

**Attachment**  
**“B”**  
**Commission Auditor**



**Office of the Commission Auditor**

P.O. Box 1366  
477 Houston Street  
Green Cove Springs, FL  
32043  
Phone: (904) 278-3647

**Commission Auditor**  
Heather Boucher

**Clay County Board of County Commissioners:**

John Sgromolo  
District 1

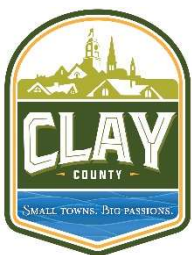
Alexandra Compere  
District 2

Jim Renninger  
District 3

Betsy Condon  
District 4

Kristen Burke, DC  
District 5

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August 26, 2025

**To:** Members of the Board of County Commissioners

**CC:** Howard Wanamaker, County Manager, Courtney Grimm, County Attorney

**From:** Heather Boucher, Commission Auditor

**Subject:** Grounds Maintenance – Mowing Evaluation

**BACKGROUND**

In January 2025, the Grounds Maintenance Department was created to enhance quality of maintenance at County owned facilities. Currently, there is an Athletic Field Maintenance team of 6 employees including one Irrigation Tech and one Recreational Turf Tech that mow and maintain the Regional Sports Complex. The Irrigation Tech and the Recreational Turf Tech also perform irrigation duties at other county owned facilities. We also have a Grounds Maintenance team of 11 employees, of those 11 employees 8 are currently responsible for mowing 12 athletic association parks, 3 boat ramps, and 5-8 of various other County owned properties. This team also performs playground inspections and repairs (such as net repairs and replacements), trash pickup/disposal, tree and shrub pruning, maintenance of parking lots, park entrances, restrooms, bridges, fencing, benches, etc. In addition, the Grounds Maintenance Department oversee the contracts with Florida Lawn Medics, LLC, AgroPro, and Challenge Enterprises.

In an effort to gain efficiencies, staff along with the Commission Auditor including the Purchasing and Personnel Departments evaluated the opportunity to bring all mowing in-house rather than contracting out to grounds maintenance vendors.

Currently, the County contracts with Florida Lawn Medics, LLC to maintain 26 community parks, the fairgrounds, the Outdoor Adventure Park, and 8 FEMA properties. The County contracts with AgroPro to maintain the Regional Sports Complex.

**EVALUATION**

The annual cost to Clay County to maintain all parks, fairgrounds, Outdoor Adventure Park, 8 FEMA properties, and Regional Sports Complex is \$507,121.25. This price includes a Clay County Field Supervisor who oversees and inspects the mowing performed by the contractors for an estimated 20 hours per week.

Vendor	Scope	Pricing
Florida Lawn Medics, LLC	-26 facilities -41 cuts per 12 month period	\$ 242,125.50
	Fairgrounds	\$ 66,000.00
	Outdoor Adventure Park	\$ 37,100.00
	8 FEMA Properties	\$ 31,570.00
AgroPro*	Regional Sports Complex - Mowing, Verticutting, Aeration	\$ 84,000.00
Clay County Field Supervisor	-20 Hrs/week - Inspects work performed	\$ 46,325.75
<b>Contract Total</b>		<b>\$ 507,121.25</b>

\*AgroPro also performs chemical spray application at the Regional Sports Complex and all other athletic field parks, however, that cost is separate from this evaluation.

Per discussions with Eric Jones, Director Grounds Maintenance, in order to perform the maintenance at the 26 community parks, Fairgrounds, Outdoor Adventure Park, 8 FEMA properties, and Regional Sports Complex, an additional crew with equipment will need to be hired and purchased, see details below.

Input	Scope	Pricing		
1 Lead Mowing Tech	-Oversees operations and schedule -Manages Laborers	\$ 73,013.40		
3 Mowing and Maintenance Techs	-Perform cuts and maintenance	\$ 189,567.81		
	<b>Personnel Total</b>	<b>\$ 262,581.21</b>	<b>\$ 290,000.00</b>	<b>\$ 325,000.00</b>
1 Chevrolet 2500 /Ford F250	10 year useful life	\$ 45,997.00		
1 Trailers	10 year useful life	\$ 10,280.00		
3 Zero Turn Mower	7 year useful life	\$ 42,000.00		
Aerator/Verticutter	7 year useful life			\$ 72,184.36
Top Dresser	7 year useful life			\$ 37,590.74
Fairway Unit	7 year useful life			\$ 188,395.94
Misc. Equipment	Weed eater, blower, edger, etc.	\$ 7,000.00	\$ 7,000.00	\$ 7,000.00
Fuel & Maintenance	For vehicles and equipment	\$ 15,400.00	\$ 15,400.00	\$ 15,400.00
	<b>Equipment Total</b>	<b>\$ 120,677.00</b>	<b>\$ 22,400.00</b>	<b>\$ 320,571.04</b>

	Year 1	Year 2-7	Year 8
<b>In-House Total</b>	<b>\$ 383,258.21</b>	<b>\$ 312,400.00</b>	<b>\$ 645,571.04</b>
<b>Savings (Cost)</b>	<b>\$ 123,863.04</b>	<b>\$ 194,721.25</b>	<b>\$ (138,449.79)</b>

The useful life of the truck, trailer, and mowers listed above were obtained through the Clay County Fleet Management Department. It is expected to budget 3 zero turn mowers in year 1 of the process change, and not again until year 8. Similarly, it is expected to budget 1 truck and 1 trailer in year 1, and not again until year 11. Equipment that was purchased for the opening of the Regional Sports Complex in 2023 included an aerator, verticutter, top dresser, and fairway unit for approximately \$300k. This equipment has an estimated useful life of 7 years per manufacturer and is expected to be replaced in year 8.

## CONCLUSION

Based on the evaluation of costs performed above, the County could save approximately \$123,000 in year 1 and approximately \$195,000 in each year 2-7 (total of \$1,168,327.50) by performing mowing and maintenance duties in house for parks facilities.

## Contracted Mowing Properties

1. Clay County Fairgrounds, 2463 SR 16 West, Green Cove Springs, FL 32043
2. Clay County Outdoor Adventure Park, 3829 Sergeant Bradley Crose Rd., Middleburg, FL 32068
3. Properties purchased by the County through the CDBG-DR Hurricane Irma Voluntary Home Buyout (VHB) Program:
  4. 744 Arran Court, Orange Park, FL 32073 (Parcel No. 42-04-25-008814-243-70)
  5. 4265 Lazy Acres Road, Middleburg, FL 32068 (Parcel No. 11-05-24-006051-000-00)
  6. 3781 Forest Drive, Middleburg, FL 32068 (Parcel No. 13-05-24-006270-000-00)
  7. 2309 Halperns Way, Middleburg, FL 32068 (Parcel No. 14-05-24-006394-004-00)
  8. 3795 Forest Drive, Middleburg, FL 32068 (Parcel No. 13-05-24-006265-000-00)
  9. 2157 Hill Road, Middleburg, FL 32068 (Parcel No. 13-05-24-006283-000-00)
  10. 4043 Scenic Drive, Middleburg, FL 32068 (Parcel No. 11-05-24-006146-001-00)
  11. 4202 Scenic Drive, Middleburg, FL 32068 (Parcel No. 11-05-24-006109-000-00)

### **District Site Location, Number of Cuts, Unit of Measure, Price Per Cut Total**

12. Dist. 1 W.E. Varnes Park 41 Each \$130.00 \$5,330.00
13. Dist. 1 Doctors Lake Park 41 Each \$325.00 \$13,325.00
14. Dist. 3 Foxmeadow Park 41 Each \$97.50 \$3,997.50
15. Dist. 1 Ronnie Van Zant Park 41 Each \$1,250.00 \$51,250.00
16. Dist. 1 Island Forest Park 41 Each \$175.50 \$7,195.50
17. Dist. 1 Ridaught Landing Park 41 Each \$65.00 \$2,665.00
18. Dist. 3 Foxridge Park 41 Each \$130.00 \$5,330.00
19. Dist. 1 Oak Creek Park 41 Each \$32.50 \$1,332.50
20. Dist. 3 Hunter Douglas Park 41 Each \$450.00 \$18,450.00
21. Dist. 1 Master Sgt. John E. Hayes Memorial Park & Main Street Boat Ramp 41 Each \$195.00 \$7,995.00
22. Dist. 1 Old Ferry Boat Ramp 41 Each \$32.50 \$1,332.50
23. Dist. 2 Governors Creek Boat Ramp 41 Each \$65.00 \$2,665.00
24. Dist. 1 Lake Shore Boat Ramp 41 Each \$195.00 \$7,995.00

- 25. Dist. 1 Knights Boat Ramp and Marina 41 Each \$162.50 \$6,662.50
- 26. Dist. 2 Williams Park 41 Each \$65.00 \$2,665.00
- 127. Dist. 2 Old Shands Pier and Boat Ramp 41 Each \$130.00 \$5,330.00
- 28. Dist. 1 Moccasin Slough Park 41 Each \$130.00 \$5,330.00
- 29. Dist. 2 Williams Park Boat Ramp 41 Each \$65.00 \$2,665.00
- 30. Dist. 3 Kingsley Lake Park (Private/BCC Maintained) 41 Each \$65.00 \$2,665.00
- 31. Dist. 3 Deerfield Point Park 41 Each \$65.00 \$2,665.00
- 32. Dist. 1 Greenwood Park 41 Each \$65.00 \$2,665.00
- 33. Dist. 1 Heritage Farms (Four Silo Park A and B) 41 Each \$520.00 \$21,320.00
- 34. Dist. 1 Moody Avenue Park 41 Each \$975.00 \$39,975.00
- 35. Dist. 2 Pier Station Park 41 Each \$97.50 \$3,997.50
- 36. Dist. 1 Black Creek Park and Bike Trail 41 Each \$130.00 \$5,330.00
- 37. Dist. 2 Magnolia Springs Cemetery 41 Each \$32.50 \$1,332.50

### **In-House Mowing Properties**

- 1. Dist. 5 Carl Pugh Park
- 2. Dist. 1 Thunderbolt Park
- 3. Dist. 1 Neptune Park
- 4. Dist. 1 Plantation Sports Complex
- 5. Dist. 1 Armstrong Park
- 6. Dist. 1 Clay Soccer Association Retention Pond
- 7. Dist. 1 Park to Pond College Ave.
- 8. Dist. 1 Tanglewood Park
- 9. Dist. 3 Oakleaf Park
- 10. Dist. 5 Omega Park
- 11. Dist. 4 Little Rain Lake Park
- 12. Dist. 4 Twin Lakes Park
- 13. Dist. 4 Parcel S. Hwy. 21
- 14. Dist. 4 Unincorporated Boat Ramp S. Hwy 21
- 15. Dist. 4 Lake Geneva Boat Ramp
- 16. Dist. 4 Lake Brooklyn Boat Ramp