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MEETING NOTICE

CLEARINGHOUSE COMMITTEE

There will be a meeting of the Clearinghouse Committee of the North Central Florida Regional Planning Council on **May 27, 2021**. Due to the COVID-19 Public Health Emergency, the meeting will be held virtually via communications media technology at **6:00 p.m.**

DIAL IN NUMBER: Toll Free 1.888.585.9008

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AGENDA CLEARINGHOUSE COMMITTEE

Virtual Public Meeting
 Via Communications Media Technology
 Gainesville, Florida

May 27, 2021
 6:00 p.m.

PAGE NO.

I.	APPROVAL OF THE AGENDA	3
II.	APPROVAL OF THE APRIL 22, 2021 MEETING MINUTES	5
III.	COMMITTEE-LEVEL REVIEW ITEMS	
	<u>Comprehensive Plan Amendments</u>	
	#39 - Bradford County Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)	7
	#41 - Bradford County Comprehensive Plan Draft Amendment (DEO No. 21-2ESR)	13
	#42 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 21-2ESR)	19
	#43 - Levy County Comprehensive Plan Adopted Amendment (DEO No. 21-1ESR)	25
IV.	STAFF-LEVEL REVIEW ITEMS	
	#40 - Columbia County Community Development Block Grant - Economic Development - Environmental Assessment Contract No. 20DB-OO-03-22-01-E05	31
V.	CITIZEN COMMENTS	
	This agenda item provides an opportunity for citizens to address the Committee on any matter not included on the agenda. The comment period is limited to three minutes for each individual.	

NORTH CENTRAL FLORIDA REGIONAL PLANNING COUNCIL
CLEARINGHOUSE COMMITTEE
MINUTES

Virtual Public Meeting
Via Communications Media Technology

April 22, 2021
6:00 p.m.

MEMBERS PRESENT

Robert Brown
Jim Catron
Fletcher Hope, Chair
Tim Murphy
Daniel Riddick

MEMBERS ABSENT

Patricia Bouie Hutchinson, Vice-Chair
LaBarfield Bryant
Reina Saco
James Tallman

STAFF PRESENT

Lauren Yeatter

Noting the presence of a quorum, the meeting was called to order by Chair Fletcher Hope at 6:00 p.m.

I. APPROVAL OF THE AGENDA

Chair Hope requested approval of the agenda as presented.

ACTION: It was moved by Commissioner Brown and seconded by Commissioner Murphy to approve the April 22, 2021 Clearinghouse Committee Agenda as presented. The motion carried unanimously.

II. APPROVAL OF THE MARCH 25, 2021 MEETING MINUTES

ACTION: It was moved by Commissioner Catron and seconded by Commissioner Brown to approve the March 25, 2021 meeting minutes as circulated. The motion carried unanimously.

III. COMMITTEE-LEVEL REVIEW ITEMS

- #35 - City of Archer Comprehensive Plan Adopted Amendment (DEO No. 20-2ESR)
- #36 - City of Newberry Comprehensive Plan Draft Amendment (DEO No. 21-1ESR)
- #38 - Town of Horseshoe Beach Comprehensive Plan Draft Amendment (DEO No. 21-1ER)

ACTION: It was moved by Commissioner Brown and seconded by Commissioner Riddick to group Committee-Level Review Items #35, #36 and #38 for purpose of review. The motion carried unanimously.

Lauren Yeatter, Senior Planner, stated that the staff reports find the comprehensive plans, as amended, are not anticipated to result in significant adverse impacts to Natural Resources of Regional Significance, regional facilities or adjoining local governments.

ACTION: **It was moved by Commissioner Catron and seconded by Commissioner Riddick to recommend that the Council approve the staff reports as circulated. The motion carried unanimously.**

The meeting adjourned at 6:12 p.m.

Fletcher J. Hope, Chair

5/27/21

Date

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 39
Review Date: 5/27/2021 Local Government: Bradford County
Amendment Type: Adopted Amendment Local Government Item No: R210113A
State Land Planning Agency Item No: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 5/28/2021

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment reclassifies 12.68 acres from Residential, Low Density (less than or equal to 2 dwelling unit per acre) to Commercial on the Future Land Use Plan Map (see attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property is located with one-half mile of State Road 100, which is part of the Regional Road Network as identified in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts to the Regional Road Network are not anticipated. The local government data and analysis report indicates the adjoining segment of State Road 100 is anticipated to continue operating at the adopted minimum level of service standard of C.

The subject property is not located in an area of Natural Resource of Regional Significance identified and mapped in the regional plan. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

Yes _____	No _____
Not Applicable	_____ <u>X</u> _____

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl Regional Planning Council Item No.: 41
Review Date: 5/27/2021 Local Government: Bradford County
Amendment Type: Draft Amendment Local Government Item No: R210224A
State Land Planning Agency Item No: 21-2ESR

Date Mailed to Local Government and State Land Planning Agency: 5/28/2021

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment reclassifies 10.50 acres from Residential, Low Density (less than or equal to 2 dwelling unit per acre) to Commercial on the Future Land Use Plan Map (see attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property is located with one-half mile of State Road 100, which is part of the Regional Road Network as identified in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts to the Regional Road Network are not anticipated. The local government data and analysis report indicates the adjoining segment of State Road 100 is anticipated to continue operating at the adopted minimum level of service standard of D.

The subject property is not located in an area of Natural Resource of Regional Significance identified and mapped in the regional plan. Therefore, significant adverse impacts are not anticipated to occur to Natural Resources of Regional Significance as a result of the amendment.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

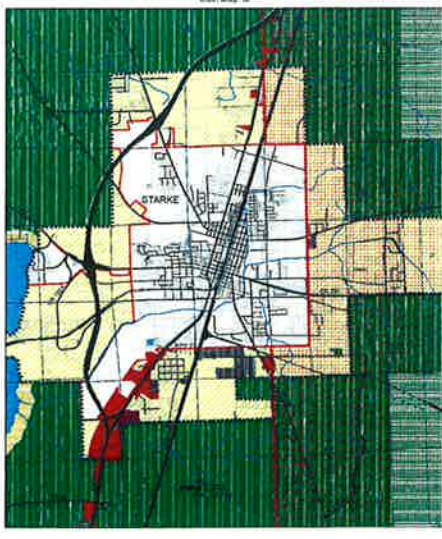
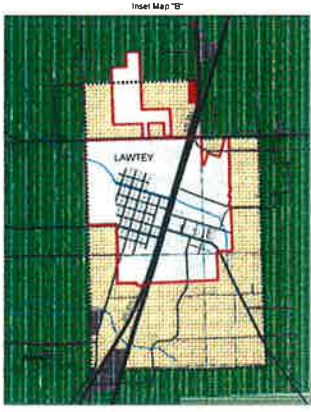
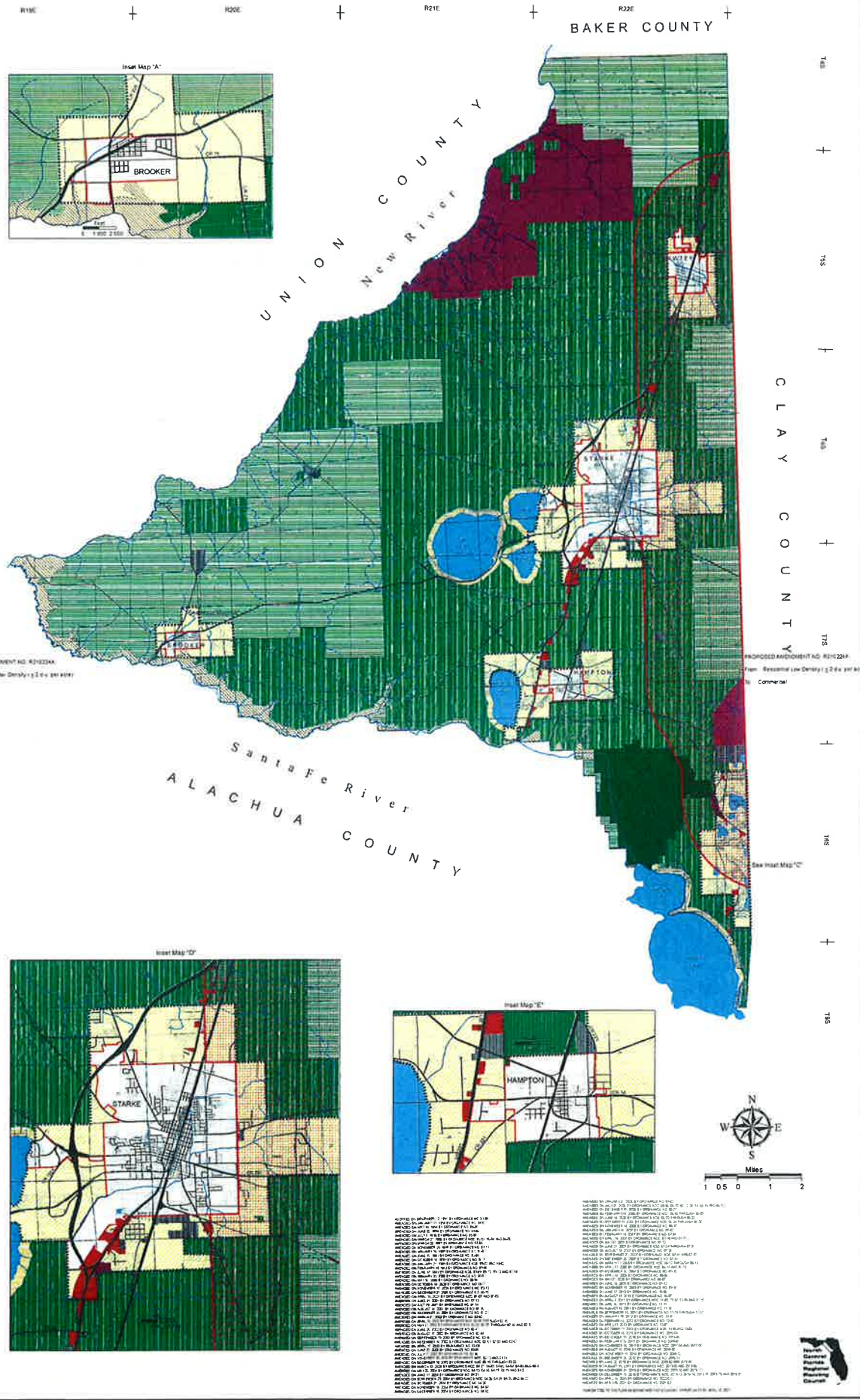
It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Not Applicable	<input type="checkbox"/>

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Bradford County

Future Land Use Plan Map 2029



- FUTURE LAND USE PLAN MAP CLASSIFICATIONS**
- Conservation
 - Public
 - Environmentally Sensitive Areas - 1 (≤ 1 du per 40 acres) none
 - Environmentally Sensitive Areas - 2 (≤ 1 du per 10 acres)
 - Agriculture - 1 (≤ 1 du per 15 acres)
 - Agriculture - 2 (≤ 1 du per 5 acres)
 - Residential Estate (≤ 1 du per acre)
 - Residential Low Density (≤ 2 du per acre)
 - Residential Medium Density (≤ 4 du per acre) none
 - Residential High Density (≤ 20 du per acre) none
 - Commercial
 - Industrial
- OTHER MAP FEATURES**
- County Boundary
 - Incorporated Area
 - Designated Urban Development Area
 - Camp Building Military Base
 - Lake
 - Road or Street
 - Railroad
- * Urban in process in Planning 1.0.2 of the County's Comprehensive Plan.
 † 2 columns width as defined by general order and exact width will vary by 20 acres per mile.
 See Inset Map 'A' for details.

BRADFORD COUNTY, FLORIDA
 COMPREHENSIVE PLAN
 FUTURE LAND USE PLAN MAP 2029
 THE BOARD OF COUNTY COMMISSIONERS HAS ADOPTED THIS PLAN AS A POLICY STATEMENT AND AS A GUIDE FOR THE DEVELOPMENT AND GROWTH OF THE COUNTY. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF TRANSPORTATION AND THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE BOARD OF COUNTY COMMISSIONERS HAS ADOPTED THIS PLAN AS A POLICY STATEMENT AND AS A GUIDE FOR THE DEVELOPMENT AND GROWTH OF THE COUNTY. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF TRANSPORTATION AND THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 5/27/21
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 42
Local Government: City of Newberry
Local Government Item No.: CPA 21-04
State Land Planning Agency Item No.: 21-2ESR

Date Mailed to Local Government and State Land Planning Agency: 5/28/21 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENTS

City item CPA 21-04 adds approximately 271 acres to the City of Newberry Economic Development Overlay Area (see attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property is located within one-half mile of U.S. Highway 41, which is identified and mapped in the North Central Florida Strategic Regional Policy Plan as part of the Regional Road Network. The data and analysis report prepared by the applicant indicates the roadway level of service will not fall below adopted standards.

Additionally, the subject property is located within an Area of High Recharge Potential to the Floridan Aquifer, a Natural Resource of Regional Significance as identified and mapped in the North Central Florida Strategic Regional Policy Plan. Nevertheless, significant adverse impacts are not anticipated to occur as a result of the amendment as the City Comprehensive Plan has adequate policy direction to mitigate adverse impacts to the Floridan Aquifer in a manner consistent with the goals and policies of the North Central Florida Strategic Regional Policy Plan.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

It is recommended that these findings be forwarded to the City and the Florida Department of Economic Opportunity.

Yes No
Not Applicable

**EXCERPTS FROM THE
CITY COMPREHENSIVE PLAN AMENDMENT**

**SUPPORTING DATA AND ANALYSIS
FOR CPA 21-04
FUTURE LAND USE MAP AMENDMENT**

The following data and analysis are provided to support the transmittal of the below proposed large scale comprehensive plan amendment:

CPA 21-04, an application by Causseaux, Hewett, and Walpole, Inc. dba CHW, Agent for Lexington Parke of Gainesville, LLC, Owners, to amend the Economic Development Overlay Area (EDA) boundary of the City of Newberry Comprehensive Plan, covering ±508-acres, located between SW 30th Ave. on the north, State Road 45 to the east, and SW 46th Ave. to the south, and identified by Alachua County Parcel Numbers 02572-000-000, 02570-000-000, 02571-000-000, 02570-001-000, 02571-001-000.

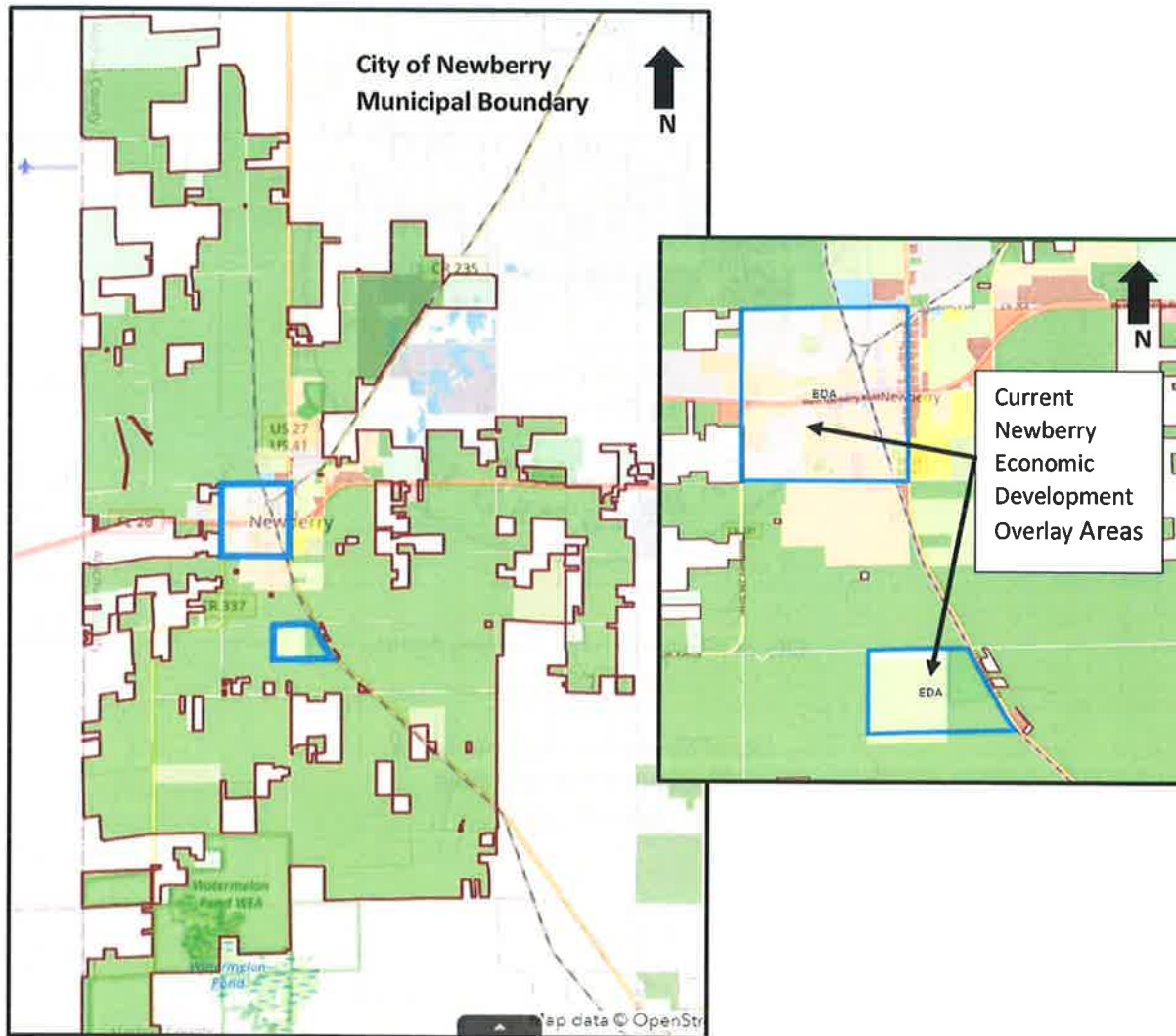


Figure 1: Location

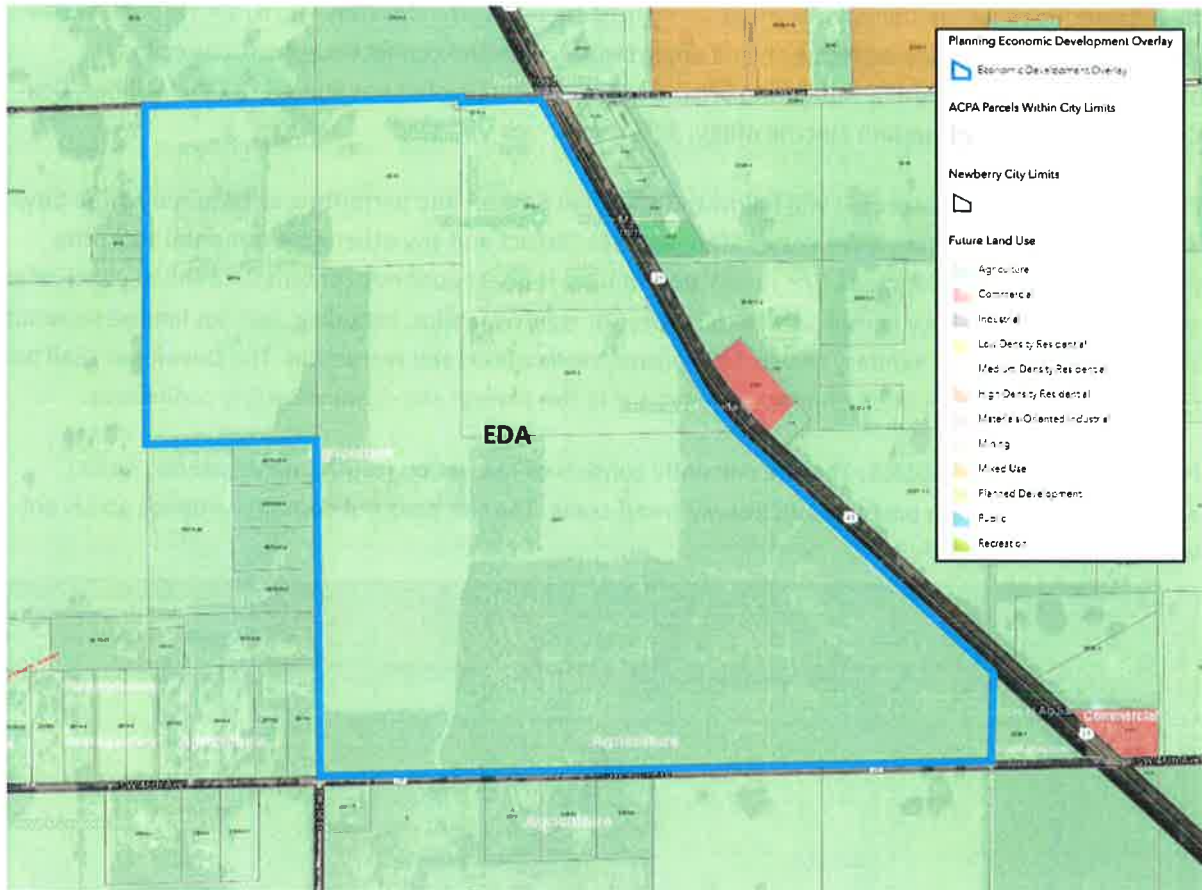


Figure 4: Proposed Future Land Use Map

IMPACT ANALYSIS

Staff concurs with the Applicant's data and analysis regarding the justifications for the proposed expansion of the Economic Development Overlay Area, which will facilitate development of a larger master planned community. (See application's data and analysis/justification report).

CONSISTENCY WITH CITY OF NEWBERRY COMPREHENSIVE PLAN

Staff has reviewed and concurs with the Applicant's data and analysis regarding consistency with the City of Newberry Comprehensive Plan. Objective I.6.2, Future Land Use Element of the City's Comprehensive Plan, states that "the City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards and promote open space within the Urban Service Area as designated within this Comprehensive Plan. Planned Developments may be approved within the designated Economic Development Overlay areas or as a separate Planned Development (PD) land use classification for lands within the Urban Service Area, but outside the Areas designated as Economic

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: North Central Fl
Review Date: 5/27/21
Amendment Type: Adopted Amendment

Regional Planning Council Item No.: 43
Local Government: Levy County
Local Government Item No.: LSA 20-01
State Land Planning Agency Item No.: 21-1ESR

Date Mailed to Local Government and State Land Planning Agency: 5/28/21 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The County item LSA 20-01 reclassifies 62.39 acres of land from Forestry/Rural-Residential (up to 1 dwelling unit per 20 acres) to Agriculture/Rural-Residential (up to 1 dwelling unit per 10 acres) (see attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property is located within one-half mile of U.S. Highway 19/98, identified as part of the Regional Road Network as mapped in the North Central Florida Strategic Regional Policy Plan. No significant adverse impacts are anticipated to the Regional Road Network, as the road network serving the site is anticipated to continue to meet or exceed the level of service standard required for traffic circulation facilities as provided in the Comprehensive Plan after adding the projected number of trips associated with the proposed amendment.

The subject property located within a wetland identified as a Natural Resource of Regional Significance and mapped in the regional plan. However, the County’s comprehensive plan contains goals, objectives and policies to protect the County’s precious natural resources while allowing for the appropriate development of land within the its jurisdiction. Therefore, significant adverse impacts are not anticipated to Natural Resource of Regional Significance.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The County Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

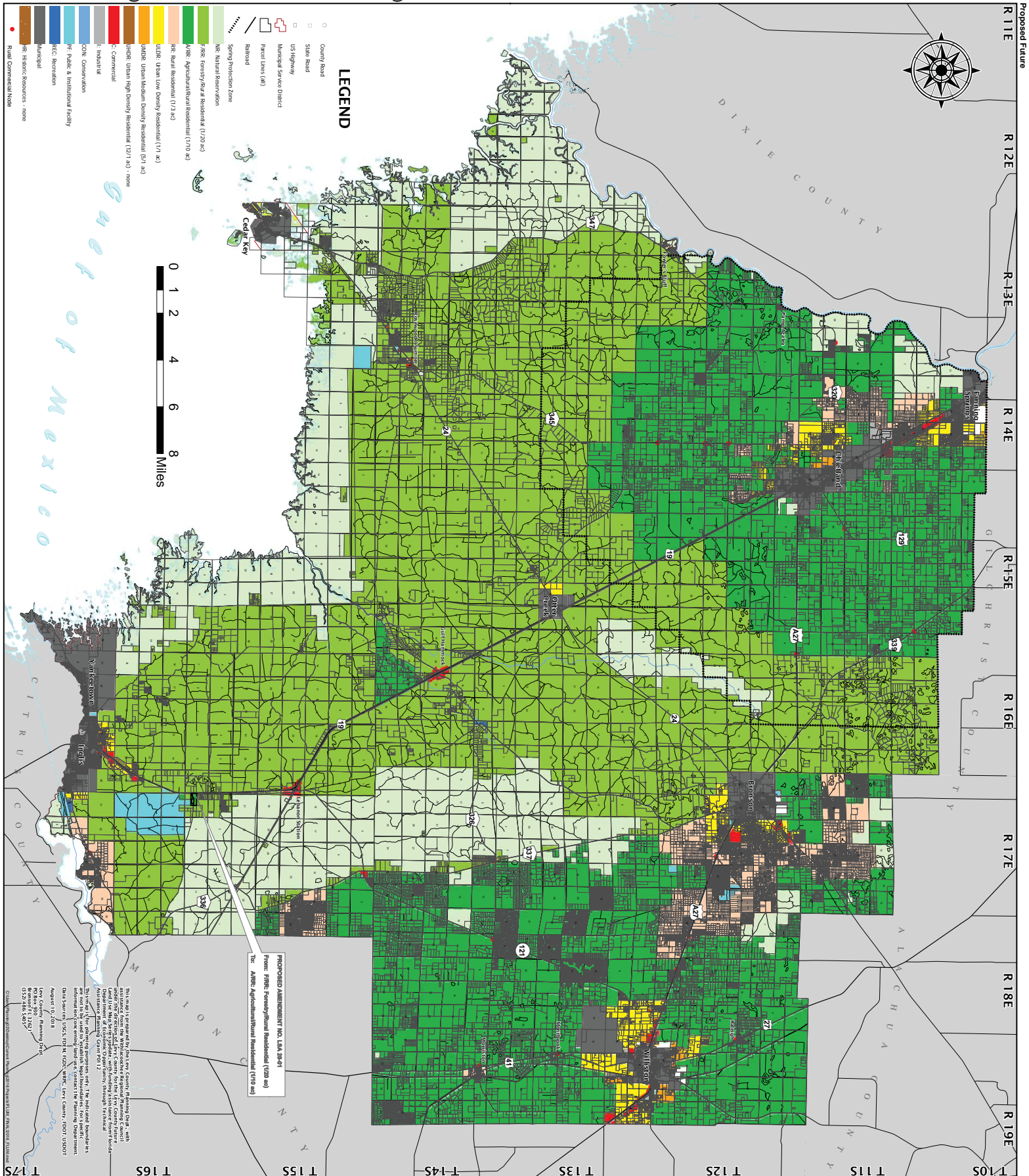
Request a copy of the adopted version of the amendment?

It is recommended that these findings be forwarded to the County and the Florida Department of Economic Opportunity.

Yes _____	No _____
Not Applicable	_____X_____

**EXCERPTS FROM THE
COUNTY COMPREHENSIVE PLAN AMENDMENT**

Levy County 2026 Future Land Use Map



LEGEND

- County Road
- State Road
- US Highway
- Municipal Service District
- Parcel Lines (68)
- Railroad
- Spring Protection Zone
- NE: Natural Reservation
- 70R: Forest/Rural Residential (1/20-24)
- 4/1R: Agricultural Residential (1/10-4)
- UR: Rural Residential (1/2-4)
- UR: Urban Low Density Residential (1/1-3)
- UR: Urban Medium Density Residential (2/1-3)
- UR: Urban High Density Residential (2/1-3) - none
- C: Commercial
- I: Industrial
- CON: Conservation
- P: Public & Institutional Facility
- REC: Recreation
- M: Municipal
- HE: Historic Resources - none
- Retail Commercial Node

0 1 2 4 6 8 Miles



PROPOSED AMENDMENT NO. 15A, 20/41
 From: **UR: Forest/Rural Residential (1/20-24)**
 To: **AR: Agricultural Residential (1/10-4)**

This map is prepared by the Levy County Planning Dept. with input from the Planning Commission and the Levy County Board of Commissioners. It is subject to change without notice. For more information on the map-making process, please contact the Planning Department at 900 South US Highway 90, Levy County, Georgia 32047. August 10, 2018
 Levy County Planning Dept.
 900 South US Highway 90
 P.O. Box 13267
 32046-0467



#40

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**REGIONAL CLEARINGHOUSE
INTERGOVERNMENTAL COORDINATION AND RESPONSE**

Date: 5/27/21

PROJECT DESCRIPTION

#40 - Columbia County - Community Development Block Grant - Economic Development -
Environmental Assessment -
Contract No. 20DB-OO-03-22-01-E05

TO: Florida State Clearinghouse

XC: Small Cities CDBG
Florida Department of Economic Opportunity
107 E. Madison Street, MSC-400
Tallahassee, FL 32399-6508

J. Corbett Alday
Guardian Community Resource Management, Inc.
15000 Citrus County Drive, Suite 331
Dade City, FL 33523

 COMMENTS ATTACHED

 X **NO COMMENTS REGARDING THIS PROJECT**

IF YOU HAVE ANY QUESTIONS REGARDING THESE COMMENTS, PLEASE CONTACT
LAUREN YEATTER, SENIOR PLANNER AT THE NORTH CENTRAL FLORIDA REGIONAL
PLANNING COUNCIL AT 352.955.2200, EXT 113

v:\chouse\staff\cdbg\memo_fy17columbia_ed_ea.docx

Attachment B – Project Narrative

Recipient: Columbia County **Modification Number:** N/A **Contract Number:** 20DB-OO-03-22-01-E05

The Recipient will use its \$1,500,000 Small Cities CDBG Economic Development subgrant to provide the minimum public infrastructure, including water and sewer lines, and a lift station, necessary for a commercial center that will be constructed by Cornerstone Partners, LP (the Participating Party). Engineering and administrative costs will also be reimbursed with subgrant funds.

The Participating Party will expend approximately \$20,000,000 to construct the commercial and retail center on property it currently owns (Parcel # 30-4s-17-08881-000), located off State Road 47 and I-75, in unincorporated Columbia County, Florida. The Recipient will use CDBG funds to construct the water and sewer lines, and the lift station using existing right-of-way easements beginning at the project site and connecting to the City of Lake City Municipal Utilities on Southwest County Road 242 (water line) and Southwest Arrowhead Terrace (sewer line and lift station). The water and sewer lines, and lift station, will become city property and will be maintained by the city thereafter.

The Participating Party will create 43 new full-time equivalent (FTE) jobs. Of the 43 new FTE positions, at least 22 FTE positions will be held by persons from low- to moderate-income (LMI) households. If the Participating Party creates more than 43 new FTE positions, 51 percent of those additional positions will be filled by persons from LMI households. The Participating Party will provide the LMI employees with any training needed to give them the skills necessary to obtain and hold the jobs. Since a minimum of 51 percent of the total jobs created by the Participating Party will be filled by LMI individuals, the LMI National Objective will be met.

Project Implementation Deliverable

Tasks that are eligible for reimbursement under the Project Implementation Deliverable are as follows:

- Paid application preparation costs,
- Develop policies for the Recipient to adopt related to special conditions listed in this subgrant agreement,
- Prepared list of minority and women business enterprise (MBE/WBE) firms that operate in the Recipient's area,
- Conducted activities related to the HUD-required environmental review,
- Prepared public notices for publication,
- Submitted public notices for publication,
- Maintained financial records related to project activities on-site,
- Conducted a Fair Housing activity,
- Attended prebid conference, bid opening or preconstruction meeting,
- Reviewed contractor payrolls and interview employees to determine compliance with the Davis-Bacon Act, the Contract Work Hours and Safety Standards Act, and the Copeland "Anti-kickback" Act,
- Attended meetings of the Recipient's local governing body to provide progress reports on subgrant activities,
- Prepared documentation for and attend on-site monitoring visits by DEO,
- Prepared requests for funds for submission by the Recipient's authorized employee,
- Prepared subgrant modification documents for the Recipient to submit to DEO,
- Prepared the Administrative Closeout Report for submission by the Recipient,

Attachment B – Project Narrative

- Prepare and submit detailed quarterly progress report, Section 3 or MBE/WBE report to DEO,
- Responded to citizen complaints,
- Prepared responses to monitoring findings and concerns for Recipient to submit to DEO or HUD,
- Paid advertising costs of public notices and invitations to bid,
- Paid permit fees,
- Paid legal fees,
- Paid invoices for environmental review activities other than advertising,
- Paid CDBG portion of required audit,
- Submitted requests for funds to DEO,
- Prepared subgrant modification documents, and
- Prepared the Administrative Closeout Report.

Engineering Services Deliverable

Tasks that are eligible for reimbursement under the Engineering Services Deliverable are as follows:

- Basic Engineering Services
 - a) Developed the plan drawings for the project,
 - b) Developed the specifications for the project,
 - c) Developed the bid documents for the project,
 - d) Prepared permit applications,
 - e) Attended pre-bid/pre-construction conference,
 - f) Prepared change orders, and
 - g) Reviewed construction bids and make recommendation to the Recipient.
- Resident Inspection
 - a) Inspected construction activities for consistency with plans and specifications, and
 - b) Reviewed construction invoices and certify costs.
- Additional Engineering Services
 - a) Conducted site surveys for water treatment plants, sewage treatment works, dams, reservoirs, and other similar special surveys as may be required, such as route surveys,
 - b) Conducted laboratory tests, well tests, borings, and specialized geological soils, hydraulic, or other studies recommended by the engineer,
 - c) Conducted property surveys, detailed description of sites, maps, drawings, or estimates related to them, assistance in negotiating for land and easement rights,
 - d) Gathered necessary data and file maps for water rights,
 - e) Conducted redesigns ordered by the owner after final plans have been accepted by the owner and the local government, except redesigns to reduce the project cost to within the funds available and projects which received “readiness to proceed” points or a planning and design grant,

Attachment B – Project Narrative

- f) Appeared before courts or boards on matters of litigation or hearings related to the project,
- g) Conducted environment assessments or environmental impact statements,
- h) Performed detailed staking necessary for construction of the project in excess of the control staking,
- i) Provided an operation and maintenance manual for a facility,
- j) Conducted activities required to obtain state and federal regulatory agency construction permits,
- k) Designed hookups, and
- l) Paid the cost of engineering specialties such as electrical; hydro-geological services; biologists; and heating, ventilation, and air conditioning (HVAC).

