

January 19, 2024 Revised: February 15, 2024

Jeff Sloman, P.E., CFM
Professional Engineer
Public Works Department / Engineering Division
100 East 1st Street
Sanford, FL 32771
jsloman@seminolecountyfl.gov

Re: Proposal to Provide Environmental Permitting Services for the Proposed Drainage Improvements at 2950 and 2980 Waccassa Street, Geneva, Seminole County, Florida 32732

Dear Mr. Sloman:

Pond respectfully submits this proposal to provide environmental permitting services associated with the proposed drainage improvements for 2950 Waccassa Street (Parcel # 01-20-32-3AP-002Q-0000; 18.8 acres) and 2980 Waccassa Street (01-20-32-3AP-0090-0000; 8.38 acres). Pond understands that Seminole County has received a drainage complaint asserting that stormwater runoff from a nearby landfill coupled with the rising levels of Lake Harney is causing flooding of the above-referenced parcels. Pond further understands that Seminole County is considering drainage improvements including removal of a historic berm.

In order to meet Seminole County's recommendations for a correctly permitted berm removal project, Pond proposes the environmental permitting services outlined below.

Project Management, Field Studies and Environmental Permitting Support

■ Task 1: Project Management

Coordinate and lead environmental permitting efforts with Client and project team, participate in kickoff meeting, conference calls, email correspondence, and general project administration.

■ Task 2: Desktop Ecological Resources Review and Feasibility Report

Evaluate the proposed drainage improvements for potential environmental constraints and construction feasibility using available online environmental resource databases. These databases will identify, at a minimum, current and historical aerial photographs, topography, land use/ land cover, potential wetlands and surface waters, hydric soils, FEMA flood zones and listed species habitat (critical/ suitable) within and immediately adjacent to the site. Additionally, relevant site permitting history and official records will be evaluated for potential deed restrictions, easements, etc. Results will be summarized in a letter report that will serve to develop the permitting strategy and relevant portions of environmental permit applications.

■ Task 3: State Wetland and Waters Delineation

Pond environmental scientists will provide a wetland delineation that will include a desktop review of potential resources and a field-based delineation of the boundaries of all wetlands and waters in accordance with Chapter 62-340, Florida Administrative Code. Wetland and other water features will be field located using a Trimble sub-meter global positioning unit (GPS). The GPS data will be downloaded during reporting to create mapping of delineated resources. All boundary flags and paired confirmation sample points will be GPS located. A wetland delineation report will be produced with supporting narrative, data forms, photographs, and mapping with sufficient detail to effectively support an Approved Jurisdictional Determination and/or federal/state wetland/waters permit applications. Digital GPS/GIS/CADD electronic data files for wetland/waters will be provided to client and project team.

■ Task 4: Habitat Assessment - Federal and State Protected Species General Pedestrian Survey

Pond ecologists will conduct a general pedestrian survey to assess the project area for the presence of state or federal threatened or endangered species and species habitat. This survey will include a 15% gopher tortoise pedestrian survey conducted by an Authorized Gopher Tortoise Agent. This survey will be completed concurrent with the Wetland Delineation. If threatened or endangered species or their habitat are encountered, each will be located using a GPS unit with sub-meter accuracy, mapped, and captured in a Habitat Assessment deliverable.

■ Task 5: Federal Permitting

General Permit for Aquatic Restoration – Discharges of dredged or fill material in wetlands and other surface waters found within the project site are regulated by the Florida Department of Environmental Protection (FDEP). Pond will prepare and apply for a **General** State 404 Program Permit along with supporting information to FDEP. This task includes responding to one round of requests for additional information (RAI) and one site inspection, if necessary.

■ Task 6: State Permitting

Individual Permit - The St. Johns River Water Management District (SJRWMD) regulates activities in, on or over wetlands and surface waters. Pond will prepare one (1) Section A, C and F of the Joint Application for Environmental Resource Permit (ERP) for inclusion in the overall permit application package (to be prepared and submitted by the engineer of record). This task includes responding to one round of requests for additional information (RAI) and one site inspection, if necessary.

■ Task 7: Phase I Cultural Resources Assessment Survey (Limiting Fee)

A Phase I CRAS will be conducted in accordance with the attached proposal dated January 10, 2024. This service will only proceed upon: 1) written request by the State Historic Preservation Office during the permitting process and/ or 2) upon written request by Seminole County. Once commenced, the contract amount will become a lump sum.

Compensation

Table 1. below presents the estimated fee broken out by the individual tasks. A detailed cost breakdown is provided in Exhibit A.

Table 1 Pricing Summary	
Fixed Fee	
Task 1	\$5,601.08
Task 2	\$1,371.84
Task 3	\$3,017.94
Task 4	\$939.68
Task 5	\$13,591.58
Task 6	\$11,688.38
Fixed Fee Total	\$36,210.50
Time Basis (Limiting Fee)	
Task 8	\$10,310.46
Contract Total (Fixed Fee + Time Basis)	\$46,520.96

**includes expenses*

CONDITIONS OF SERVICE

- Pond will be given reasonable access to the property.
- Pond assumes that direct impacts to wetlands can be minimized and the project designed such that the project is evaluated as a general permit by the relevant state regulatory authorities and would not be subject to federal regulation.
- Pond is not responsible for damages to the property.
- Written project deliverables will be provided to client for one round of comment and responses prior to submittal.
- Scope assumes that online data sources such as the National Wetlands Inventory, National Hydrography Dataset, Florida Land Use, Cover and Forms Classification System, and FEMA Flood Insurance Rate Maps are relatively accurate. Should site conditions vary from these data sources, additional fees may apply.
- Formal listed species-specific surveys (such as Florida scrub-jay and eastern indigo snake) are not included in this scope.
- This scope of services does not include protected species permitting or relocation. If the site inspection reveals that protected species permitting and relocation are required, a separate services agreement will be prepared for the services required to address those issues.
- Professional surveys and geotechnical investigations are not included.
- The County will be responsible for providing all necessary engineering drawings.
- If required, mitigation will be fulfilled through purchase of mitigation bank credits from a state and federally permitted in-basin mitigation bank that services the project area. Mitigation services such as planning, restoration, creation, enhancement and preservation are not included. Cumulative impact assessments are also not included. Client is responsible for purchasing mitigation bank credits and these costs are not included.
- Upon request, the Client will provide information pertaining to site selection criteria and options, avoidance and minimization to support an alternatives analysis that concludes no significant impacts.
- Permit and Mitigation Fees are not included.
- Phase I / II Environmental Site Assessments are not included.
- Permit services other than those specifically mentioned in this environmental scope are not included.
- This scope assumes no recorded conservation easements, deed restrictions or other site encumbrances (that may affect design and permitting of this project) apply to this parcel. Should one be discovered during the life of the project, additional services and fees may be necessary.
- Scope assumes the project that the applicants and landowners have the sufficient upland interest required to complete the work.
- The permitting process is beyond Pond's control and the governing jurisdiction(s) may or may not issue a permit for the proposed improvements as currently conceived.

Services not specifically included in the proposal, or material changes requested after professional services have commenced, will be considered additional / out of scope services and will be approved via a contract change order prior to commencement of the additional work.

Please let me know if you have any questions and thank you again for this opportunity.

Sincerely,



Michael Savage, PWS, PMP
Pond & Company
Associate | Technical Director



Clif Payne
Pond & Company
Environmental Lead

PROJECT BUDGET																			
Project Name:Waccassa Street Flooding																			
Total Budget: \$		46,520.96																	
		LABOR								EXPENSES						TOTAL PROJECT			
Bill Rates:		\$ 205.64		\$ 126.88		\$ 108.04		\$ 76.68											
Title		Senior Engineer/Scientist		Engineer/Scientist III		Engineer/Scientist I		Project Coordinator		mileage		meals		expenses		Labor Totals		Exp Totals	Budget Totals
Phase - # and Name	Task # and Name	Hours	Fee	Hours	Fee	Hours	Fee	Hours	Fee	Cost	Fee	Cost	Fee	Cost	Fee	Hours	Fee	Fee	Fee
Task 1 - Project Management	Project Coordination/Project Management	25.0	\$ 5,141.00		\$ -		\$ -	6.0	\$ 460.08		\$ -		\$ -		\$ -	31.0	\$ 5,601.08	\$ -	\$ 5,601.08
Task 2 - Desktop Ecological Resources Review and Feasibility Report	Data Collection and Reporting		\$ -	4.0	\$ 507.52	8.0	\$ 864.32		\$ -		\$ -	\$ -	\$ -	-	\$ -	12.0	\$ 1,371.84	\$ -	\$ 1,371.84
Task 3 -Federal and State Wetland and Waters Delineation and Functional Assessments	Field Data Collection to establish wetland extents		\$ -	12.0	\$ 1,522.56	12.0	\$ 1,296.48		\$ -	\$ 172.90	\$ 172.90	\$ 26.00	\$ 26.00		\$ -	24.0	\$ 2,819.04	\$ 198.90	\$ 3,017.94
Task 4- Federal and State Protected Species General Pedestrian Survey	Field data survey for protected species		\$ -	4.0	\$ 507.52	4.0	\$ 432.16		\$ -		\$ -		\$ -		\$ -	8.0	\$ 939.68	\$ -	\$ 939.68
Task 5 - Federal Permitting (FDEP - State 404 Permit)	404 application and supporting information	22.0	\$ 4,524.08	70.0	\$ 8,881.60		\$ -		\$ -	\$ 172.90	\$ 172.90	\$ 13.00	\$ 13.00		\$ -	92.0	\$ 13,405.68	\$ 185.90	\$ 13,591.58
Task 6 - State Permitting	ERP Application	22.0	\$ 4,524.08	55.0	\$ 6,978.40		\$ -		\$ -	\$ 172.90	\$ 172.90	\$ 13.00	\$ 13.00		\$ -	77.0	\$ 11,502.48	\$ 185.90	\$ 11,688.38
Task 8: Phase I Cultural Resources Assessment Survey – for berm removal only (Limiting Fee)	Phase 1 - Berm Removal		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	\$10,310.46	\$ 10,310	-	\$ -	\$ 10,310.46	\$ 10,310.46
			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	-	\$ -	\$ -	\$ -
			\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	-	\$ -	\$ -	\$ -
Total Hours & Fee		69.0	\$ 14,189.16	\$ 145	\$ 18,397.60	\$ 24	\$ 2,592.96	\$ 6	\$ 460.08	\$ 518.70	\$ 518.70	\$ 52.00	\$ 52.00	10,310	10,310	\$ 244	\$ 35,639.80	\$ 10,881.16	\$ 46,520.96



January 10, 2024

Kyle Macdonald
Pond & Company
1200 Riverplace Boulevard, Suite 600
Jacksonville, Florida 32207

RE: Phase I CRAS, Seminole County project on Lake Harney, Seminole County, Florida

Dear Kyle Macdonald,

Chronicle Heritage is pleased to submit this scope of work and cost estimate to provide Pond & Company with a Phase I Cultural Resources Assessment Survey (CRAS) of a Seminole County project area on Lake Harney, Seminole County, Florida (Figure 1). The west corridor is approximately 800 m in length while the east corridor is approximately 875 m in length. We are well positioned to provide the expert cultural resources services your project requires and feel our proposal demonstrates our capacity as the leader in these services.

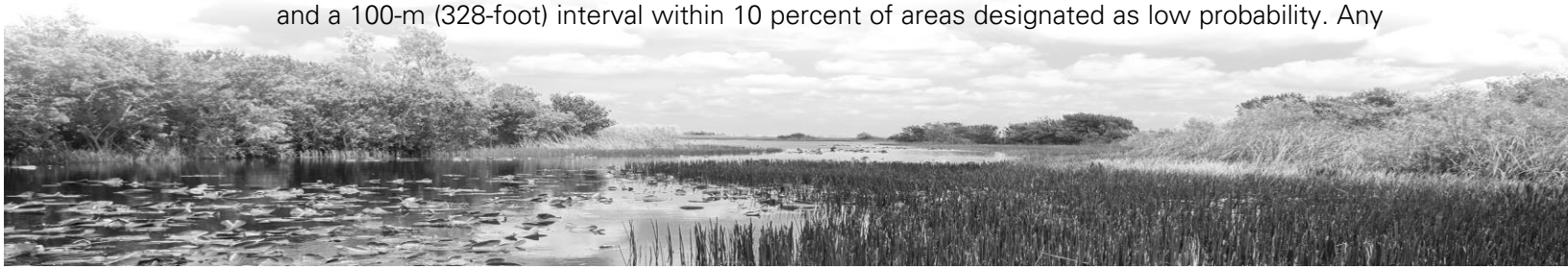
SCOPE OF WORK

Chronicle Heritage will prepare a Phase I CRAS in compliance with Section 106 of the National Historic Preservation Act (NRHP) of 1966 (as amended) implemented by *36 CFR Part 800*, as well as Chapter 267 as revised, and Chapter 373, *Florida Statutes*. The CRAS will satisfy the requirements of Chapter 1A-46 of the *Florida Administrative Code*. All project tasks will be undertaken per the Florida Division of Historical Resources (DHR) *Module 3, Guidelines for Use by Historical Preservation Professionals* (2003). The Phase I CRAS intends to identify potentially unrecorded cultural resources within the archaeological and historic resources Area of Potential Effects (APE) and assess the significance of these resources in regard to their eligibility for listing in the National Register of Historic Places (NRHP). The archaeological APE will be the footprint of each project corridor while the architectural APE will include a 100-m buffer from the project footprint for indirect or visual effects. Chronicle Heritage will conduct the following task in support of the proposed project:

TASK 1: PHASE I CULTURAL RESOURCE ASSESSMENT SURVEY

Chronicle Heritage will prepare a Phase I CRAS to identify previously recorded and potentially unrecorded cultural resources within the APE. Prior to field survey, Chronicle Heritage will conduct background research utilizing the Florida Master Site File (FMSF) and other historical data to determine those previously recorded cultural resources and surveys within the project APE and a 0.5-mile buffer. This research, in conjunction with environmental data, will inform our expectations of identifying potentially unrecorded archaeological sites or historic resources with the APE. This Phase I survey will be conducted to Federal State standards and will consist of:

- Archaeological Survey: Archaeological survey shall consist of both surface and subsurface methods in accordance with current DHR guidelines. The intensity of this testing shall be in accordance with the archaeological site potential established during background research. Preliminary research noted that although there are poorly drained soils in the APE, there are freshwater sources and previously recorded archaeological sites in the vicinity. Therefore, Chronicle Heritage anticipates that the project area will have low to high potential for the discovery of archaeological sites. Subsurface testing shall be excavated on a 25-m (82-foot) interval in areas of high probability, 50-m (164-foot) interval in areas of moderate probability, and a 100-m (328-foot) interval within 10 percent of areas designated as low probability. Any



site boundary delineations will be conducted at 12.5-m (41-foot) intervals within the project limits.

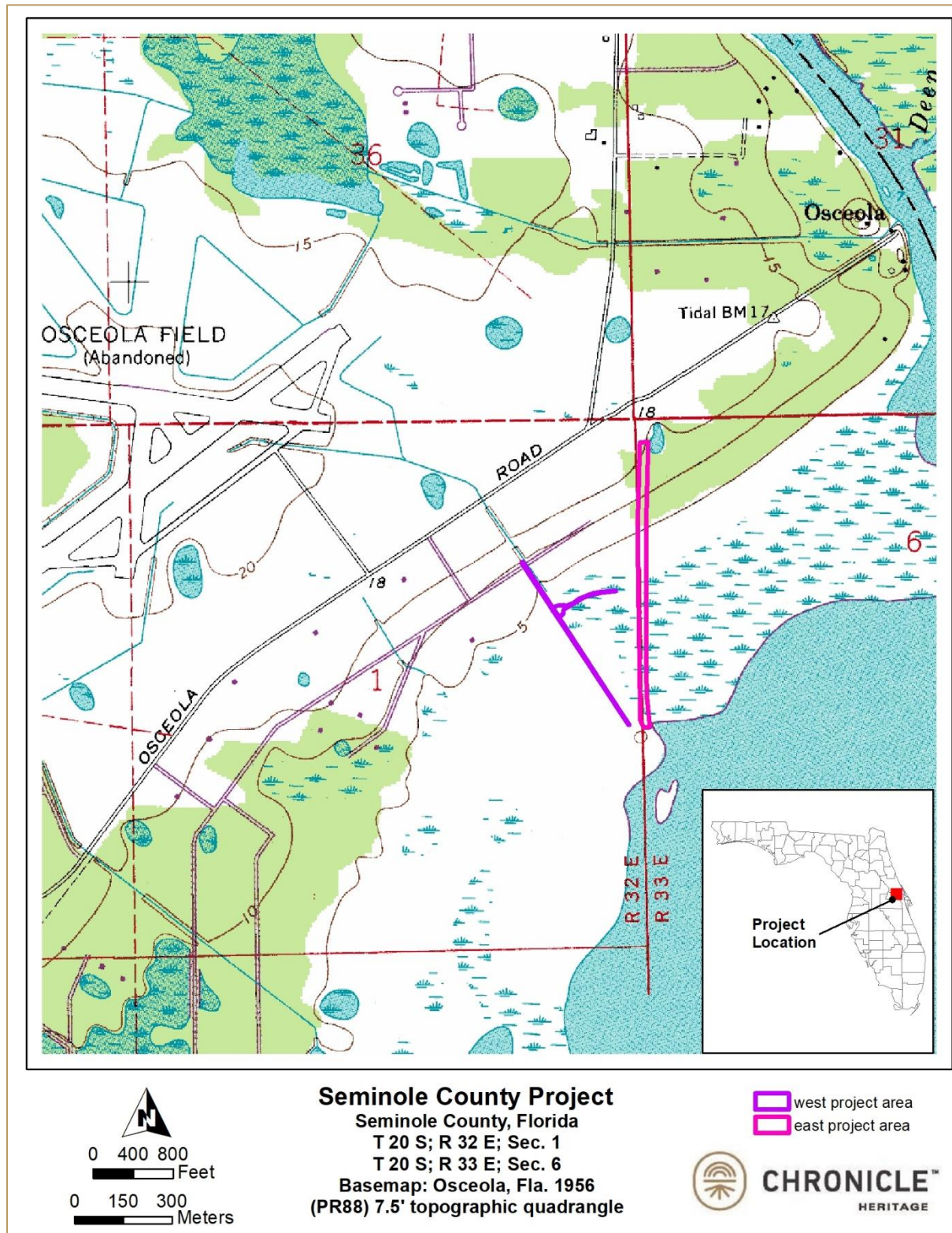


Figure 1. Project areas based on data provided by the client.

- Historic Resource Survey: Historic resources survey shall consist of the identification of any previously recorded or potentially unrecorded resource of historic age within the APE. The Seminole County Property Appraiser does not note any structures over 50 years of age within the APE however potentially historic drainage canals associated with the historic abandoned Osceola Airfield appear to be present and would be documented, recorded, and assessed.

DELIVERABLE

Chronicle Heritage will prepare a Phase I CRAS report in accordance with Federal and State standards as well as project requirements. The report will document and assess the effects of the proposed project on cultural resources within the APE, if present, and provide recommendations as to their potential eligibility for listing on the NRHP. Chronicle Heritage will provide the deliverables for this project according to the following schedule:

DELIVERABLE	SCHEDULE
Completion of Survey	Within 35 calendar days from the receipt of Notice-To-Proceed
Phase I Cultural Resource Report Draft	Within 25 calendar days of the completion of all field work

ASSUMPTIONS

- Up to 24 shovel tests to survey the approximately 800-m long western project area and up to 26 shovel tests to survey the approximately 875-m long eastern project area, in accordance with DHR guidelines.
- This scope assumes up to two (2) archaeological occurrences and one (1) historic resource will be documented within the project area; no other cultural resources will be recorded.
- The cost estimate assumes laboratory analysis of up to 12 artifacts.
- Chronicle Heritage assumes one round of client review for all deliverables.

The cost and terms outlined in this proposal are valid for up to 60 business days from the receipt of this document. Any tasks beyond this scope of work are subject to a separate scope and timeline.

COST ESTIMATE AND SCHEDULE

The professional fee for providing the survey and CRAS report for the western project area is **\$11,563.64**. The cost for providing the survey and the CRAS report for the eastern project area is **\$10,310.46**. The cost for providing a concurrent survey and combined CRAS report for both the eastern and western project areas is **\$17,807.43**. The professional fee is payable on a fixed-fee basis upon submittal of the draft report. The deliverables will be submitted within 60 calendar days of a signed contract. Chronicle Heritage appreciates the opportunity to submit this proposal. Please do not hesitate to contact Matt Marino at 954.336.3625 or mmarino@chronicleheritage.com should you have questions or concerns regarding the proposed scope of work. We feel our proposal demonstrates our capacity as the leader in cultural resources support services and look forward to working with you on this important project.

Sincerely,

CHRONICLE HERITAGE



Matt Marino, M.A., RPA | Office Principal

