

Exhibit "A"



ECS Florida, LLC

Proposal for Preliminary Threatened & Endangered Species Assessment, Preliminary Wetlands Determination, and Environmental Permitting Services

Gulf Hammock Pit
6491 SW 5 CT, Inglis, Florida 34449

For: Levy County Board of County Commissioners
310 School Street, PO Box 310, Bronson, Florida 32621

ECS Proposal Number 55:10700

February 20, 2024



February 20, 2024

Ms. Alicia Tretheway, MPA
Procurement Coordinator/ADA Coordinator
Levy County Board of County Commissioners
310 School Street
PO Box 310
Bronson, Florida 32621

ECS Proposal No. 55:10700

Reference: Proposal for Preliminary Threatened & Endangered Species Assessment, Preliminary Wetlands Determination, and Environmental Permitting Services, Gulf Hammock Pit, 6491 SW 5 CT, Inglis, Levy County, Florida

Dear Ms. Tretheway:

ECS Florida, LLC (ECS) is pleased to provide you with this proposal for performing Preliminary Threatened & Endangered Species Assessment, Preliminary Wetlands Determination, and Environmental Permitting Services for the Gulf Hammock Pit. Our proposal contains a summary of relevant information as we understand it, a project schedule, and the estimated fees for completion of the proposed services.

We understand the property is located at 6491 SW 5 CT in Inglis, Levy County, Florida. Based on the information available, a property description is noted within the attached proposal along with a description of our scope of services.

We appreciate the opportunity to be of service to you on this project. If you have any questions or comments concerning this proposal, or would like adjustments to our proposed scope of services or schedule, please do not hesitate to contact us.

ECS Florida, LLC

Chrissy Carr
Senior Project Manager
ccarr@ecslimited.com
904-880-0960

Jason Adams
Natural Resources Department Manager
JAdams2@ecslimited.com
813-302-1644

PROJECT INFORMATION AND SCOPE OF SERVICES

Project Description

We understand the subject property is located at 6491 SW 5 CT in Inglis, Levy County, Florida. According to the Levy County Online GIS website, the subject property is identified as Parcel Identification Numbers (PIN) 0208700000 and 0208700100 and consists of approximately 123 acres. The site consists of undeveloped land. Attached is a general location map for reference.

Scope of Services

Based on our understanding of the subject property and plans for future activities, ECS has prepared the following Scope of Services:

Task 1 - Ecological Services

Subtask 1 - Preliminary Threatened and Endangered Species Survey

- Perform a literature review of the site (and adjacent properties, as appropriate) to identify the potential for, as well as previously documented observations of, wildlife species protected by state and/or federal agencies. This review will include, but not be limited to, aerial photography, county soil surveys, USGS quadrangle maps, Geographic Information System (GIS) data, and the Florida Fish and Wildlife Conservation Commission's (FWC) Bald Eagle Locator and Wading Bird Rookery databases;
- Perform a field survey of the site to observe and document existing conditions on the property. Objectives of the field survey will include:
 - Classification of vegetative communities and land uses on the site according to the Florida Land Use, Cover and Forms Classification System (FLUCFCS, FDOT, 1999);
 - Evaluation of general soil characteristics on the site with regard to those mapped by the county soil survey;
 - Evaluation of the subject property for the presence (or potential for occurrence) of wildlife species and their habitats listed as Threatened, Endangered, or a Species of Special Concern by the Florida Fish and Wildlife Conservation Commission (FWC) and/or the US Fish and Wildlife Service (USFWS).

Subtask 2 - Preliminary Wetlands Determination

- A review of background information on soils, hydrology, USGS topography, National Wetland Inventory maps, and aerial photographs;
- A site reconnaissance visit to evaluate if potentially jurisdictional Waters of the U.S., including wetlands, may be present onsite;
- Photographic documentation of current site conditions; and,
- Preparation of a letter report that will include a summary of observations, a potential Waters of the U.S. location map showing approximate locations of wetlands and other potentially jurisdictional Waters, if observed, and provide applicable recommendations based on that information;

- Jurisdictional wetland flagging is not included, unless stated otherwise.

Subtask 3 - Jurisdictional Wetland Flagging

As necessary (i.e., if present), delineate the boundaries of jurisdictional wetlands and/or surface waters. Flagging tape will be hung on vegetation to mark each point of the wetland line, and the location will be memorialized with a GPS. As appropriate, identify possible hydrologic connectivity to off-site water conveyances and perform a brief qualitative assessment on the function provided by each jurisdictional area.

Note that ECS applies the tenets of Chapter 62-340, F.A.C., as well as the federal wetland delineation methodology when assessing for the presence of jurisdictional wetland areas. However, the final determination of wetland presence (and if present, the jurisdictional boundary) is made by each regulatory agency with jurisdiction. Additionally, physical markers (i.e., flagging tape used in the field) disintegrate over time, and miscellaneous factors (e.g., trespassers, wildlife) sometimes contribute to their removal from the property, so ECS cannot warranty the physical presence of the wetland flags past the date of the field work.

Subtask 4 - Ecological Constraints Report

Prepare a letter report deliverable summarizing the results obtained from both the literature review and the field survey of the site. The report will discuss previous permitting on the property as well as ecologic constraints to development of the property identified as a result of the assessment. This will include a discussion of the appropriate federal, state, and local regulatory agencies with jurisdictional requirements and a summary of environmental permitting considerations and cost estimates (where possible) related to development of the property. Exhibits will be included and referenced to visually portray site conditions and potential developmental constraints.

Subtask 5 - Preliminary Mitigation Study

Any impacts to onsite wetlands could potentially require mitigation, therefore ECS wetland ecologists will review the preliminary site plan and determine if there are onsite mitigation opportunities as well as a review of mitigation banks located within the project basin providing an approximate cost of the mitigation based on preliminary site plan.

Provide a Preliminary Uniform Mitigation Assessment Method (UMAM) and consult with local mitigation banks to develop a mitigation bank pricing concept.

Subtask 6 - 20% Formal Gopher Tortoise Survey

Based on our understanding of the subject property and plans for future activities, ECS has prepared the following Scope of Services:

- ECS will conduct a 20% Formal Gopher Tortoise (GT) Survey of the property and locate and classify Potentially Occupied and Abandoned gopher tortoise burrows, and extrapolate the data to account for all of the habitat pursuant to the applicable methodologies outlined by the Florida Fish and Wildlife Conservation Commission (FWC) in its Gopher Tortoise Permitting Guidelines (updated 2017).
- The survey is conducted over 20% of the habitat by utilizing GIS, belt transects (of no more than 33 feet/10 meters in width) that allow for visual survey of the property. A 100% survey will be required within 90 days of relocation activities.
- Additional GT permitting services will be submitted for authorization upon completion of the 20% survey and a defined understanding of the actual number of Potentially Occupied vs. Abandoned gopher tortoise burrows.

Task 2 - Protected Tree Inventory and Health Assessment

Based on the goals and objectives of the client, and the Levy County Land Development Code, Section 50-192. An ECS Arborist will locate and characterize the 16-inch diameter protected trees located on the approximately 123-acre project identified. Each tree will be flagged and marked with a unique alpha-numeric identifier. Relevant data on each tree will be collected, including health, location, diameter-at-breast-height (DBH – stem diameter at approximately 4.5 feet above groundline) and species. Relevant tree data will be provided in tabular format, along with a tree location file.

Task 3 - Environmental Permitting

Subtask 1 - Pre-application Meetings

ECS will schedule and attend the following pre-application meetings:

1. Florida Department of Environmental Protection (FDEP) for ERP
2. Federal Permitting (USACE and/or FDEP 404).

Subtask 2 - Florida Department of Environmental Protection (FDEP) Formal Jurisdictional Determination (FJD) and Environmental Resource Permit (ERP) Application

Pursuant to Chapter 373.421 Florida Statutes (F.S.), s ECS staff will prepare and submit a FJD application to the FDEP based on the wetland delineation performed. ECS will accompany Department staff during field verification of the line. In addition, ECS will coordinate with your local land surveyor to prepare a signed and sealed wetland survey. The formal determination is binding on the real property for which the determination is sought for as long as the determination is valid, typically 5 years.

ECS will prepare and submit environmental portions (including the demonstration of avoidance and minimization) of an Environmental Resource Permit application requesting authorization for the proposed project wetland impacts. This permit application review will typically require 60 to 120 days from the date of application submittal to obtain. The permit will require site approval from the FDEP staff. *This cost does not include the permit application fee payable to FDEP.

In most cases, the representatives from the FDEP ask for additional information related to the project which is not typically included in the permit application. The content and detail of these requests are difficult to predict at this time as this is dependent upon the level of scrutiny that the agency personnel and others offering comments feel is appropriate for the project. FDEP routinely issues one RAI with questions related to both environmental and storm water engineering issues. Please note that the District may require a Formal Wetlands Field Verification which is not included in this proposal.

ECS will conduct numerous update calls with the FDEP Permitting Staff.

Subtask 3 - Federal Permit Application

ECS will prepare and submit environmental portions of a Federal 404 permit application requesting authorization for the proposed project wetland impacts. This application may address requirements of the Florida Section 404 Permit as administered under Florida state law and Federal Section 404 Permitting Program administered by FDEP. In January 2021, USACE/FDEP assumed jurisdiction from the US EPA to issue Section 404 Program Permits for certain projects that meet specific criteria within the State; however, a court ruling in February 2024 vacated Florida's authority for the State 404 Program and applications may need to be reviewed by USACE.

ECS will prepare all necessary exhibits and a functional wetland assessment (UMAM and/or WRAP) as required for the subject application. ECS will coordinate with the client and project engineer to develop a proposed mitigation plan suitable to meet project mitigation requirements. The application package will include all environmental information necessary for review and approval in accordance with the provisions of 40 C.F.R. Part 233 and (if appropriate) Chapter 62-331, Florida Administrative Code (F.A.C.). Additional information addressing stormwater management and other engineering/project design requirements will be necessary to complete the application process.

ECS will provide the following:

- ECS will schedule and attend one (1) pre-application meeting with the FDEP or USACE.
- ECS will perform a wetland field verification with agency staff.
- ECS will prepare a mitigation analyses to include Uniform Mitigation Assessment (UMAM).
- ECS will consult and coordinate with an appropriate local mitigation bank to provide mitigation credit costs.

This permit application review typically requires 90 to 120 days from the date of application submittal. Please note some of the services provided for the ERP and 404 are, in some instances, duplicative. Only one application will be submitted to include both ERP and 404 documents.

Subtask 4 - Consultation and Coordination Meetings with Applicant and Project Civil Design Team

ECS will be available as needed for weekly project update calls and meetings. Each weekly meeting will require preparation time prior to the call to go over project milestones. This subtask includes preliminary discussions regarding the design of the required surface water and groundwater monitoring plans including the identification of draft sampling locations.

Out of Scope Items

If, during the performance of our scope of services, additional environmental issues are identified that are beyond the Scope of Services outlined within this proposal, ECS will contact Levy County Board of County Commissioners to discuss the relevance and significance of the finding in order to determine if the finding merits additional assessment, inclusion in our final report, or a modification to our Scope of Services and fee.

Safety

ECS personnel are responsible for their own personal safety. While on site, if ECS personnel deem a condition unsafe and the performance of our scope of services cannot be completed, you will be notified of the unsafe condition. ECS personnel will not proceed further with the scope of services in that area until the unsafe condition is corrected. Access delays associated with safety concerns may result in additional fees.

PROJECT FEES AND SCHEDULE

Project Fees*

Ecological Services

ECS will provide the Task 1 Ecological Services for a lump sum fee of \$19,750, Task 2 Protected Tree Inventory services for a lump sum fee of 4,250, and Task 3 Environmental Permitting Services for 34,500.

*Our fee assumes that all necessary exhibits, site/property contact information, etc. will be provided to us by you or your agents.

Meetings/Project Coordination

Meetings and/or additional project coordination requested by Levy County Board of County Commissioners beyond the Scope of Services outlined above will be invoiced on a time and materials basis. Meetings after typical office hours (Monday through Friday 8 am to 5 pm) will be invoiced at 1.5 times the normal rate.

Project Schedule

Ecological Services

We can begin these tasks within approximately 2 weeks of receipt of written authorization to proceed. The field activities will require approximately one week to complete. We will provide preliminary verbal results and recommendations prior to submittal of our written report, if requested. We anticipate that the proposed scope of fieldwork can be completed in approximately 30-45 days. Permitting is estimated to take six months once a final site plan is ready for submittal to the agencies.

Please note, ECS cannot begin the scope of work until we have received written authorization to proceed. If this schedule does not meet your needs, please contact ECS to discuss an expedited deadline. Additional costs may be incurred.

If areas of the property cannot be observed due to inaccessibility or unsafe/unexpected conditions beyond the control of ECS, ECS will wait until such time either that the area is accessible or the unsafe conditions are corrected. If ECS must make additional visits to the site, a change order will be provided for our additional fees.

LIMITATIONS AND ASSUMPTIONS

Conclusions and recommendations pertaining to environmental conditions at the subject site are limited to the conditions observed at the time this study will be undertaken. The assessment is not intended to represent an exhaustive research of every potential condition that may exist, nor does it claim to represent conditions or events that arise after the assessment.

We have made the following assumptions in developing this proposal:

- Prices presented herein are valid for 120 days from the date of this proposal.
- Upon client authorization, additional project work not specifically addressed by this proposal shall be charged at a time and materials rate in accordance with the ECS Fee Schedule in place at the time the service is performed.
- Fees assume that our evaluation of the site will not be hindered by extremely thick vegetation. If vegetation is encountered on the site that renders an area or areas too thick to evaluate, ECS reserves the right to re-negotiate our fee for delineation (flagging) of the site.
- Site/Civil engineer will provide impact maps, project purpose and need, avoidance and minimization examples, stormwater management plan, and other needed site specific mapping/documentation for the project, as applicable.
- Any applicable mitigation fees required to offset proposed impacts are the responsibility of the client.
- Our fee assumes that all necessary exhibits/impact and base maps will be provided to us by you or your agents.
- Additional field visits, if requested, will require additional fees.
- Wetland services do not include the wetland boundary surveying services by a Professional Licensed Surveyor.

PROPOSAL ACCEPTANCE

This proposal and the attached Agreement for Continuing Professional Services (Agreement) (dated November 21, 2023) between Levy County Board of County Commissioners and ECS Florida, LLC (ECS) constitute the entire agreement between ECS and Levy County Board of County Commissioners for this project. To authorize this study, please complete, sign, and return one copy of the attached proposal acceptance sheet to our office. The Client's signature indicates that he/she has the authority to bind the Client, has read and takes no exception to the Agreement between ECS and the Client, and agrees to be bound by such Agreement. Issuance of a purchase order or other types of notice to proceed (verbal, written or electronic) implicitly acknowledges acceptance of the Consultant Services Agreement or Master Service Agreement and this proposal.

PROPOSAL ACCEPTANCE

Scope of Services	Fees	Initial for Authorization
Task 1 - Ecological Services	\$19,750	
Task 2 - Protected Tree Inventory	\$4,250	
Task 3 - Environmental Permitting	\$34,500	

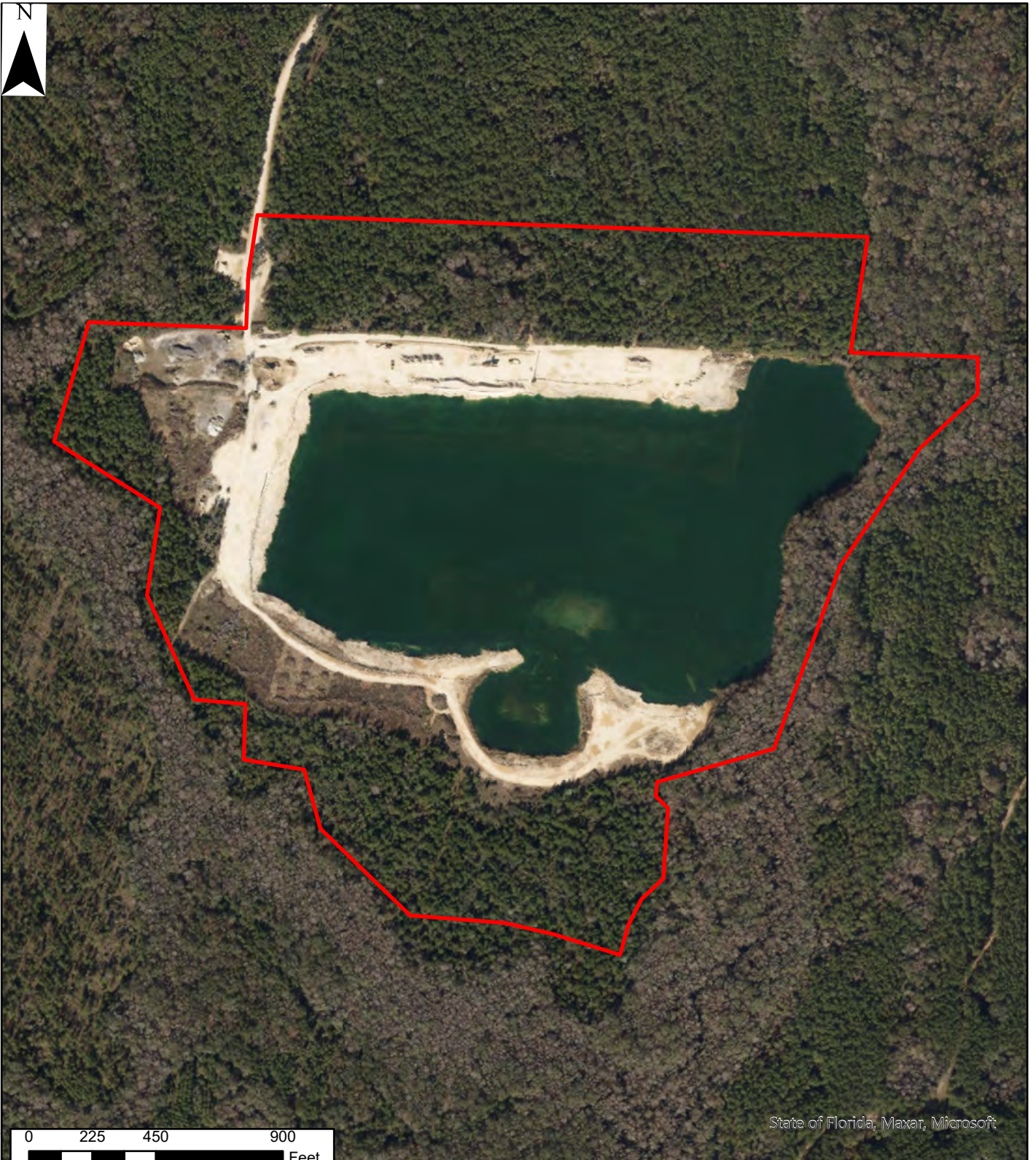
PROPOSAL INFORMATION	
ECS Proposal Number	55:10700
Scope of Work	Preliminary Threatened & Endangered Species Assessment, Preliminary Wetlands Determination, and Environmental Permitting Services
Location	6491 SW 5 CT, Inglis, Florida
CLIENT INFORMATION	
Signature - Authorized Representative for Entity Responsible for Payment	
Print or Type Name of Client and Company	
Date of Execution	
Proposal Addressee - Name	Alicia Tretheway, MPA
Proposal Addressee - Company	Levy County Board of County Commissioners
INVOICE INFORMATION	
Please Print or Type Below if Invoice Addressee Different Than Proposal Addressee or Special Invoicing Instructions	
Invoice Addressee - Name	
Invoice Addressee - Company	
Invoice Addressee - Street Address 1	
Invoice Addressee - Street Address 2	
Invoice Addressee - City, State, Zip Code	



Invoice Addressee - Email	
Invoice Addressee - Phone Number	
Client PO or Project Number	




Path: C:\Users\CCarr\OneDrive - ECS Corporate Services\55 Data\Proposals\10000 - 10999\10700 - 10799\10700 Gulf Hammock Pit Mining and Mitigation Permit to FDEP\GIS\GulfHammock.aprx



Gulf Hammock Pit Mine
 Inglis, Florida
 ECS Proposal No. 55:10700

Figure 1: Site Location Map

 Project Area (+/- 123 acres)

ECS Florida, LLC
 11554 Davis Creek Court
 Jacksonville, Florida 32256
 Phone: (904) 880-0960
 www.ecslimited.com

