards of Practice and suitability for engineering, design, and grant documentation purposes.

Topographic and Tree Surveys

While a boundary survey establishes legal property limits, successful planning and implementation of recreational improvements typically requires a comprehensive understanding of existing site conditions. A clear picture of the land's physical characteristics – including elevations, surface features, and vegetation – is essential to support site planning, grading, drainage analysis, accessibility compliance, and permitting.

eda provides detailed topographic and tree survey services to supply the horizontal and vertical data necessary for informed design decisions and efficient project advancement. When combined with boundary information, this data creates a complete and usable foundation for engineering and planning efforts.

These services may include:

- Collection of spot elevations and breaklines
- Contour generation at appropriate intervals
- Establishment of horizontal and vertical control (NAVD88 datum, if required)
- Location of visible surface features, including pavement, sidewalks, fencing, signage, and structures
- Identification and mapping of trees above a specified diameter threshold
- Integration of available utility information
- Preparation of CAD deliverables suitable for engineering design

Our survey crews utilize a combination of GPS and conventional total station equipment to ensure accurate and reliable elevation data. Field information is processed using advanced survey software and drafted in Civil3D (AutoCAD) to produce deliverables that integrate seamlessly into subsequent engineering and design phases.

2. FIRM QUALIFICATIONS AND EXPERIENCE

When boundary and topographic data are collected concurrently, the result is a coordinated dataset that improves project efficiency, minimizes duplication of effort, and reduces the potential for design conflicts during later stages of development.

Legal Descriptions

Our team prepares and verifies legal descriptions and sketches for recordation and public use. Descriptions are drafted with precision and reviewed internally under PSM supervision to ensure clarity, accuracy, and consistency with the boundary survey.

Easement, Right-of-Way, and Title Research

Municipal properties often involve historic plats, layered easements, or partially documented rights-of-way. **eda**'s surveyors routinely interpret land title information and recorded instruments to accurately delineate these interests. Where monumentation is missing or unclear, we establish or reset monuments as necessary to clarify legal boundaries. This expertise provides municipalities with reliable information for planning, permitting, and long-term property management.

Subsurface Utility Location

Accurate knowledge of what lies beneath a property or right-of-way is critical for any public works or recreational improvement project. Striking an unmarked utility line can halt construction, inflate costs, and disrupt public service.

For more than 20 years, **eda** has utilized state-of-the-art electronic locating equipment, ground penetrating radar (GPR), and properly trained personnel to create accurate representations of underground facilities. Our typical process includes:

1. Marking known traceable public and private utilities.
2. Using electronic detection equipment to locate metallic pipes and wires identifiable through above-ground fixtures, signage, or utility mapping.
3. Deploying GPR technology to identify additional "hidden" utilities, including:
 - Non-metallic lines such as PVC pipes
 - Private utility lines
 - Abandoned lines
 - Certain communication lines not typically shown on utility maps



While the Town's RFP specifically calls for a boundary survey, our ability to integrate subsurface utility information—when requested—provides additional value by supporting future design and construction phases and reducing the risk of change orders.

2. FIRM QUALIFICATIONS AND EXPERIENCE

CAD Production and Digital Deliverables

Field data collected by our crews is transmitted to the office for processing using Leica Infinity software, which provides a seamless transition from field measurements to finalized control solutions. The licensed surveyor establishes precise horizontal and vertical control and confirms the exact location of property lines, right-of-way lines, and easement boundaries.

Drafting is performed using Autodesk Civil3D (AutoCAD). Our Civil3D software subscription provides access to the most current versions, with forward and backward compatibility to ensure seamless integration with municipal or consultant design teams. Civil3D incorporates AutoCAD Map functionality and allows export of GIS-compatible products suitable for ESRI platforms, including ArcGIS.

We also utilize QGIS software to produce georeferenced mapping products, including .tiff images suitable for use in field navigation platforms such as Avenza Maps. These capabilities allow us to deliver survey data that is not only accurate, but immediately usable for engineering design, planning, and field coordination.

Deliverables we routinely provide include:

- Signed and sealed hard copy surveys
- Digital PDF files
- CAD files in DWG format

Digital files are prepared in a format suitable for engineering and design use, allowing seamless integration into future planning or construction documents.

Quality Assurance and Quality Control

Quality control is a fundamental component of our workflow. Our process includes:

- Independent review of boundary analysis by the responsible PSM
- Verification of monumentation and field data
- Internal review of CAD drafting
- Confirmation that all elements required by Chapter 5J-17 are addressed prior to signing and sealing


This structured QA/QC process ensures that final deliverables are accurate, defensible, and compliant with State standards.



3. FLORIDA PSM LICENSE NUMBER

All surveying services provided under this contract will be performed under the direct supervision of a Florida-licensed Professional Surveyor and Mapper (PSM) in accordance with Chapter 5J-17, Florida Administrative Code, and Section 472, Florida Statutes. One of the below-listed PSMs will serve as Surveyor in Responsible Charge for this project and will sign and seal all final deliverables as required. All work will be performed in compliance with Florida Minimum Technical Standards and applicable State regulations.


Jared Rogers, P.S.M.
License No. 6687

 Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500


License No.: **LS6687**
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

JARED STUART ROGERS
720 SW 2ND AVE STE 300
GAINESVILLE, FL 32601-1212


WILTON SIMPSON
COMMISSIONER OF AGRICULTURE


Robert Graver, P.S.M.
License No. 4239

 Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500


License No.: **LS4239**
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

ROBERT WILLIAM GRAVER
720 SW 2ND AVE STE 300
GAINESVILLE, FL 32601-1212


WILTON SIMPSON
COMMISSIONER OF AGRICULTURE


Jacob Fanton, P.S.M.
License No. 7461

 Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkway Tallahassee, Florida 32399-6500

License No.: **LS7461**
Expiration Date February 28, 2027

Professional Surveyor and Mapper License
Under the provisions of Chapter 472, Florida Statutes

JACOB FANTON
1031 BELLAMY RD
MELROSE, FL 32666-3152


WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

3. FLORIDA PSM LICENSE NUMBER

FIRM LICENSE



Florida Department of Agriculture and Consumer Services
Division of Consumer Services
Board of Professional Surveyors and Mappers
2005 Apalachee Pkwy Tallahassee, Florida 32399-6500

License No.: **LB2389**
Expiration Date February 28, 2027

Professional Surveyor and Mapper Business License

Under the provisions of Chapter 472, Florida Statutes

EDA CONSULTANTS INC.
720 SW 2ND AVE STE 300
GAINESVILLE, FL 32601-1212

A handwritten signature in black ink, appearing to read 'Wilton Simpson'.

WILTON SIMPSON
COMMISSIONER OF AGRICULTURE

This is to certify that the professional surveyor and mapper whose name and address are shown above is licensed as required by Chapter 472, Florida Statutes.

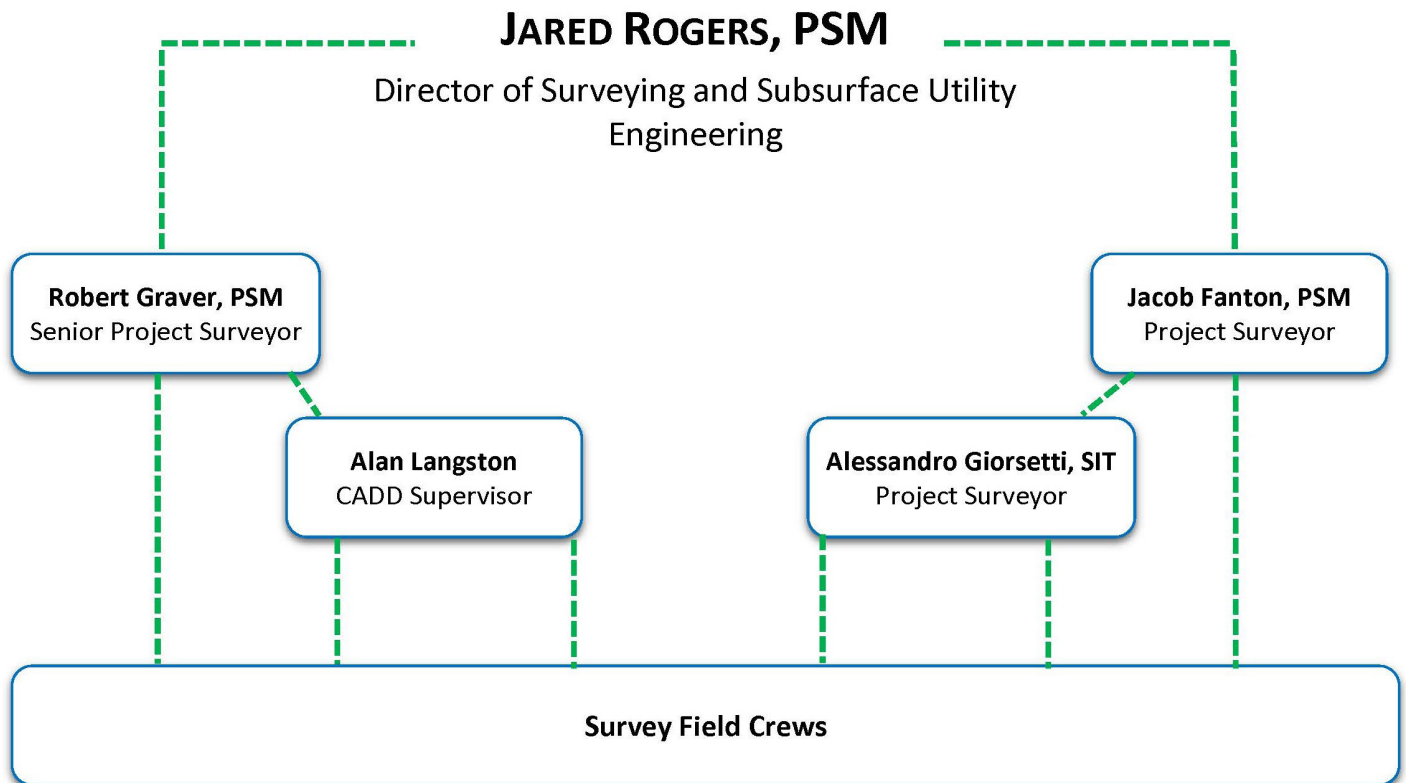
4. PROJECT TEAM IDENTIFICATION

While **eda**'s full team of surveying professionals is available to support the Town of Micanopy as needed, the Organizational Chart below and the accompanying resumes identify the personnel who will serve key roles for this project. **eda** is committed to maintaining continuity of these core team members for the duration of the assignment.

Jared Rogers, P.S.M., Director of Surveying, will serve as Project Manager and Responsible Surveyor in charge. He will act as the Town's primary point of contact and will oversee all aspects of the project, including boundary analysis, quality control, scheduling, and final deliverables. Mr. Rogers will personally monitor project progression to ensure compliance with Florida Standards of Practice and adherence to the proposed timeline.

Robert Graver, P.S.M., and Jacob Fanton, P.S.M., will provide senior-level technical support, including field coordination, boundary evaluation, and drafting oversight. Field crews and production staff will operate under their direction to ensure efficient data collection and accurate map production.

This team-based structure allows **eda** to provide responsive service while ensuring that all work is performed under the direct supervision of licensed Professional Surveyors and Mappers.





JARED ROGERS, P.S.M.

Director of Surveying

Jared Rogers oversees all **eda** surveying & mapping projects, which typically include boundary, topographic, tree, as-built, specific purpose, and ALTA/NSPS Land Title surveys. His responsibilities as Director include management of the **eda** survey team, developing project scopes, client communication, project scheduling, quality assessment, control of deliverables, and overall project success. He is well-versed in locating utilities, reviewing utility configurations on surveys, and managing all aspects of obtaining VVH (Verified Vertical and Horizontal) locations on critical utilities. Mr. Rogers specializes in locating and marking underground utilities using Electronic Locating Equipment in conjunction with Ground Penetrating Radar (GPR).

SELECTED PROJECTS:

♦ **West End Golf Course Redevelopment** (Gainesville, FL)

Client: Alachua County Public Works | Year: 2024

Completed a detailed ALTA/NSPS Land Title Survey for Alachua County’s land acquisition and then completed a full topographic survey with tree and underground utility location on the approximately 75-acre property for future park development planning.

♦ **Alachua County Sports & Events Center** (Gainesville, FL)

Client: Alachua County/Viking Construction | Year: 2023

Served as surveyor-of-record for a 150,000 SF events center, providing such services as topographic survey with underground utility location, construction stakeout, and final as-built surveys.

♦ **NW 31st Avenue Trail** (Gainesville, FL)

Client: City of Gainesville | Year: 2023

Provided all necessary survey services, including topographic survey with underground utility location for a multi-use trail on the north side of NE 31st Avenue from NE 15th Street to NE Waldo Road.

♦ **Alachua County Jail** (Gainesville, FL)

Client: Alachua County Public Works | Year: 2021

Provided underground utility locations as supplemental information to be shown on a survey completed by county staff in-house. County staff was investigating sanitary and storm sewer lines which potentially have failed.



YEARS OF EXPERIENCE:
23 years (12 with **eda**)

PROFESSIONAL REGISTRATION:
Professional Surveyor and Mapper, Florida, No. 6687

EDUCATION:
B.S., Geomatics, University of Florida

- AFFILIATIONS:**
- Florida Surveying and Mapping Society
 - Gainesville-Alachua County Association of Realtors, Featured Business Partner
 - Gainesville-Alachua County Association of Realtors, Affiliate Member

- AREAS OF SPECIALIZATION:**
- Underground utility location
 - GIS/GPS
 - High-accuracy vertical building monitoring
 - Boundary surveys
 - Topographic surveys



ROBERT GRAVER, P.S.M.

Senior Project Surveyor

Bob Graver has over a half century of experience in land surveying in Florida and has been employed by **eda** since it was founded in 1976. He has performed all types of surveying activities throughout Florida including power line, right-of-way (ROW), boundary, topographic, and specific purpose surveying in addition to construction stakeout. Prior to professional registration, he worked on a surveying field crew for 10 years as a rod person, instrument person, and party chief. Subsequently, Bob served as a Professional Surveyor and Mapper and supervisor in charge of surveying field crews. His duties include preparing survey drawings utilizing AutoCAD, calculating field crew stakeout information, and scheduling field work.

SELECTED PROJECTS:

◆ Pinesville Park (Archer, FL)

Client: Alachua County Public Works | Year: 2025

Mr. Graver provided a Boundary & Topographic Survey to support engineering design of a future County park located north of the City of Archer. The proposed park will include a playground, basketball/pickleball court, parking, and pavilions along with stormwater and roadway improvements. Mr. Graver’s survey showed the property lines, survey control, spot elevations, elevation contours, aboveground improvements, trees, and the location of underground utilities.

◆ Micanopy Library (Micanopy, FL)

Client: Alachua County Library | Year: 2025

Provided professional surveying services in support of the development of a new 5,444 SF public library facility within the Town of Micanopy. Mr. Graver prepared a boundary and topographic survey that identified existing improvements, utilities, and site features to support planning and design. He also assisted in preparation of replat documentation to resolve underlying parcel configuration issues.

◆ Fire Station 64 (Micanopy, FL)

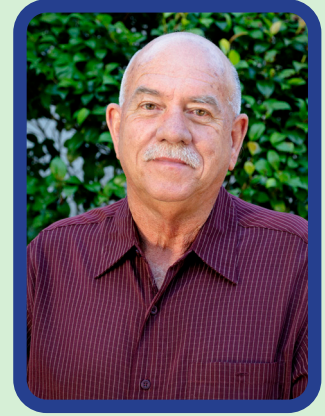
Client: Alachua County | Years: 2023-2024

Mr. Graver provided boundary and topographic surveying services to support the development of the Cuscowilla Fire Station. His work included establishing horizontal and vertical control, locating existing improvements and rights-of-way, and performing boundary analysis in compliance with Chapter 5J-17, F.A.C. The survey served as the foundation for engineering design and permitting of this public safety facility.

◆ Newberry City Hall (Newberry, FL)

Client: City of Newberry | Year: 2021

A boundary and topographic survey of the municipal complex and City Hall building to support engineering design of renovations to the complex.



YEARS OF EXPERIENCE:

53 years (50 with **eda**)

PROFESSIONAL REGISTRATION:

Professional Surveyor and Mapper, Florida, No. 4239

EDUCATION:

B.S., Forestry, University of Florida

AFFILIATIONS:

Florida Surveying and Mapping Society

AREAS OF SPECIALIZATION:

- Boundary surveys
- Topographic surveys
- Right-of-way determination
- Entitlements & encumbrances
- NSPS/ALTA Land Title Surveys
- Legal sketch & description preparation
- Construction staking



JACOB FANTON, P.S.M.

Project Surveyor

Jacob Fanton has experience with many aspects of surveying; including boundary, topographic, tree, right-of-way, ALTA/NSPS Land Title, and as-built surveys. He also has experience with construction staking, subdivision plat preparation, and the preparation of legal descriptions & sketches.

Mr. Fanton is qualified to locate underground utilities as a part of the subsurface utility engineering (SUE) process and has experience with the daily activities associated with locating utilities, reviewing utility configurations on surveys, and with obtaining VVH (Verification of Vertical and Horizontal) information on critical utilities.

As a Project Surveyor at eda consultants, inc., Mr. Fanton is responsible for the successful production of survey products, assists in the preparation of proposals & project budgets, supervises CAD Techs and Field Personnel (providing direction & comments regarding the production and quality of survey products), and performs quality control & review on survey projects.

SELECTED PROJECTS:

♦ Waccassassa Watershed (Levy County)

Client: Florida Department of Environmental Protection | Year: 2025

Mr. Fanton prepared a boundary survey of the easterly 10,513 acres within the Waccassassa Watershed, including a state lands title determination for acquisition of the property by Florida Forever.

♦ Florida School of the Arts (FloArts) Renovation (Palatka, FL)

Client: St. Johns River State College (Subconsultant to Kasper Architects) | Year: 2024

eda provided surveying services for a renovation to the existing FloArts facility at SJR State School of the Arts in Palatka, FL. Proposed improvements to the multi-functional 48,181 gross sq. ft. facility included a black box theatre and new water and wastewater connections. Mr. Fanton provided detailed topographic survey with utility location for a building addition and utility connections across the College Road ROW at the boundary of the college property.

♦ Lochloosa Connector- Rimes

Client: Alachua County EPD | Year: 2024

Mr. Fanton served as Surveyor-of-Record for a Boundary Survey in support of a 156-acre land acquisition for conservation purposes, as a part of a partnership between Alachua County and the St. Johns River Water Management District. Mr. Fanton coordinated with the Florida Department of Environmental Protection to determine the appropriate technique, which in this case included determining the location of a Safe Upland Line (SUL) at a specific elevation.



YEARS OF EXPERIENCE:
8 years (8 with eda)

PROFESSIONAL REGISTRATION:
Professional Surveyor and Mapper, Florida, No. 7461

EDUCATION:
B.S., Geomatics, University of Florida

AFFILIATIONS:
Florida Surveying and Mapping Society

- AREAS OF SPECIALIZATION:**
- Boundary surveys
 - Topographic surveys
 - Underground utility location
 - 3D laser scanning
 - Construction staking
 - Digital level processing
 - Traverse adjustment
 - Data processing
 - GPS/GNSS observation processing

MICANOPY LIBRARY

Alachua County Library District



PROJECT DESCRIPTION:

eda consultants, inc. provided professional surveying services in support of the development of the Micanopy Public Library, a publicly funded institutional facility located within the Town of Micanopy.

The project required resolution of underlying lot configuration issues and preparation of accurate boundary documentation to support site planning, public review, and recordation within a historic municipal setting.

This project demonstrates eda’s experience providing defensible boundary, topographic, and platting services for publicly funded municipal facilities within small, regulatory-sensitive communities – services directly aligned with the Town of Micanopy’s current Professional Surveying Services solicitation.

SERVICES PROVIDED

Boundary Survey

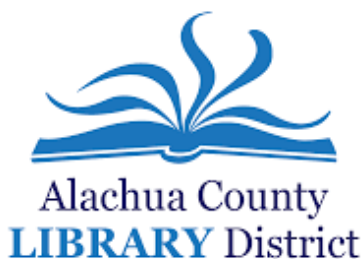
- Performed boundary survey in accordance with Chapter 5J-17, F.A.C.
- Researched deeds, plats, and recorded easements.
- Verified and refined legal descriptions as necessary.

Topographic & Existing Conditions Survey

- Prepared detailed topographic survey to support site planning and design.
- Located visible improvements and utilities.

Replat Services

- Prepared and processed replat to resolve prior parcel configuration issues.
- Coordinated documentation suitable for recordation.



CLIENT:

Kenneth Plumley
Facilities Maintenance Director
Alachua County Library District
401 E. University Avenue,
Gainesville, FL 32601
352-334-3915
kplumley@aclib.us

YEAR:

2025

LOCATION:

Town of Micanopy, Florida

PRIME OR SUB:

Subconsultant to Paul Stresing

FACILITY:

±5,444 SF Public Library on ±1 acre

Deliverables

- Signed and sealed boundary and topographic survey
- Legal description and sketch (as required)
- CAD (DWG) and PDF files
- Signed and sealed hard copies suitable for public documentation



FIRE STATION 64

Alachua County



PROJECT DESCRIPTION:

eda consultants, inc. provided professional surveying services to Alachua County in support of the phased development of Fire Station 64, a new public safety facility serving the Town of Micanopy and surrounding areas.

Survey services supported both immediate site improvements and long-term facility build-out planning. The project required accurate boundary determination, right-of-way coordination along U.S. Highway 441, and preparation of documentation suitable for public permitting and phased implementation.

This project demonstrates eda's experience providing boundary, topographic, right-of-way, and legal description surveys for publicly funded municipal facilities, including coordination along state roadways and preparation of sealed deliverables aligned with municipal and regulatory requirements.

SERVICES PROVIDED

Boundary Survey

- Performed boundary survey in accordance with Chapter 5J-17, F.A.C.
- Researched deeds and right-of-way records.
- Prepared legal sketch and description.

Topographic & Right-of-Way Survey

- Prepared detailed topographic survey of the site.
- Expanded survey limits within the U.S. 441 right-of-way to support FDOT access improvements.
- Located visible improvements and site features.

Utility Location Survey

- Identified and mapped visible utilities and above-ground appurtenances.

Deliverables

- Signed and sealed boundary and topographic survey
- Legal sketch and description
- CAD (DWG) and PDF files
- Signed and sealed hard copies suitable for permitting and public documentation

CLIENT:

Travis Parker, CPM, CPRP
Facilities Director
915 SE 5th Street
Gainesville, FL 32601
352-374-5289
tparker@alachuacounty.us

YEARS:

2023-2024

LOCATION:

U.S. Highway 441,
Micanopy, Florida

PRIME OR SUB:

Prime Surveyor

FACILITY:

±1,920 SF Public Safety /
Fire Rescue Station on ±5
acres



NEWBERRY CITY HALL

City of Newberry



PROJECT DESCRIPTION:

eda consultants, inc. provided professional surveying services for the City of Newberry Municipal Complex and City Hall as part of our ongoing continuing services contract with the City.

Under this long-standing relationship, eda regularly serves as the City's trusted, on-call surveying consultant. For this project, the City relied on eda to provide accurate boundary and existing-conditions documentation to support conceptual planning, engineering design, and construction activities within an active municipal campus.

This project demonstrates eda's role as a trusted continuing services consultant to municipal clients and our ability to support public projects from initial survey through construction staking – services directly aligned with the Town of Micanopy's Professional Surveying Services requirements.

SERVICES PROVIDED

Boundary & Topographic Survey

- Performed boundary survey in accordance with Chapter 5J-17, F.A.C.
- Researched deeds, plats, and recorded documents to establish defensible property limits.
- Prepared detailed topographic survey of the municipal complex and City Hall building.
- Located visible improvements, pavement areas, and site features to support conceptual planning and future design.

Survey Revision & Right-of-Way Expansion

- Prepared a revised survey expanding the original limits to include adjacent public rights-of-way.
- Provided additional topographic and control information to support expanded engineering design requirements.

Construction Staking

- Provided construction layout services including staking of building column line intersections with offsets.
- Set finished floor elevation (FFE) hubs to

support vertical control during construction.

Deliverables

- Signed and sealed boundary and topographic survey
- Revised survey reflecting expanded limits
- CAD (DWG) and PDF files
- Signed and sealed hard copies suitable for municipal planning, design, and construction use

CLIENT:

Jamie Jones, Assistant City Manager for Utilities & Public Works
25440 W. Newberry Road,
Newberry, FL 32669
352-472-2161
JJones@NewberryFL.gov

YEARS:

2023-2025

LOCATION:

Newberry, Florida

PRIME OR SUB:

Prime Surveyor

FACILITY:

±12,000 SF Municipal Complex / City Hall on ±2 acres



PINESVILLE PARK

Alachua County



PROJECT DESCRIPTION:

eda consultants, inc. provided boundary and topographic surveying services as a subconsultant to Kimley-Horn on behalf of Alachua County in support of the engineering design for Pinesville Park, a new 2.2-acre community “pocket park”.

The property, leased from St. Peter Missionary Baptist Church, is being developed to include multi-use basketball and pickleball courts, playground facilities, walking trails, pavilions, parking, drainage improvements, and utility service. The project was funded through the Wild Spaces & Public Places program.

Accurate existing-conditions documentation was essential to support park design, grading, drainage planning, and utility coordination for this publicly funded recreational facility.

This project demonstrates eda’s experience supporting publicly funded recreational facilities through accurate boundary and topographic surveying, including utility location and grading support – services directly aligned with the Town of Micanopy’s FRDAP-funded surveying needs.

SERVICES PROVIDED

Boundary Survey

- Performed boundary survey in accordance with Chapter 5J-17, F.A.C.
- Depicted property lines and established survey control.

Topographic Survey

- Prepared detailed topographic survey including spot elevations and contour mapping.
- Located above-ground improvements, trees, and site features.
- Identified and mapped underground utilities.

Deliverables

- Signed and sealed boundary and topographic survey
- CAD (DWG) and PDF files
- Signed and sealed hard copies suitable for engineering design and public documentation

CLIENT:

Kimley-Horn
Elisabeth Manley
800 SW 2nd Ave Suite 100,
Gainesville, FL 32601
(352) 374-3274
elisabeth.manley@kimley-
horn.com

YEAR:

2025

PRIME OR SUB:

Subconsultant to Kimley-Horn

LOCATION:

SW 170th Street, north of
Archer, Florida

FACILITY:

2.2-Acre Community
“Pocket Park”



6. PROPOSED PROJECT SCHEDULE

eda anticipates completing the Boundary Survey within approximately 4-7 weeks from Notice to Proceed. If optional Topographic, Tree, or Underground Utility services are authorized, the schedule may be extended slightly depending on field conditions and coordination requirements. **eda** will work closely with Town staff to meet any critical FRDAP-related deadlines.

1. PRE-PLANNING & PROJECT INITIATION (1 WEEK)

Upon receipt of Notice to Proceed, **eda** will immediately coordinate with the Town Administrator or designated staff to confirm:

- Final scope of services (Boundary only or inclusion of optional services)
- Required deliverables and format preferences
- Schedule expectations
- Any available background information

Relevant reference materials may include:

- Existing deeds and prior surveys
- Recorded plats and Clerk of Court records
- Right-of-Way maps
- Utility information
- Existing benchmarks or vertical control data (if topographic services are authorized)

This coordination ensures that the survey scope aligns precisely with FRDAP documentation needs, site planning requirements, and any potential recordation considerations.

Preliminary boundary research and project calculations will be performed under the supervision of a licensed Florida Professional Surveyor & Mapper prior to mobilization. This preparation allows field crews to operate efficiently and minimize return trips.

2. FIELD WORK (1-3 WEEKS)

Field work will be performed by experienced **eda** survey crews under the supervision of the Project Surveyor.

For the Boundary Survey, field activities will include:

- Recovery of existing monuments
- Setting of monuments where required (unless obstructed)
- Establishment of horizontal control (Florida State Plane, NAD 83, 2011 Adjustment)
- Location of fixed above-ground improvements
- Identification of adjoining rights-of-way
- Documentation of visible encroachments

If authorized, additional services may include:

6. PROPOSED PROJECT SCHEDULE

- Topographic & Tree Survey
- Establishment of vertical control (NAVD 88)
- Collection of spot elevations sufficient for 1-foot contour generation
- Identification of significant grade breaks
- Tree inventory (20" diameter and greater)
- Location of accessible sanitary and storm sewer inverts
- Visible striping documentation
- Underground Utility Location
 - Electronic detection of traceable metallic utilities
 - Ground penetrating radar (GPR) where applicable
 - Marking and mapping of traceable underground utilities

Field crews follow established company procedures to ensure accuracy and efficiency. Critical measurements are observed redundantly where appropriate. All equipment is routinely calibrated to maintain precision.

3. BOUNDARY ANALYSIS & CALCULATIONS (1 WEEK)

Following field data collection, all boundary research and calculations will be performed in-office by licensed Professional Surveyors and Mappers.

This phase includes:

- Evaluation of boundary evidence and potential conflicts
- Analysis of deed and plat discrepancies
- Resolution of any encroachment or alignment issues
- Preparation or verification of legal description (if required)

All work will comply with Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

4. DRAFTING & MAP PRODUCTION (1 WEEK)

Field data and boundary analysis will be incorporated into a comprehensive survey drawing using AutoCAD.

Deliverables will include:

- Boundary Survey drawing
- Easements provided by the Town (if plottable)
- Rights-of-way
- Improvements and encroachments
- Coordinate system notation

6. PROPOSED PROJECT SCHEDULE

- Required certifications and signature blocks

If optional services are authorized, topographic data, trees, elevations, and utility information will be integrated into the survey drawing.

5. QUALITY ASSURANCE & QUALITY CONTROL (CONCURRENT WITH DRAFTING PHASE)

Quality control is a critical component of **eda**'s surveying practice.

Upon completion of a preliminary deliverable:

- The survey will undergo an independent internal review by a second licensed P.S.M. serving in a QA/QC role.
- Positional accuracy, boundary resolution, compliance with Chapter 5J-17, and conformance with client requirements will be verified.
- All coordinate data, bearings, distances, legal descriptions, and certification language will be checked.

The Director of Surveying will perform a final review prior to sealing to ensure the survey meets or exceeds the Town's expectations and is suitable for FRDAP documentation and engineering use.

6. DELIVERY

Upon completion and final approval:

- Signed and sealed PDF survey will be provided electronically
- DWG file will be delivered in an organized, engineering-ready format
- One sealed hard copy will be provided
- Legal description (if required) will be included

Additional copies or alternate formats can be provided upon request.

eda will remain available to respond promptly to any questions from Town staff or FDEP reviewers and will provide clarification or minor revisions as needed to support grant compliance.

ANTICIPATED TOTAL DURATION

- Boundary Survey (Base Scope Only): Approximately 4 weeks from Notice to Proceed.
- If Optional Topographic, Tree, and Underground Utility Services Are Authorized: An additional 2 weeks, for a total anticipated duration of approximately 6 weeks from Notice to Proceed.

The four-week schedule reflects completion of boundary services only. Authorization of the optional topographic, tree, and underground utility components will require additional field mobilization, vertical data collection, utility investigation, and drafting integration, resulting in the extended timeframe noted above. **eda** will coordinate closely with the Town to ensure alignment with project priorities and any FRDAP-related deadlines.

7. LUMP SUM FEE PROPOSAL

SITE: 700 SE Tusawilla Road, Micanopy, Florida 32667
Alachua County Parcel No. 16489-000-000
Owner(s) of Record: Town of Micanopy
Being Approximately 16 Acres

(The limits of the Topographic Survey includes the project site, the right-of-way of Hunter Avenue adjoining the project site on the north, and the right-of-way of SE Tusawilla Road adjoining the project site on the south)

SCOPE OF SERVICES:

Boundary Survey

- Prepare a Boundary Survey of the subject property which meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. This Boundary Survey will include the location of fixed above ground improvements (buildings, fences, etc.) in relation to the property boundaries established by a Professional Surveyor & Mapper in conjunction with the legal description shown upon the survey. Monuments will be set or found and will be flagged, unless a physical obstruction, such as a tree, prevents this.
 - This survey does include the location of fixed above ground improvements. This survey does NOT include any vertical (elevation) measurements, tree locations, or the location of underground utilities.
 - A search of the public records for easements or other restrictions affecting the property is not included in this proposal, however all easements or other restrictions affecting the property which have been provided to the surveyor by the client will be shown on the survey if they can be plotted with the information provided to the surveyor.
 - This survey will be prepared with a Horizontal Coordinate System based upon the Florida State Plane Coordinate System, North Zone (SPC FL N) referenced to the North American Datum of 1983 (NAD 83) 2011 Adjustment, using the US Survey Foot.

Topographic & Tree Survey [Optional]

- Prepare a Topographic Survey of the subject property which meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Board of Administrative Code, pursuant to Section 472.027 Florida Statutes. The Topographic Survey will include:
 - Spot elevations sufficient to generate 1' contours and all significant grade breaks.
 - The location of all fixed above ground improvements.
 - The location of all trees 20" and greater in diameter (measured 4.5 feet above grade).
 - The location, size, depth, and material type of all accessible sanitary and storm sewer inverts.
 - The location of visible roadway and parking paint striping.

7. LUMP SUM FEE PROPOSAL

- o This survey will be prepared with an Elevation Basis on the North American Vertical Datum of 1988 (NAVD 88).

Underground Utilities [Optional]

- Locate all traceable Underground Utilities subject to our Utility Location Agreement (see following page).

Fee:

Boundary Survey	\$8,632
[Optional] Topographic & Tree Survey	\$15,088
[Optional] Underground Utilities	\$1,824



Utility Location Agreement

This utility location agreement is an attachment to a fee proposal by **eda consultants inc.** to provide engineering and/or surveying or utility location services. Acceptance of the engineering and/or surveying or utility location services fee proposal is also an acceptance of the terms and conditions of this agreement.

eda will attempt to locate all traceable public utility lines that are made evident by above ground fixtures and/or signage within the limits designated in the fee proposal using state-of-the-art electronic location equipment and/or ground penetrating radar. Tracing of irrigation lines/control wires and other minor private utility lines is not included unless otherwise specifically noted in the surveying scope of services portion of the proposal. A certification as to the existence of septic tanks, drain fields and underground tanks will not be made unless otherwise specifically noted in the surveying scope of services portion of the proposal.

Utility lines will be marked with flags and/or paint or chalk using "Guidelines for marking underground facilities" published by the American Public Works Association (APWA). The surveyor is not responsible for removing any paint marks or flags after the survey is completed.

No excavation of utilities is proposed. Should excavation be required for design purposes, **eda** can coordinate with a third party firm to provide those services as additional services.

There are many factors outside the control of the utility locator that affect the electronic or radar location of underground utilities including, but not limited to: broken, non-grounded, or non-existing trace wires on non-metallic lines, fiber optic cables with no metallic sheath or trace wire, clay or wet soils, crossed trace wires, lines in close proximity to each other, lines not evidenced by any above ground fixtures or signage, etc.

eda has an excellent record of accurate locates. However, because of the above noted factors that are beyond the control of the surveyor, the following note will be placed on the survey (prepared by **eda** or others if **eda** provides location services to another firm) and is a condition of **eda** providing these services:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, UTILITY COMPANY MAPS AVAILABLE TO THE SURVEYOR, AND ELECTRONIC DETECTION METHODS. UNLESS NOTED OTHERWISE ON THE GRAPHIC PORTION OF THIS SURVEY, NO UTILITIES WERE UNCOVERED TO VERIFY THEIR LOCATION.

NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED BY THE SURVEYOR THAT THE LOCATIONS SHOWN REPRESENT THE ACTUAL LOCATIONS OF THOSE UTILITIES, THE UTILITY TYPE, OR THAT NO OTHER UTILITIES EXIST ON THE SITE.

PRIOR TO THE DESIGN OF UTILITY CONNECTIONS, THE PROPOSED CONNECTION POINTS SHOULD BE EXCAVATED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS. IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHOULD CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

8. CLIENT REFERENCES

With 50 years of experience and counting providing services to North Central Florida, **eda** is proud of our list of satisfied clients, hands-on experience and successful projects. Below is a sampling of clients that can provide first-hand knowledge of our capabilities. We encourage you to contact them and ask about their experience working with **eda**. We have also provided corresponding reference letters on the following pages.

CITY OF NEWBERRY

Jamie Jones, Assistant City Manager for Utilities & Public Works
25440 W. Newberry Road, Newberry, FL 32669
352-472-2161
JJones@NewberryFL.gov



ALACHUA COUNTY

Travis Parker, Facilities Director
915 SE 5th Street, Gainesville, FL 32601
352-374-5289
tparker@alachuacounty.us

Ramon Gavarrete, Public Works Director
Alachua County Board of County Commissioners
5620 NW 120th Lane, Gainesville, Florida 32653
352-548-1214
rgavarrete@alachuacounty.us



CITY OF ALACHUA

Rodolfo Valladares, P.E. Assistant City Manager
15100 NW 142nd Terrace, Alachua, FL 32615
386-418-6140
ro_valladares@cityofalachua.org



8. CLIENT REFERENCES



25440 W Newberry Road
Newberry FL 32669
Tel: 352-472-2161 Ext. 2
www.ci.newberry.fl.us

To Whom It May Concern:

I am writing to recommend eda Consultants, Inc. based on my experience with their surveying work for the City of Newberry. eda has worked on a number of projects for the City, including boundary and topographic surveys for roadway and utility improvement projects. In addition to providing a variety of surveys for project design, eda surveyors also help the City to review subdivisions under review to provide comments on plats submitted by other consultants.

Currently, eda is engaged in surveying for a number of small roadway improvement projects for Newberry's Community Redevelopment Area (CRA). eda is a very experienced local firm and they are very responsive to the needs of our community. Our staff appreciates eda's attention to detail and is very pleased with their quality of work.

Since our relationship with eda began in 2016, they have exceeded our expectations. I am happy to recommend their services to other agencies in need of surveying work. If you would like any further information about our experience with eda, I can be reached at (352) 258-4486 or JJones@NewberryFL.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Jones".

Jamie Jones
Assistant City Manager
Director of Utilities & Public Works
City of Newberry

8. CLIENT REFERENCES



Alachua County Facilities Management

Facilities Management

Travis Parker, Facilities Management Director

To Whom it May Concern:

I am pleased to recommend eda consultants, inc. based on Alachua County's extensive experience with their professional engineering and surveying services. For over 30 years, eda has served as Alachua County's continuing services consultant, completing dozens of projects that have consistently demonstrated their technical expertise, reliability, and commitment to excellence.

Under Alachua County's continuing services contract, eda has provided comprehensive surveying and engineering services across a wide spectrum of projects. Their surveying work has included boundary surveys, topographic surveys, right-of-way surveys, construction layout, utility location using ground penetrating radar equipment, 3D laser scanning, and preparation of legal descriptions. Their engineers have designed and permitted numerous development projects within the County's jurisdiction, demonstrating thorough familiarity with our design criteria and review processes.

Recently, eda has been instrumental in several major facility projects for the County. They are currently working on improvements to our Court Complex, including an approximately 111,000 SF civil courthouse, a 5-story parking garage, and an expanded central energy facility. eda is providing surveying, engineering design, land planning and regulatory permitting services for this complex, multi-phased project.

Additionally, eda has provided planning, surveying, and engineering services for a proposed Land Conservation Management Facility with Public Parking/Trailhead within one of our County Conservation properties. The eda team has also recently designed and permitted redevelopment at the former Scottish Inn property (29 detached supportive housing units with comprehensive site improvements), and Fire Station 64, all of which required careful coordination with multiple County Departments leading the projects and with regulatory agencies including FDOT and St. Johns River Water Management District.

What sets eda apart is not only their technical competence, but also their responsiveness and attention to detail. Sergio Reyes and his team consistently deliver high-quality work products that meet or exceed all regulatory requirements. They navigate complex permitting processes with multiple agencies with ease and maintain excellent communication throughout each project. Their deep knowledge of local requirements and their ability to coordinate effectively with County staff and external stakeholders has made them an invaluable partner to our Facilities Department.

I strongly recommend eda to any agency or community seeking professional engineering and surveying services. If you have any questions about our experience with eda consultants, inc., please feel free to contact me.

A handwritten signature in black ink, appearing to read "TOP", is positioned above the name Travis Parker.

Travis Parker

8. CLIENT REFERENCES



Alachua County Public Works Department

Ramon D. Gavarrete, P. E.
Public Works Director

Public Works

Ramon D. Gavarrete, P.E.

Public Works Director /
County Engineer

rgavarrete@alachuacounty.us

Tel. (352) 374-5245

Fax: (352) 337-6243

Public Works

Brian C. Kauffman, P.E.

Public Works Assistant Director

bkauffman@alachuacounty.us

Tel. (352) 548-1306

Fax: (352) 337-6243

Road & Bridge

Donald E. Clifton

Road Superintendent

dclifton@alachuacounty.us

Tel. (352) 374-5245

Cell: (352) 213-4832

Fleet Management

Gerald D. Bailey

Fleet Manager

gbailey@alachuacounty.us

Tel. (386) 462-1975

Fax: (386) 418-0331

Administration

Kenneth Fair, CPA, CGFO

Sr. Administrative Support Manager

kfair@alachuacounty.us

Tel. (352) 374-5245

Fax: (352) 337-6244

March 6, 2024

RE: Letter of Reference

To Whom it May Concern,


EDA Consultants, Inc. has been providing professional surveying services to Alachua County for 30 years. Over the course of their contract with us, they have worked on dozens of projects. In recent years, Alachua County has been without a County Surveyor on staff and EDA has helped us fill the gap. We have been working closely with them to both provide surveys for proposed county projects and to assist with development review of proposed subdivision plats.

EDA's surveying skills and knowledge of regulatory requirements are excellent. As a firm with decades of experience engaged in the development and platting process for private development, we trust their expertise to review subdivisions submitted by other firms and provide comments on the County's behalf. As a firm, their long history in the community allows them to deliver exceptional survey products. In addition to assisting with review, the County has engaged EDA to provide boundary and topographic surveys for several land purchases and infrastructure projects.

I personally have many years of experience working with Jared Rogers and can vouch for his expertise. When working with EDA, I can always expect the utmost professionalism and care. They provide excellent customer service and the County's interests are well served through EDA.

If you have any questions about our experience, please feel free to contact me. Alachua County is pleased to work with and recommend EDA for professional surveying services.

Sincerely,

 Digitally signed by
Ramon D. Gavarrete,
P.E.
Date: 2024.03.06
09:47:18 -05'00'

Ramon D. Gavarrete, P. E.
Public Works Director / County Engineer
Alachua County

8. CLIENT REFERENCES



City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
ASSISTANT CITY MANAGER

June 24, 2024

To Whom it May Concern:

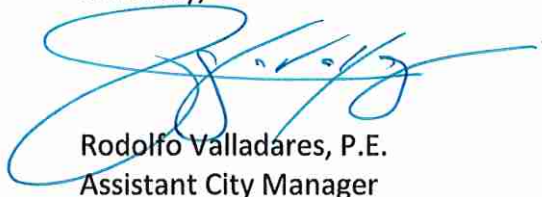
eda consultants, inc. has been a dedicated service provider to the City of Alachua for the past 15 years. Throughout this period, their team of professional engineers has consistently delivered expert services for various roadway and utility design projects, establishing themselves as a dependable partner.

Currently, eda is actively involved in providing design and bidding services for a proposed water line and roadway improvement project aimed at supporting an innovative mixed-use development within the City. They have collaborated closely with our Public Services staff to deliver surveying, design, and permitting services, meeting demanding project timelines.

eda's surveyors and engineers have also played a crucial role in assisting City staff during the site plan and subdivision review processes, offering valuable insights on submissions from other firms. Their extensive local experience in designing private developments across our community is complemented by their responsiveness to our specific municipal needs.

I have been consistently impressed with the quality of eda's work, and without hesitation, I recommend them to any community seeking professional engineering services.

Sincerely,



Rodolfo Valladares, P.E.
Assistant City Manager



Thank you!

