

Corkscrew Grove Stewardship District

District Office: 3501 Quadrangle Boulevard, Suite 270, FL 32817

The following is the proposed agenda for the organizational meeting of the Board of Supervisors for the Corkscrew Grove Stewardship District, scheduled to be held **Monday, August 4, 2025, at 2:00 p.m. at 1020 Sanitation Road, Immokalee, FL 34142**. Questions or comments on the Board Meeting or proposed agenda may be addressed to Lynne Mullins at mullinsl@pfm.com or (407) 723-5900. A quorum (consisting of at least three of the five Board Members) will be confirmed prior to the start of the Board Meeting.

PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA

- Roll Call to Confirm Quorum
- Public Comment Period
- Affidavit(s)
- 1. Administration of the Oath of Office to New Members of the Board of Supervisors
- 2. Overview of the Florida "Government in the Sunshine" Regulations and other Board Member Responsibilities
 - Statement of Financial Interest, Form 1
 - Board Member Compensation
 - Ethics Training

Administrative Matters

- 3. Consideration of **Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election**
- 4. Consideration of **Resolution 2025-02, Designating Officers**
- 5. Consideration of **Resolution 2025-03, Designating Treasurer and Assistant Treasurer(s)**
- 6. Consideration of **Resolution 2025-04, Appointing District Manager**
 - District Management Agreement
 - Financial Advisory Agreement
- 7. Consideration of **Resolution 2025-05, Appointing District Counsel**
 - District Counsel Retainer Letter
 - District Counsel Agreement
- 8. Consideration of **Resolution 2025-06, Designating Primary & Local Records Office**
- 9. Consideration of **Resolution 2025-07, Designating Registered Agent & Office**
- 10. Consideration of **Resolution 2025-08, Appointing Interim District Engineer**
 - a. Interim District Engineer Agreement
- 11. Authorization of RFQ for District Engineering Services under the CCNA
- 12. Consideration of **Resolution 2025-09, Authorizing the Chair and Vice Chair to Execute Conveyance Documents**

If you are interested in obtaining any of the materials for the agenda, please reach out to Lynne Mullins at (407) 723-5935 or mullinsl@pfm.com.



13. Consideration of **Resolution 2025-10, Delegating Authority to Chairman to Execute Certain Contracts, Agreements and Other Documents**

Designation of Meetings and Hearing Dates

14. Consideration of the Establishment of Auditor Selection Committee
15. Consideration of **Resolution 2025-11, Adopting an Annual Meeting Schedule for FY 2024-2025**
16. Consideration of **Resolution 2025-12, Adopting an Annual Meeting Schedule for FY 2025-2026**
17. Consideration of **Resolution 2025-13, Approving FY 2025 Budget & Setting Hearing**
18. Consideration of **Resolution 2025-14, Approving FY 2026 Budget & Setting Hearing**
19. Consideration of Fiscal Year 2024-2025 Budget Funding Agreement
20. Consideration of **Resolution 2025-15, Setting Hearing on Rules of Procedure**
 - a. Rules of Procedure (*provided under separate cover*)
 - b. Note of Rule Development (*provided under separate cover*)
 - c. Notice of Rulemaking (*provided under separate cover*)
21. Consideration of **Resolution 2025-16, Setting Uniform Method Hearing**

Other Organizational Matters

22. Consideration of **Resolution 2025-17, Setting Legal Defense Policy**
23. Authorization to Obtain (General Liability and) Public Officers Insurance
24. Consideration of **Resolution 2025-18, Designating Public Comment Period**
25. Consideration of **Resolution 2025-19, Adopting Records Retention Schedule**
26. Consideration of **Resolution 2025-20, Adoption of Travel Reimbursement Policy**
27. Consideration of **Resolution 2025-21, Adoption of Prompt Payment Policies**
28. Consideration of **Resolution 2025-22, Authorizing Notice of Establishment**
29. Consideration of Agreement between the District and VGlobalTech for Website Services
30. Consideration of **Resolution 2025-23, Authorizing Execution of Public Depositor Report**
31. Consideration of **Resolution 2025-24, Authorization to Establish Checking Account and Designation of Authorized Signatories for Operating Account(s)**
32. Consideration of **Resolution 2025-25, Authorizing the Disbursement of Funds**
33. Consideration of **Resolution 2025-26, Adopting Investment Guidelines**
34. Consideration of **Resolution 2025-27, Adopting Internal Controls Policy**
35. Consideration of **Resolution 2025-28, Authorizing the Direct Purchases**
36. Consideration of **Resolution 2025-29, Adopting Goals Objectives and Performance Measures and Standards**

Business Matters

- 37. Consideration of Bond Counsel Agreement
- 38. Consideration of Matters Regarding Future Immokalee Water and Sewer District Site
- 39. Consideration of Matters Relating to Immokalee Water and Sewer District Feasibility Studies
- 40. Consideration of Matters Regarding Funding and Repayment of Wildlife Underpass

Other Business

Staff Reports

District Counsel
Interim Engineer
District Manager

Supervisor Requests and Audience Comments

Adjournment

If you are interested in obtaining any of the materials for the agenda, please reach out to Lynne Mullins at (407) 723-5935 or mullinsl@pfm.com.





Corkscrew Grove Stewardship District

Oath of Office

**CORKSCREW GROVE STEWARDSHIP DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF CORKSCREW GROVE STEWARDSHIP DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Corkscrew Grove Stewardship District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____



Corkscrew Grove Stewardship District

**Florida “Government in the Sunshine” Regulations
and other Board Member Responsibilities**



OFFICE OF ATTORNEY GENERAL

JAMES UTHMEIER

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Contact Us

TOLL FREE: 1-866-9-NO-SCAM

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FREQUENTLY ASKED QUESTIONS

The following questions and answers are intended to be used as a reference only -- interested parties should refer to the Florida Statutes and applicable case law before drawing legal conclusions.

- [What is the Sunshine Law?](#)
- [What are the requirements of the Sunshine law?](#)
- [What agencies are covered under the Sunshine Law?](#)
- [Are federal agencies covered by the Sunshine Law?](#)
- [Does the Sunshine Law apply to the Legislature?](#)
- [Does the Sunshine Law apply to members-elect?](#)
- [What qualifies as a meeting?](#)
- [Can a public agency hold closed meetings?](#)
- [Does the law require that a public meeting be audio taped?](#)
- [Can a city restrict a citizen's right to speak at a meeting?](#)
- [As a private citizen, can I videotape a public meeting?](#)
- [Can a board vote by secret ballot?](#)
- [Can two members of a public board attend social functions together?](#)
- [What is a public record?](#)
- [Can I request public documents over the telephone and do I have to tell why I want them?](#)
- [How much can an agency charge for public documents?](#)
- [Does an agency have to explain why it denies access to public records?](#)

- [When does a document sent to a public agency become a public document?](#)
- [Are public employee personnel records considered public records?](#)
- [Can an agency refuse to allow public records to be inspected or copied if requested to do so by the maker or sender of the documents?](#)
- [Are arrest records public documents?](#)
- [Is an agency required to give out information from public records or produce public records in a particular form as requested by an individual?](#)
- [What agency can prosecute violators?](#)
- [What is the difference between the Sunshine Amendment and the Sunshine Law?](#)
- [How can I find out more about the open meetings and public records laws?](#)

- **What is the Sunshine Law?**

- Florida's Government-in-the-Sunshine law provides a right of access to governmental proceedings at both the state and local levels. It applies to any gathering of two or more members of the same board to discuss some matter which will foresee ably come before that board for action. There is also a constitutionally guaranteed right of access. Virtually all state and local collegial public bodies are covered by the open meetings requirements with the exception of the judiciary and the state Legislature which has its own constitutional provision relating to access.

- **What are the requirements of the Sunshine law?**

The Sunshine law requires that 1) meetings of boards or commissions must be open to the public; 2) reasonable notice of such meetings must be given, and 3) minutes of the meeting must be taken.

- **What agencies are covered under the Sunshine Law?**

The Government-in-the-Sunshine Law applies to "any board or commission of any state agency or authority or of any agency or authority of any county, municipal corporation or political subdivision." Thus, it applies to public collegial bodies within the state at both the local as well as state level. It applies equally to elected or appointed boards or commissions.

- **Are federal agencies covered by the Sunshine Law?**

Federal agencies operating in the state do not come under Florida's Sunshine law.

- **Does the Sunshine Law apply to the Legislature?**

Florida's Constitution provides that meetings of the Legislature be open and notice

except those specifically exempted by the Legislature or specifically closed by the Constitution. Each house is responsible through its rules of procedures for interpreting, implementing and enforcing these provisions. Information on the rules governing openness in the Legislature can be obtained from the respective houses.

- **Does the Sunshine Law apply to members-elect?**

Members-elect of public boards or commissions are covered by the Sunshine law immediately upon their election to public office.

- **What qualifies as a meeting?**

The Sunshine law applies to all discussions or deliberations as well as the formal action taken by a board or commission. The law, in essence, is applicable to any gathering, whether formal or casual, of two or more members of the same board or commission to discuss some matter on which foreseeable action will be taken by the public board or commission. There is no requirement that a quorum be present for a meeting to be covered under the law.

- **Can a public agency hold closed meetings?**

There are a limited number of exemptions which would allow a public agency to close a meeting. These include, but are not limited to, certain discussions with the board's attorney over pending litigation and portions of collective bargaining sessions. In addition, specific portions of meetings of some agencies (usually state agencies) may be closed when those agencies are making probable cause determinations or considering confidential records.

- **Does the law require that a public meeting be audio taped?**

There is no requirement under the Sunshine law that tape recordings be made by a public board or commission, but if they are made, they become public records.

- **Can a city restrict a citizen's right to speak at a meeting?**

Public agencies are allowed to adopt reasonable rules and regulations which ensure the orderly conduct of a public meeting and which require orderly behavior on the part of the public attending. This includes limiting the amount of time an individual can speak and, when a large number of people attend and wish to speak, requesting that a representative of each side of the issue speak rather than every one present.

- **As a private citizen, can I videotape a public meeting?**

A public board may not prohibit a citizen from videotaping a public meeting through the use of nondisruptive video recording devices.

- **Can a board vote by secret ballot?**

The Sunshine law requires that meetings of public boards or commissions be "open to

the public at all times." Thus, use of preassigned numbers, codes or secret ballots would violate the law.

- **Can two members of a public board attend social functions together?**

Members of a public board are not prohibited under the Sunshine law from meeting together socially, provided that matters which may come before the board are not discussed at such gatherings.

- **What is a public record?**

The Florida Supreme Court has determined that public records are all materials made or received by an agency in connection with official business which are used to perpetuate, communicate or formalize knowledge. They are not limited to traditional written documents. Tapes, photographs, films and sound recordings are also considered public records subject to inspection unless a statutory exemption exists.

- **Can I request public documents over the telephone and do I have to tell why I want them?**

Nothing in the public records law requires that a request for public records be in writing or in person, although individuals may wish to make their request in writing to ensure they have an accurate record of what they requested. Unless otherwise exempted, a custodian of public records must honor a request for records, whether it is made in person, over the telephone, or in writing, provided the required fees are paid. In addition, nothing in the law requires the requestor to disclose the reason for the request.

- **How much can an agency charge for public documents?**

The law provides that the custodian shall furnish a copy of public records upon payment of the fee prescribed by law. If no fee is prescribed, an agency is normally allowed to charge up to 15 cents per one-sided copy for copies that are 14" x 8 1/2" or less. A charge of up to \$1 per copy may be assessed for a certified copy of a public record. If the nature and volume of the records to be copied requires extensive use of information technology resources or extensive clerical or supervisory assistance, or both, the agency may charge a reasonable service charge based on the actual cost incurred.

- **Does an agency have to explain why it denies access to public records?**

A custodian of a public record who contends that the record or part of a record is exempt from inspection must state the basis for that exemption, including the statutory citation. Additionally, when asked, the custodian must state in writing the reasons for concluding the record is exempt.

- **When does a document sent to a public agency become a public document?**

As soon as a document is received by a public agency, it becomes a public record, unless

there is a legislatively created exemption which makes it confidential and not subject to disclosure.

- **Are public employee personnel records considered public records?**

The rule on personnel records is the same as for other public documents ... unless the Legislature has specifically exempted an agency's personnel records or authorized the agency to adopt rules limiting public access to the records, personnel records are open to public inspection. There are, however, numerous statutory exemptions that apply to personnel records.

- **Can an agency refuse to allow public records to be inspected or copied if requested to do so by the maker or sender of the documents?**

No. To allow the maker or sender of documents to dictate the circumstances under which documents are deemed confidential would permit private parties instead of the Legislature to determine which public records are public and which are not.

- **Are arrest records public documents?**

Arrest reports prepared by a law enforcement agency after the arrest of a subject are generally considered to be open for public inspection. At the same time, however, certain information such as the identity of a sexual battery victim is exempt.

- **Is an agency required to give out information from public records or produce public records in a particular form as requested by an individual?**

The Sunshine Law provides for a right of access to inspect and copy existing public records. It does not mandate that the custodian give out information from the records nor does it mandate that an agency create new records to accommodate a request for information.

- **What agency can prosecute violators?**

The local state attorney has the statutory authority to prosecute alleged criminal violations of the open meetings and public records law. Certain civil remedies are also available.

- **What is the difference between the Sunshine Amendment and the Sunshine Law?**

The Sunshine Amendment was added to Florida's Constitution in 1976 and provides for full and public disclosure of the financial interests of all public officers, candidates and employees. The Sunshine Law provides for open meetings for governmental boards

- **How can I find out more about the open meetings and public records laws?**

Probably the most comprehensive guide to understanding the requirements and exemptions to Florida's open government laws is the Government-in-the-Sunshine manual compiled by the Attorney General's Office. The manual is updated each year and

is available for purchase through the First Amendment Foundation in Tallahassee. For information on obtaining a copy, contact the **First Amendment Foundation at (850) 224-4555**.

Resources

[AG Opinions](#)

[Annual Regulatory Plan](#)

[Consumer Protection](#)

[Doing Business with the Office](#)

[FAQ](#)

[Florida Digital Bill of Rights Annual Enforcement Report](#)

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[Statement of Agency Organization and Operation](#)

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Outside Counsel for the State of Florida](#)

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Insulin](#)

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[Office of the Attorney General
State of Florida
PL-01, The Capitol
Tallahassee, FL 32399-1050](#)



Corkscrew Grove Stewardship District

Statement of Interest, Form 1



Financial Disclosure Form 1

- Form 1 filers will file electronically starting January 1, 2024 via the Electronic Financial Disclosure Management System (EFDMS)
- Visit disclosure.floridaethics.gov/Account/Login
- Click on the “I am a Filer” login
- A How to Video is available on this site

Filing Timeline:

- Initially, the Form 1 is to be filed within 30 days of appointment
- Thereafter, the Form 1 is to be filed by July 1 following each calendar year in which they hold their positions
- Finally, a final disclosure form (Form 1F) is to be filed within 60 days of leaving office



Corkscrew Grove Stewardship District

Board Member Compensation



Corkscrew Grove Stewardship District

Ethics Training



Corkscrew Grove Stewardship District

**Resolution 2025-01,
Canvassing and Certifying the Results of the
Landowners Election**

RESOLUTION 2025-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CORKSCREW GROVE STEWARDSHIP DISTRICT CANVASSING AND
CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF
SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA
STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Corkscrew Grove Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, pursuant to Section 5(2) of Chapter 2025-237, Laws of Florida, a landowners' meeting is required to be held within ninety (90) days of the District's creation, then the second election on the first Tuesday after the first Monday in November 2026 and every two (2) years following the creation of the District for the purpose of electing Supervisors of the District; and

WHEREAS, such landowners' meeting was held on August 4, 2025, the minutes of which are attached hereto as **Exhibit A**, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE Corkscrew Grove Stewardship District:**

SECTION 1. The following individuals are found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

_____	Seat 1	Votes _____
_____	Seat 2	Votes _____
_____	Seat 3	Votes _____
_____	Seat 4	Votes _____
_____	Seat 5	Votes _____

SECTION 2. In accordance with Section 5(2) of Chapter 2025-237, Laws of Florida, and by virtue of the number of votes cast for the Supervisor, the above-named individuals are declared to have been elected for the following term of office:

_____	November 28, 2028
_____	November 28, 2028
_____	November 28, 2028
_____	November 24, 2026
_____	November 24, 2026

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

CORKSCREW GROVE STEWARDSHIP DISTRICT

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Meeting Minutes of August 4, 2025 Landowners' Meeting

EXHIBIT A

Meeting Minutes of August 4, 2025 Landowners' Meeting



Corkscrew Grove Stewardship District

**Resolution 2025-02,
Designating Officers**

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT DESIGNATING A CHAIRMAN, A VICE CHAIRMAN, A SECRETARY, AND ASSISTANT SECRETARIES OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Corkscrew Grove Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

CORKSCREW GROVE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chairman/ Vice Chairman, Board of Supervisors



Corkscrew Grove Stewardship District

**Resolution 2025-03,
Designating Treasurer and Assistant Treasurer(s)**

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT DESIGNATING A TREASURER AND ASSISTANT TREASURERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Corkscrew Grove Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint a Treasurer; and

WHEREAS, the Board of Supervisors of the District desires to appoint Assistant Treasurer(s).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

Section 1. Jennifer Glasgow is appointed Treasurer.

Section 2. Amanda Lane is appointed Assistant Treasurer.
 Verona Griffith is appointed Assistant Treasurer.
 Rick Montejano is appointed Assistant Treasurer.
 Amy Champagne is appointed Assistant Treasurer.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman



Corkscrew Grove Stewardship District

**Resolution 2025-04,
Appointing District Manager**

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT APPOINTING AND FIXING THE COMPENSATION OF THE DISTRICT MANAGER; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Corkscrew Grove Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, pursuant to Section 190.007(1), *Florida Statutes*, the Board of Supervisors of the District (the “Board”) desires to employ and fix compensation of a District Manager; and

WHEREAS, the Board desires to appoint a District Manager, and to provide compensation for their services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. PFM Group Consulting LLC, is appointed as District Manager, and shall be compensated for their services in such capacity in the manner prescribed in the agreement incorporated herein by reference as **Exhibit A**.

SECTION 2. This authorization shall be continuing in nature until revoked by the District.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST, 2025.

ATTEST:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

Secretary

Chairman/Vice Chairman

Exhibit A:
District Manager Fee Agreement

DISTRICT MANAGEMENT AGREEMENT

This District Management Agreement (this "**Agreement**"), made and entered into this 24th day of JUNE 2025 (the "Effective Date") by and between **Corkscrew Grove Stewardship District**, a public body corporate and politic, an independent special and limited purpose local government, an independent special district under section 189.031, Florida Statutes as amended from time to time, and as defined in the Corkscrew Grove Stewardship District Act (the "**DISTRICT**") and **PFM Group Consulting LLC**, a Delaware limited liability company (the "**MANAGER**"), sets forth the terms and conditions under which MANAGER shall provide certain services to the DISTRICT as more particularly set forth herein.

WHEREAS, the DISTRICT desires to obtain the services of MANAGER to provide the District Management Services (as defined herein); and

WHEREAS, MANAGER is capable of and has the requisite expertise and necessary resources to provide the District Management Services.

NOW, THEREFORE, in consideration of the above-mentioned premises and intending to be legally bound hereby, the DISTRICT and MANAGER agree as follows:

I. SCOPE OF SERVICES

MANAGER shall provide to the DISTRICT the services set forth in Exhibit A attached to this Agreement (collectively, the "**District Management Services**") in accordance with all applicable laws, rules, regulations and ordinances. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement signed by both of the parties hereto. Services provided by MANAGER which are not specifically referenced in the scope of services set forth in Exhibit A of this Agreement shall be completed as agreed in writing in advance between the DISTRICT and MANAGER. Upon request of DISTRICT, MANAGER or an affiliate of MANAGER may agree to additional services to be provided by MANAGER or an affiliate of MANAGER, by a separate agreement between the DISTRICT and MANAGER or its respective affiliate.

II. WORK SCHEDULE

The District Management Services to be performed by MANAGER pursuant to this Agreement are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

III. COMPENSATION

For the services provided under this Agreement, MANAGER's professional fees shall be paid as provided in Exhibit B to this Agreement and DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

1. Reimbursable Expenses

In addition to fees for the District Management Services, MANAGER will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, telephone, mail, and other ordinary cost and any actual extraordinary cost for

graphics, printing, data processing and computer time which are incurred by MANAGER only as authorized by the DISTRICT's approved budget. Documentation of such expenses will be provided to the DISTRICT upon request. In no event shall MANAGER incur more than \$1,000.00 per month/\$12,000 per year in reimbursable expenses unless approved by the District in writing prior to incurring such expense(s).

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

IV. TERM AND TERMINATION

This Agreement shall be effective from the Effective Date and shall continue until terminated by either party as provided herein. The DISTRICT has the right to terminate this Agreement for "good cause" which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the MANAGER which, in each case, the MANAGER fails to cure within 10 days of notice thereof. Termination for "good cause" shall be effected immediately by provision of written notice to MANAGER. Either party hereto shall have the right to terminate this Agreement, at any time and for any reason whatsoever, upon (i) the DISTRICT providing to the MANAGER a minimum of thirty (30) days advance written notice of its intention to terminate or (ii) the MANAGER providing to the DISTRICT a minimum of ninety (90) days advance written notice of its intention to terminate. All notices shall be mailed to the person and address specified for use in the giving of notice, in paragraph 10, hereof. Should the relationship be terminated, MANAGER will be paid for all services performed and costs and expenses incurred up to the termination date.

V. ASSIGNMENT

Neither party may assign this Agreement or its rights or obligations hereunder without the prior written consent of the other. Subject to the foregoing, this Agreement shall be binding on the parties hereto and their respective successors and assigns.

VI. OWNERSHIP OF INFORMATION, REPORTS, AND DATA

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement, including the District Management Services ("**Data**") shall be furnished to MANAGER. DISTRICT may rely on the Data in connection with its provision of the services under this Agreement and the provider thereof shall remain solely responsible for the adequacy, accuracy or completeness of such Data; provided, however, MANAGER acknowledges and agrees that any Data provided to MANAGER by the DISTRICT which was prepared by a third party is for informational purposes only and are without representation or warranty of any kind whatsoever from the DISTRICT, either express or implied, and is without recourse to the DISTRICT with respect to the accuracy of any information or statements contained therein. MANAGER further acknowledges that MANAGER has been advised not to rely upon such documents without making an independent investigation or inquiry as to the accuracy of the information or statements contained therein. The terms and provisions of this Section shall survive the termination of this Agreement.

VII. NOTICES

All notices given under this Agreement shall be in writing, sent by certified mail, return receipt requested, or by nationally recognized courier, with written verification of receipt. Notices

shall be addressed to the party for whom it is intended, at the designated addresses below. The parties designate the following as the respective places for giving notice, to-wit:

DISTRICT:

Corkscrew Grove Stewardship District
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Attention: Board of Supervisors

With A Required Copy To:

Alico, Inc.
10070 Daniels Interstate Court, Suite 200
Fort Myers, FL 33913
Attention: John E. Kiernan, President & CEO

MANAGER:

PFM Group Consulting LLC
3501 Quadrangle Blvd., Suite 270
Orlando, FL 32817
Attention: Jennifer Walden

VIII. TITLE TRANSFER

All materials prepared by MANAGER pursuant exclusively to this Agreement shall be the property of the DISTRICT. Subject to the foregoing exception, upon termination of this Agreement, at DISTRICT's reasonable request no later than three (3) years after the termination of this Agreement MANAGER shall deliver to the DISTRICT copies of any and all materials or documents prepared, kept or maintained in accordance with this Agreement.

IX. MANAGER'S REPRESENTATIVES

1. Assignment of Named Individuals

The services set forth in this Agreement, including the District Management Services shall, shall be provided by professional employees of MANAGER or affiliates of MANAGER in its sole discretion. The MANAGER may, from time to time, supplement or otherwise amend the team members.

2. Changes in Staff Requested by the DISTRICT

The DISTRICT has the right to request, for any reason, MANAGER to replace any member of the MANAGER staff. Should the DISTRICT make such a request, MANAGER shall promptly suggest a substitute for approval by the DISTRICT.

X. INSURANCE

MANAGER shall maintain, and shall cause any of its affiliates performing the District Management Services to obtain, the insurance coverage with policy limits not less than as stated in Exhibit C attached hereto. Each policy (except worker's compensation) shall name the DISTRICT as an additional insured party by endorsements. Before MANAGER's or its affiliates entry onto to any real property owned by the DISTRICT, MANAGER, and its affiliates/agents, as applicable, must furnish the DISTRICT with a copy of each insurance policy and a certificate of

insurance, evidencing the above coverage set forth in Exhibit C, which certificate must provide that such insurance shall not be cancelled or changed until at least 10 days' written notice is given to the DISTRICT.

XI. GENERAL PROVISIONS

1. MANAGER Not to Participate as Underwriter

The MANAGER is precluded from being an underwriter of any debt obligations issued by the DISTRICT and shall not participate, in any manner, in the initial offering for the issuance of any of the DISTRICT's debt obligations.

2. Limitation of Liability; Indemnification

To the extent not referenced herein, MANAGER shall not be responsible for the acts or omissions of any contractors, subcontractors, suppliers, or of any other individual or entity performing services for the DISTRICT who are not under contract with, directed or engaged by, or under the control or supervision of, or otherwise performing any action on behalf of, MANAGER or any of its affiliates or agents.

DISTRICT INDEMNIFICATION. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes or any other applicable law), and except and to the extent caused by the negligence or acts or omissions of MANAGER or any of its affiliates or agents, the DISTRICT agrees to indemnify, defend, and hold harmless the MANAGER and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that MANAGER may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the DISTRICT. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the MANAGER may be entitled and shall continue after the MANAGER has ceased to be engaged under this Agreement.

MANAGER INDEMNIFICATION. The MANAGER agrees to indemnify, defend, and hold harmless the DISTRICT and its officers, directors, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees and costs, that the DISTRICT may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to MANAGERS's (or its affiliates or agents) performance under this Agreement or at law, or negligent, reckless, and/or acts or omissions of the MANAGER or any of its affiliates or agents. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the DISTRICT may be entitled and shall continue after the MANAGER has ceased to be engaged under this Agreement.

SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS. Nothing herein shall be construed to waive or limit the DISTRICT'S sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Subject to the foregoing, the indemnification obligations under this Agreement of each party shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

3. Disclaimer of MANAGER

The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in accumulating information necessary for documents required by the DISTRICT to finalize any particular financing, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

4. Attorney Fees and Governing Law

MANAGER and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action. This Agreement shall be construed, enforced, and administered in accordance with the laws of the State of Florida. In the event either party is required to take any action to enforce this Agreement, the substantially prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs. This Section shall survive termination of this Agreement.

5. Time of the Essence

The DISTRICT and the MANAGER agree that time is of the essence and that the services of the MANAGER, including the District Management Services, shall be performed expeditiously.

6. Entire Agreement

This Agreement represents the entire agreement between DISTRICT and MANAGER for District Management Services contemplated hereby and supersedes all prior agreements, contracts, arrangements, or communications between the parties with respect to the subject matter addressed herein, whether oral or written. This Agreement may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and MANAGER or any affiliate of MANAGER shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

7. Authority to Execute and Counterparts

Each party to this Agreement represents, warrants, and covenants to the other that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party, that such party has the lawful authority to enter into this relationship, and that the governing or managing body of each party has approved this relationship and has similarly authorized the execution of this Agreement. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

8. Public Records Disclosure

MANAGER understands and agrees that all documents of any kind provided to the DISTRICT in connection with this Agreement may be public records, and, accordingly, MANAGER agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. DISTRICT hereby designates and MANAGER hereby accepts to be the public records custodian for the DISTRICT. Among other requirements and to the extent applicable by law, the MANAGER shall 1) keep and maintain public records

required by the DISTRICT to perform the services under this Agreement, including the District Management Services; 2) upon request by the DISTRICT or its designee, provide the DISTRICT with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the MANAGER does not transfer the records to the DISTRICT or its designee; and 4) upon completion of the Agreement, transfer to the DISTRICT, at no cost, all public records in MANAGER's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the MANAGER, the MANAGER shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the DISTRICT in a format that is compatible with Microsoft Word or Adobe PDF formats. MANAGER acknowledges and agrees that the DISTRICT may, in its sole and absolute discretion, designate another third party, at any time, to be the public records custodian for the DISTRICT upon written notice to MANAGER.

IF THE DISTRICT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR 3501 QUADRANGLE BLVD., SUITE 270, ORLANDO, FLORIDA 32817.

9. Independent Contractor

MANAGER, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of the DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the Parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In the event of fire, flood, riot, war, strike, act of terrorism or other Act of God, governmental law, directive or regulation or any contingency beyond the reasonable control of MANAGER, MANAGER will use commercially reasonable efforts to continue timely performance of its obligations under this Agreement. If even with such commercially reasonable efforts MANAGER cannot perform its obligations hereunder, MANAGER will be relieved of the prorated portion of its obligations hereunder during the period of time MANAGER cannot perform its obligations. However, MANAGER will not be given relief hereunder if its negligence or misconduct materially contributed to its inability to perform its obligations.

[Remainder of page intentionally blank – signatures on next page]

In witness whereof, the parties hereto have executed this Agreement, in duplicate, as of the Effective Date above written.

Corkscrew Grove Stewardship District

Sign: John E Kiernan
Print Name: John E Kiernan
Title: President + CEO Alcoa Inc.

PFM Group Consulting LLC

Jennifer L. Walden
Jennifer Walden, Senior District Manager

EXHIBIT A

SCOPE OF SERVICES

I. General Management Services

General Consultation, Meetings, and DISTRICT Representation

The Manager shall organize the DISTRICT meetings. This includes, but is not limited to, providing the agenda and Board packages, scheduling, notification, publication and related matters. The service to be provided shall also include, but not be limited to planning, scheduling, production and quality control, coordination, and administration of various professional service elements.

The manager shall prepare and submit to the DISTRICT's Board of Supervisors a proposed annual budget and administer the adopted budget of the DISTRICT.

As the DISTRICT's Manager, we will consult with the DISTRICT Board of Supervisors and its designated representatives, and when necessary, participate in such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration, accomplishment and fulfillment of the professional services with regard to the projects and general interest of the DISTRICT.

The Manager shall consult with and advise the DISTRICT on matters related to the operation and maintenance of the DISTRICT and assist the DISTRICT to ensure compliance with all statutes and applicable law affecting the DISTRICT. The Manager will facilitate contracting with a third party website provider and assist the website provider with the maintenance of the DISTRICT's website in compliance with applicable law. The Manager will also coordinate with the website provider to ensure an e-mail system is in place which provides a separate "District e-mail address" for all Board members with an archiving system which will allow the Manager to respond to public records requests and maintain e-mails in compliance with applicable records retention law.

II. Accounting Services

The Manager shall define and implement an integrated management reporting system which will allow the DISTRICT to represent fairly and with full disclosure the financial position of the DISTRICT. Monthly financial statements will be provided in addition to a year-end audited financial statement to be prepared by a certified public accounting firm selected by the DISTRICT. These services will be coordinated with the DISTRICT's auditors to assure a smooth and efficient audit of the DISTRICT's books.

III. Minutes and Records

The Manager shall define and implement a system of record management for the DISTRICT, including a concise and accurate record of the official actions of the Board of Supervisors and any appointed boards or committees, and shall oversee the maintenance and disclosure of DISTRICT's records pursuant to Florida law.

IV. Annual Assessments, Lien Book Maintenance and Disclosure

The Manager will maintain the tax roll for the DISTRICT and coordinate and report to the Tax Assessor and Tax Collector for the jurisdiction in which the DISTRICT exists.

The Manager will administer the DISTRICT's assessment methodology during platting and maintain the DISTRICT's lien book and release of liens at closings.

The Manager will provide continuing disclosure filing coordination and assistance for DISTRICT debt issues on EMMA as required by the MSRB and other regulatory agencies.

V. Field Services – Services in this section, including those to be provided by “Field Manager” may be provided by a subcontractor to PFM

If requested by the DISTRICT, the Field Manager will coordinate and provide contract administration for services provided to the District by outside vendors and interface with designated individuals to ensure anticipated levels of service are being met.

The duties and responsibilities may include but are not limited to:

A. General duties. Field Manager shall be responsible for the management and oversight of District vendors for the District Property in an efficient, lawful, and satisfactory manner and in accordance with the District's covenants relating to such maintenance under the District's direction.

Field Manager is responsible for the overall supervision of service contractors and maintenance staff, as well as arranging for certain repair and maintenance work. Field Manager shall report directly to the District Manager within PFM and meet with the District Manager at least twice a month and can be adjusted based on the needs of the District Property. Field Manager shall attend monthly Board Meetings when requested by the District Manager.

B. Inspection. Field Manager shall conduct regular inspections of all District Property and report any irregularities to the District Manager, or his designated representative, and shall correct any irregularities in accordance with the terms of this Agreement. A monthly inspection report shall be provided to the District Manager prior to the Board Meeting.

C. Repair and Maintenance. Field Manager shall make, or cause to be made, such routine repair work or normal maintenance to District Property as may be required for the operation or physical protection of District Property with direction from District Manager. Field Manager shall cause emergency repairs to be made when such repairs are necessary for the preservation and safety of persons and/or property, or when the repairs are required to be made to avoid the suspension of any services. Field Manager shall immediately notify the District Manager, or a designated representative, concerning the need for emergency repairs.

D. Field Manager shall also:

1. Oversee all maintenance related vendors and provider's performance.

2. Provide work orders generated by the various vendors servicing the District.
 3. Work with District Manager to develop an annual maintenance budget for the District.
 4. Assess and advise the District of any necessary repairs, extraordinary leaning, or replacement items that may be required due to "normal wear
- E. Investigation and Report of Accidents/Claims. Field Manager shall promptly notify the District Manager as to all accidents or claims for damage relating to the management of the District and maintenance and operation of District Property. Such report shall at a minimum include a description of any damage or destruction of property. Field Manager shall cooperate and make any and all reports required by any insurance company or the District in connection with any accident or claim. Field Manager shall not file any claims with the District's insurance company without prior consent of the District Manager or his or her designee.
- F. Compliance with Government Rules, Regulations, Requirements and Orders. Field Manager shall take such action as is necessary to comply promptly with any and all orders or requirements affecting District Property placed thereon by any governmental authority having jurisdiction. Field Manager shall immediately notify the District Manager in writing of all such orders or requirements. At the request of the District, Field Manager shall prepare for execution and filing by the District any forms, reports or returns which may be required by law in connection with the ownership, maintenance and operation of the District Property.
- G. Adherence to District Rules, Regulations and Policies. To the extent they apply to Field Manager's performance herein, Field Manager's personnel shall be familiar with any and all District policies and procedures, if any, and shall ensure that all persons using District Property are informed with respect to the rules, regulations and notices as may be promulgated by the District from time to time and ensure that said persons conform therewith. Field Manager may adopt such policies and procedures as it deems necessary to the fulfillment of its obligations under this Agreement provided that copies of such policies and procedures shall be provided to the District at all times.
- H. Care of the Property. Field Manager shall use all due care to protect the property of the District, its residents and landowners from damage by Field Manager, its employees or contractors.

VI. Other Services

Other applicable services requested or required by the DISTRICT, including but not limited to, testifying in litigation, as requested by the DISTRICT (subject to review and approval), may be provided at the option of the Manager. If provided, such services shall be billed on a time and materials basis in accordance with Exhibit B or other arrangement mutually agreed upon by the DISTRICT and the Manager.

EXHIBIT B

COMPENSATION FOR SERVICES

MANAGER shall be compensated for the provision of the services described in Exhibit A based on the fee schedule below. The fees do not include *reimbursable expenses* (as described in Section III.1. herein) related to regularly scheduled DISTRICT Board meetings. Fees will be reviewed and may be adjusted annually as reflected in the DISTRICT's approved budget.

<i>Type of District*</i>	<i>Management / Accounting / Administrative Annual Fee</i>
Tier 1	\$5,000
Tier 2	TBD
Tier 3	TBD
Tier 4	TBD
<i>Field Services</i>	<i>Annual Fee</i>
Tier 3	TBD
Tier 4	TBD
<i>Debt Issue Services</i>	<i>Annual Fee (per series of bonds)</i>
Assessment Administration	\$5,000
Disclosure Services	\$2,500
<i>Additional Services**</i>	<i>Cost of Issuance (per series of bonds)</i>
District Management Services Cost of Issuance	\$10,000
Disclosure Services Cost of Issuance	\$1,500

* Maximum of 12 District public meetings per year. Fee billed monthly in advance.

Tier 1 – District has been established but the District is dormant with no development activity. District only holds minimally required meetings per year.

Tier 2 – District has been established and the District will commence the process of issuing bond/debt for the infrastructure of the development project. District meets on a more regular basis.

Tier 3 – District has issued debt for the infrastructure of the development project and is very active with the day to day operations.

Tier 4 – District is mature and at least 3 Board of Supervisors who are residents of the District has been elected to serve.

**Additional Services – District Management Services Cost of Issuance. This fee is applicable for any bond or debt issued by the District and payable at closing as part of the Cost of Issuance. This fee is not related to the Operating & Maintenance Budget for the District.

The fees outlined above may be increased or otherwise amended annually as reflected in the adopted Budget for the District. New fees will become effective on October 1 of the applicable budget year.

Any services provided by the MANAGER that has not been outlined in "Exhibit B" above or via separate agreement, will be billed on a time and material basis pursuant to the MANAGER's hourly fee schedule set forth below.

The MANAGER's prevailing hourly rates are as follows:

Title	Hourly Rate
Managing Director	\$ 325
Director / Senior District Manager/ Senior District Accountant	\$ 275
Senior Analyst / District Manager/ District Accountant	\$ 150
Assistant District Manager	\$ 100
Administrative Assistant / Bookkeeper	\$ 50

INSURANCE

PFM Group Consulting LLC ("PFM") acting as MANAGER shall provide and maintain the following levels of insurance coverage at all times subsequent to the execution of this Agreement:

PFM Group Consulting LLC ("PFM") has a complete insurance program, including property, casualty, general liability, automobile liability and workers compensation. PFM maintains Professional (E&O)/Cyber Liability coverage which total \$5 million single loss/ aggregate.

Our Professional/Cyber Liability policies are a "claims made" policy and our General Liability policy claims would be made by occurrence.

Deductibles/SIR:

Automobile \$100 comprehensive & \$1,000 collision

General Liability \$0

Professional (E&O)/ Cyber Liability \$250,000

Crime \$50,000

Insurance Company & AM Best Rating

Professional Liability (E&O)..... AIG Specialty Insurance Company; (A; Stable)

Cyber Liability. AIG Specialty Insurance Company (A; Stable)

Crime.....Berkley Regional Insurance Company; (A+; Stable)

General Liability. The Continental Insurance Company; (A Stable)

Automobile Liability.....The Continental Insurance Company; (A Stable)

Excess /Umbrella Liability.....The Continental Insurance Company; (A Stable)

Workers Compensation.....The Continental Insurance Company; (A Stable)

& Employers Liability



Corkscrew Grove Stewardship District

FA Agreement with PFM

PFM FINANCIAL ADVISORS LLC
AGREEMENT FOR FINANCIAL ADVISORY SERVICES

This agreement (“Agreement”), made and entered into this 4th day of August, 2025, by and between **Corkscrew Grove Stewardship District** (“DISTRICT”) and PFM Financial Advisors LLC (hereinafter called “PFM”), sets forth the terms and conditions under which PFM shall provide services.

WHEREAS, the DISTRICT desires to obtain the services of a financial advisor to develop and assist in implementing D’s strategies to meet its current and long-term operations, financial obligations, capital financing needs and render assistance in respect to debt transactions; and

WHEREAS, PFM is capable of providing the necessary financial advisory services.

NOW, THEREFORE, in consideration of the above-mentioned premises and intending to be legally bound hereby, DISTRICT and PFM agree as follows:

I. SCOPE OF SERVICES

PFM shall provide, upon request of the DISTRICT, services related to financial planning, budget and strategic advice and planning, policy development and services related to debt issuance, as applicable and set forth in Exhibit A to this Agreement. DISTRICT acknowledges and agrees that most tasks requested by DISTRICT will not require all services provided for in Exhibit A and as such the specific scope of services for such task shall be limited to just those services required to complete the task. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement. Services provided by PFM which are not specifically referenced in the scope of services set forth in Exhibit A of this Agreement shall be completed as agreed in writing in advance between the DISTRICT and PFM. Upon the request of DISTRICT, an affiliate of PFM or a third party referred or otherwise introduced by PFM and/or designated by the DISTRICT may agree to additional services to be provided under a separate writing, including separate scope and compensation, between DISTRICT and such affiliate or third party.

II. WORK SCHEDULE

The services of PFM are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

III. REGISTERED MUNICIPAL ADVISOR; REQUIRED DISCLOSURES

1. PFM is a registered municipal advisor with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. If DISTRICT has designated PFM as its independent registered municipal advisor (“IRMA”) for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the “IRMA exemption”), then services provided pursuant to such designation

shall be the services described in Exhibit A hereto, subject to any agreed upon limitations. Verification of independence (as is required under the IRMA exemption) shall be the responsibility of such third party seeking to rely on such IRMA exemption. PFM shall have the right to review and approve in advance any representation of PFM's role as IRMA to DISTRICT.

2. MSRB Rules require that municipal advisors make written disclosures to their DISTRICTs of all material conflicts of interest, certain legal or disciplinary events and certain regulatory requirements. Such disclosures are provided in PFM's Disclosure Statement delivered to DISTRICT prior to or together with this Agreement.

IV. FINANCIAL ADVISORY COMPENSATION; REIMBURSEMENT OF EXPENSES

For the services provided under this Agreement, PFM's professional fees shall be paid as provided in Exhibit B to this Agreement and DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

All fees shall be due to PFM within thirty (30) days of the date of invoice.

1. Reimbursable Expenses

In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and out-of-pocket expenses incurred, including, but not limited to, travel, meals, lodging, telephone, mail, and other ordinary or extraordinary costs such as for graphics, printing, document production (including as required by a subpoena or other legal document or order), data processing and computer time which are incurred by PFM subject to the limitations of Chapter 112.061, F.S. Upon request of DISTRICT, documentation of such expenses will be provided.

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

V. TERMS AND TERMINATION

This Agreement shall be effective from August 4, 2025 until August 4, 2030 (the "Initial Term") and shall automatically renew for additional one (1) year periods (each a "Renewal Term" and together with the Initial Term, the "Term", unless terminated in writing by either party upon thirty (30) days written notice to the other party without cause, or immediately upon written notice for good cause. For purposes of this Agreement, the term "good cause" shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by PFM which, in each case, PFM fails to cure within 10 days of notice thereof. Upon any such termination, PFM will be paid for all services performed and costs and expenses incurred up to the termination date.

VI. ASSIGNMENT

Neither party may assign this Agreement or obligations hereunder without the prior written consent of the other party; provided that upon notice to the DISTRICT, (i) PFM may assign this Agreement or any interests hereunder to a municipal advisor entity registered with the SEC that directly or indirectly controls, is controlled by, or is under common control with, PFM, or (ii) to any subsidiary or affiliate of PFM or a successor of PFM in Connection with the sale of all or substantially all of PFM's assets. Subject to the foregoing, this agreement shall be binding on the parties hereto and their respective successors and assigns. retains the right to enter into a sale, merger, acquisition, internal reorganization, or similar transaction involving PFM's business without any such consent.

VII. INFORMATION TO BE FURNISHED TO PFM

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to PFM and the DISTRICT shall, and shall cause its agent(s) to, cooperate with PFM in its conduct of reasonable due diligence in performing the services, including with respect the facts that are necessary in its recommendations(s) to the DISTRICT in connection with a municipal securities transaction or municipal financial product and/or relevant to the DISTRICT's determination whether to proceed with a course of action. To the extent DISTRICT requests that PFM provide advice with regard to any recommendation made by a third party, DISTRICT will provide to PFM written direction to do so as well as any Data it has received from such third party relating to its recommendation. DISTRICT acknowledges and agrees that while PFM is relying on the Data in connection with its provision of the services under this Agreement, PFM makes no representation with respect to and shall not be responsible for the accuracy or completeness of such Data.

VIII. NOTICES

All notices given under this Agreement shall be in writing, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended, at the designated below. The parties designate the following as the respective places for giving notice, to wit: and other communication required under this Agreement shall be in writing and may be sent by certified mail, return receipt requested, by nationally recognized courier, with written verification of receipt, or by electronic mail. Notices shall be sent to the parties at the following addresses, or to such other address as a party may furnish to the other party.

CORKSCREW GROVE STEWARDSHIP DISTRICT

3501 Quadrangle Blvd., Ste 270
Orlando, Florida 32817
Attention: District Manager

WITH A REQUIRED COPY TO:

Alico, Inc.
10070 Daniels Interstate Court, Suite 200
Fort Myers, FL 33913
Attention: John E. Kiernan, President & CEO
PFM FINANCIAL ADVISORS LLC
200 South Orange Avenue, Suite 760
Orlando, FL 32801
Attention: Brent Wilder, Managing Director

IX. TITLE TRANSFER

All materials, except functioning or dynamic financial models, prepared by PFM pursuant exclusively to this Agreement shall be the property of the DISTRICT. Subject to the exception described above, upon termination of this Agreement, at DISTRICT's reasonable request no later than three (3) years after the termination of this Agreement, PFM shall deliver to the DISTRICT copies of any deliverables pertaining to this Agreement.

X. PFM'S REPRESENTATIVES

1. Assignment of Named Individuals

The services set forth in this Agreement shall be provided by professional employees of PFM and affiliates of PFM as determined by PFM in its sole discretion. PFM may, from time to time, supplement or otherwise amend the team members.

2. Changes in Advisory Team Requested by the DISTRICT

The DISTRICT has the right to request, for any reason, that PFM replace any member of the advisory team. Should the DISTRICT make such a request, PFM shall promptly suggest a substitute for approval by the DISTRICT.

XI. INSURANCE

PFM shall maintain insurance coverage with policy limits not less than as stated in Exhibit C.

XII. LIMITATION OF LIABILITY

Except to the extent caused by its willful misconduct, bad faith, gross negligence or reckless disregard of its obligations or duties, under this Agreement on the part of PFM or any of its associated persons, neither PFM nor any of its associated persons shall have liability to any person for (i) any act or omission in connection with performance of its services hereunder; (ii) any error of judgement or mistake of law; (iii) any loss arising out of any issuance of municipal securities, any municipal financial product or any other financial product, or (iv) any financial or other damages resulting from DISTRICT's election to act, or not to act, contrary to or upon any advice or recommendation provided by PFM to DISTRICT.

XIII. INDEPENDENT CONTRACTOR; NO THIRD-PARTY BENEFICIARY

PFM, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will PFM be liable for any act or omission of any third party or for any circumstances beyond PFM's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

XIV. APPLICABLE LAW

This Agreement shall be construed, enforced, and administered according to the laws of the State of Florida. PFM and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action.

XV. ENTIRE AGREEMENT; SEVERABILITY

This Agreement represents the entire agreement between DISTRICT and PFM and may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and an affiliate of PFM or any third party referred or introduced by PFM and/or designated by DISTRICT shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

XVI. EXECUTION; COUNTERPARTS

Each party to this Agreement represents and warrants that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

XVII. PUBLIC RECORDS DISCLOSURE

PFM understands and agrees that all documents of any kind provided by the DISTRICT in connection with this Agreement may be public records, and accordingly, PFM agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the DISTRICT is PFM Group Consulting LLC ("Public Records Custodian"). Among other requirements and to the extent applicable by law, PFM shall 1) keep and maintain public records required by the DISTRICT to perform the service; 2) upon request by the Public Records Custodian,

provide the DISTRICT with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if PFM does not transfer the records to the Public Records Custodian of the DISTRICT; 4) upon completion of the Agreement, transfer to the DISTRICT, at no cost, all public records in PFM's possession or, alternatively keep maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by PFM, PF shall destroy any duplicate public records that are exempt of confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the DISTRICT in a format that is compatible with Microsoft Word or Adobe PDF formats.

[Signature Page Follows]

IN WITNESS WHEREOF, DISTRICT and PFM have executed this Agreement as of the day and year herein above written.

CORKSCREW GROVE STEWARDSHIP DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

PFM FINANCIAL ADVISORS LLC

By: _____

Name: D. Brent Wilder

Title: Managing Director

Date: _____

EXHIBIT A
SCOPE OF SERVICES

1. Services related to the Financial Planning and Policy Development upon request of the DISTRICT:

- Assist with the formulation of the DISTRICT's special assessment methodology or similar security for debt issuance in consultation with the DISTRICT's counsel, consulting engineer, bond counsel, and other consultants and professionals.
- Assist the DISTRICT in the formulation of Financial and Debt Policies and Administrative Procedures.
- Review current debt structure, identifying strengths and weaknesses of structure so that future debt issues can be designed to maximize ability to finance future capital needs. This will include, but not be limited to, reviewing existing debt for the possibility of refunding that debt to provide the DISTRICT with savings.
- Analyze future debt capacity to determine the DISTRICT's ability to raise future debt capital.
- Assist the DISTRICT in the development of the DISTRICT's Capital Improvement Program by identifying sources of capital funding.
- Assist the DISTRICT with the development of the DISTRICT's financial planning efforts and process by assessing capital needs, identifying potential revenue sources, analyze financing alternatives such as pay-as-you-go, lease/purchasing, short-term vs. long-term financings, assessments, user fees, impact fees, developer contributions, public/private projects, and grants and provide analysis of each alternative as required as to the budgetary and financial impact.
- Review the reports of accountants, independent engineers and other project feasibility consultants to ensure that such studies adequately address technical, economic, and financial risk factors affecting the marketability of any proposed revenue debt issues; provide bond market assumptions necessary for financial projections included in these studies; attend all relevant working sessions regarding the preparations, review and completion of such independent studies; and provide written comments and recommendations regarding assumptions, analytic methods, and conclusions contained therein.
- Develop, manage and maintain computer models for long-term capital planning which provide for inputs regarding levels of ad valorem and non-ad valorem taxation, growth rates by operating revenue and expenditure item, timing, magnitude and cost of debt issuance, and project operating and capital balances, selected operating and debt ratios and other financial performance measures as may be determined by the DISTRICT.
- Conduct strategic modeling and planning and related consulting.

- Attend meetings with DISTRICT's staff, consultants and other professionals and the DISTRICT.
- Undertake financial planning and policy development assignments made by the DISTRICT regarding financings, and financial policy including budget, tax, cash management issues and related fiscal policy and programs.
- Assist the DISTRICT in preparing financial presentations for public hearings and/or referendums.
- Provide special financial services as requested by the DISTRICT.

2. Services Related to Debt Transactions (Includes short term financings, notes, loans, letters of credit, line of credit and bonds); provided that if the transaction is competitive, the services of the financial advisor will be modified in advance in writing to reflect that process. Upon the request of the DISTRICT:

- Analyze financial and economic factors to determine if the issuance of bonds is appropriate.
- Develop a financing plan in concert with DISTRICT's staff which would include recommendations as to the timing and number of series of bonds to be issued.
- Assist the DISTRICT by recommending the best method of sale, either as a negotiated sale, private placement or a public sale. In a public sale, make recommendation as to the determination of the best bid. In the event of a negotiated sale, assist in the solicitation, review and evaluation of any investment banking proposals, and provide advice and information necessary to aid in such selection.
- Advise as to the various financing alternatives available to the DISTRICT.
- Develop alternatives related to debt transaction including evaluation of revenues available, maturity schedule and cash flow requirements.
- Evaluate benefits of bond insurance and/or security insurance for debt reserve fund.
- If appropriate, develop credit rating presentation and coordinate with the DISTRICT the overall presentation to rating agencies.
- Review underwriter's proposals and submit a written analysis of same to the DISTRICT.
- Assist the DISTRICT in the procurement of other services relating to debt issuance such as printing, paying agent, registrar, etc.

- Identify key bond covenant features and advise as to the financial consequences of provisions to be included in bond indentures, resolutions or other governing documents regarding security, creation of reserve funds, flow of funds, redemption provisions, additional parity debt tests, etc.; review and comment on successive drafts of bond governing documents.
- Review the requirements and submit analysis to bond insurers, rating agencies and other professionals as they pertain to the DISTRICT's obligation.
- Review the terms, conditions and structure of any proposed debt offering undertaken by the DISTRICT and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.
- Coordinate with DISTRICT's staff and other advisors as respects the furnishing of data for offering documents, it being specifically understood that PFM is not responsible for the inclusion or omission of any material in published offering documents.
- As applicable, advise the DISTRICT on the condition of the bond market at the time of sale, including volume, timing considerations, competing offerings, and general economic considerations.
- Assist and advise the DISTRICT in negotiations with investment banking groups regarding fees, pricing of the bonds and final terms of any security offering, and make recommendations regarding a proposed offering to obtain the most favorable financial terms based on existing market conditions.
- Arrange for the closing of the transaction including, but not limited, to bond printing, signing and final delivery of the bonds.
- Assist and advise the DISTRICT with investment of proceeds of debt offerings.

3. **Special Services.** Upon request of the DISTRICT:

PFM may provide other services which shall include, but not be limited to, the following:

1. Impact fee financial analysis
2. Rate analysis
3. Management analysis
4. Referendum assistance
5. Legislative initiatives
6. Project assessment analysis
7. Implementation of revenue enhancement programs
8. Investment of bond proceeds
9. Financial analysis of projects being developed by engineer/architect studies
10. Negotiate on behalf of the DISTRICT for proposed projects
11. Preparation of amortization schedules
12. Preparation of Statement of Estimated Regulatory Costs
13. Development of operation and maintenance assessment methodologies

EXHIBIT B
COMPENSATION FOR SERVICES (NEGOTIOABLE)

Description	Unit Price
TRANSACTIONAL FEE SCHEDULE	

The compensation schedule for competitive and negotiated sales of long-term financings will be billed at closing as follows:

<u>Bond Size (\$000)</u>	<u>Investment Grade*</u>	<u>Non-Investment Grade*</u>
Portion 1 – 25,000	\$1.00/\$1,000	\$1.00/\$1,000
25,001 – 50,000	\$0.85/\$1,000	\$1.00/\$1,000
50,001 – 75,000	\$0.75/\$1,000	\$0.85/\$1,000
>75,000	\$0.50/\$1,000	\$0.75/\$1,000

*Based upon Bond Proceeds (net of premium or discount) and is subject to a minimum fee of \$20,000 per transaction.

1. Other Transaction Fees

Bank Loan (< \$30MM Bond Proceeds)	\$25,000
Bank Loan (> \$30MM Bond Proceeds, or involving a forward delivery agreement)	Per Transaction Fee Schedule above.

2. Hourly Project Fees (Non-Transaction Related)

PFM will not charge for general advice between financings. In the event the DISTRICT requests that PFM perform significant special projects (capital planning, creation of new financing programs like the installment sale concept, etc.), fees will be negotiated in advance of the project generally based upon the following hourly rates for the indicated levels of experience or their equivalents will apply. Additionally, in the event a financing is started, but cancelled at the DISTRICT's request, accrued time will be billed as follows:

<u>Experience Level</u>	<u>Hourly Rate</u>
Managing Director	\$325.00
Director/ Senior Managing Consultant	\$275.00
Senior Analyst (Analyst)	\$150.00
Administrative Support	\$0.00

3. Expenses

Not to Exceed	<u>\$2,000.00</u> per Issue*
Travel	At Cost
Lodging	At Cost
Meals	At Cost
Postage	At Cost
Telephone	At Cost
Copies	0.10 Black & White; 0.50 for Color
Printing	0.10 Black & White; 0.50 for Color

*PFM also offers a flat “overhead” fee of \$2,000 per financing. In addition to the out-of-pocket expenses listed above, PFM may charge data recovery expenses of \$0.05 per par amount of bonds issued. The data recovery expense will be capped at a maximum of \$5,000.00 per transaction. On bank loan transactions, the data recovery expense will be charged at 50%, capped at a maximum of \$2,500.00 per transaction.

NON-TRANSACTIONAL FEE SCHEDULE

A. Assessment Methodology Services

The minimum fee for assessment methodology services associated with debt issuances is \$25,000 and subject to negotiation with the District on a deal by deal basis. A flat fee for assessment consultant expenses of \$500 will be included as part of each transaction.

The fee for the preparation of an O&M assessment methodology is \$7,500.

The fee for the preparation of a Statement of Estimated Regulatory Costs (SERC) is \$2,500.

B. Re-amortization Schedules

Reamortization schedules for debt issues are included under Exhibit A, Section 3. Special Services and are subject to the following fee schedule.

<u>Bond Size Call Amount</u>	<u>Fee per Amortization Schedule</u>
\$25,000 or less	\$125
\$25,001 - \$100,000	\$250
\$100,001 or greater	\$500

Other Services

In addition to advising on bond transactions, PFM is often called upon to perform many additional duties. These may include structuring and implementation of the refunding escrow, debt service reserve and debt service payment fund investment structuring, interest rate swap pricing and implementation, and other related services. These services may be provided through a PFM affiliate or third party referred by PFM via separate agreement between DISTRICT and such affiliate or third party.

EXHIBIT C **INSURANCE**

Insurance Statement

PFM Financial Advisors LLC (“PFM”) has a complete insurance program, including property, casualty, general liability, automobile liability and workers compensation. PFM maintains Professional (E&O)/Cyber Liability coverage which total \$5 million single loss/ aggregate. Our Professional/Cyber Liability policies are a “claims made” policy and our General Liability policy claims would be made by occurrence.

Deductibles/SIR:

Automobile \$100 comprehensive & \$1,000 collision

General Liability \$0

Professional (E&O)/ Cyber Liability \$250,000 Crime \$50,000

Insurance Company & AM Best Rating

Professional Liability (E&O).....	AIG Specialty Insurance Company; (A; Stable)
Cyber Liability.....	AIG Specialty Insurance Company (A; Stable)
Crime.....	Berkley Regional Insurance Company; (A+; Stable)
General Liability.....	The Continental Insurance Company; (A Stable)
Automobile Liability.....	The Continental Insurance Company; (A Stable)
Excess /Umbrella Liability.....	The Continental Insurance Company; (A Stable)
Workers Compensation.....	The Continental Insurance Company; (A Stable)
& Employers Liability	

**DISCLOSURE OF CONFLICTS OF INTEREST AND OTHER
IMPORTANT MUNICIPAL ADVISORY INFORMATION
PFM Financial Advisors LLC**

I. Introduction

PFM Financial Advisors LLC and PFM Swap Advisors LLC (hereinafter, referred to as “We,” “Us,” or “Our”) are registered municipal advisors with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. In accordance with MSRB rules, this disclosure statement is provided by Us to each client prior to the execution of its advisory agreement with written disclosures of all material conflicts of interests and legal or disciplinary events that are required to be disclosed with respect to providing financial advisory services pursuant to MSRB Rule G-42(b) and (c) (ii). We employ a number of resources to identify and subsequently manage actual or potential conflicts of interest in addition to disclosing actual and potential conflicts of interest provided herein. PFM does not provide legal, tax, or accounting advice.

How We Identify and Manage Conflicts of Interest

Code of Ethics. The Code requires that all employees conduct all aspects of Our business with the highest standards of integrity, honesty and fair dealing. All employees are required to avoid even the appearance of misconduct or impropriety and avoid actual or apparent conflicts of interest between personal and professional relationships that would or could interfere with an employee’s independent exercise of judgment in performing the obligations and responsibilities owed to a municipal advisor and Our clients.

Policies and Procedures. We have adopted policies and procedures that include specific rules and standards for conduct. Some of these policies and procedures provide guidance and reporting requirements about matters that allows Us to monitor behavior that might give rise to a conflict of interest. These include policies concerning the making of gifts and charitable contributions, entertaining clients, and engaging in outside activities, all of which may involve relationships with clients and others that are important to Our analysis of potential conflicts of interest.

Supervisory Structure. We have both a compliance and supervisory structure in place that enables Us to identify and monitor employees’ activities, both on a transaction and Firm-wide basis, to ensure compliance with appropriate standards. Prior to undertaking any engagement with a new client or an additional engagement with an existing client, appropriate municipal advisory personnel will review the possible intersection of the client’s interests, the proposed engagement, Our engagement personnel, experience and existing obligations to other clients and related parties. This review, together with employing the resources described above, allows Us to evaluate any situations that may be an actual or potential conflict of interest.

Disclosures. We will disclose to clients those situations that We believe would create a material conflict of interest, such as: 1) any advice, service or product that any affiliate may provide to a client that is directly related to the municipal advisory work We perform for such client; 2) any payment made to obtain or retain a municipal advisory engagement with a client; 3) any fee-splitting arrangement with any provider of an investment or services to a client; 4) any conflict that may arise from the type of compensation arrangement We may have with a client; and 5) any other actual or potential situation that We are or become aware of that might constitute a material conflict of interest that could reasonably expect to impair Our ability to provide advice to or on behalf of clients consistent with regulatory requirements. If We identify such situations or circumstances, We will prepare meaningful disclosure that will describe the implications of the situation and how We intend to manage the situation. We will also disclose any legal or disciplinary events that are material to a client’s evaluation or the integrity of Our management or advisory personnel. We will provide this disclosure (or a means to access this information) in writing prior to starting Our proposed engagement, and will provide such additional information or clarification as the client may request. We will also advise Our clients in writing of any subsequent material conflict of interest that may arise, as well as the related implications, Our plan to manage that situation, and any additional information such client may require.

II. General Conflict of Interest Disclosures

Disclosure of Conflicts Concerning the Firm's Affiliates

Our affiliates offer a wide variety of financial services, and Our clients may be interested in pursuing services separately provided by an affiliate. The affiliate's business with the client could create an incentive for Us to recommend a course of action designed to increase the level of the client's business activities with the affiliate or to recommend against a course of action that would reduce the client's business activities with the affiliate. In either instance, We may be perceived as recommending services for a client that are not in the best interests of Our clients, but rather are in Our interests or the interests of Our affiliates. Accordingly, We mitigate any perceived conflict of interest that may arise in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances. Further, We receive no compensation from Our affiliates with respect to a client introduction or referral. If a client chooses to work with an affiliate, We require that the client consult and enter into a separate agreement for services, so that the client can make an independent, informed, evaluation of the services offered.

Disclosure of Conflicts Related to the Firm's Compensation

From time to time, We may be compensated by a municipal advisory fee that is or will be set forth in an agreement with the client to be, or that has been, negotiated and entered into in connection with a municipal advisory service. Payment of such fee may be contingent on the closing of the transaction and the amount of the fee may be based, in whole or in part, on a percentage of the principal or par amount of municipal securities or municipal financial product or the complexity of the municipal securities transaction or municipal financial product. While this form of compensation is customary in the municipal securities market, it may be deemed to present a conflict of interest since We may appear to have an incentive to recommend to the client a transaction that is larger in size or more complex than is necessary. Further, We may also receive compensation in the form of a fixed fee arrangement. While this form of compensation is customary, it may also present a potential conflict of interest, if the transaction requires more work than contemplated and We are perceived as recommending a less time consuming alternative contrary to the client's best interest so as not to sustain a loss. Finally, We may contract with clients on an hourly fee basis. If We do not agree on a maximum amount of hours at the outset of the engagement, this arrangement may pose a conflict of interest as We would not have a financial incentive to recommend an alternative that would result in fewer hours. We manage and mitigate all of these types of conflicts by disclosing the fee structure to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

Disclosure of Conflicts Related to the Firm's Compensation Structure for Our Registered Advisors. Pursuant to various employee compensation structures, from time to time We offer certain of Our registered municipal advisors ("Registered Advisors") financial benefits based on his or her business plan, client base, performance, and/or transactions closed. This provides an incentive for such Registered Advisors to seek to retain additional clients and/or transactions or services from clients. While this form of compensation may be customary in some segments of the municipal advisory market, provision of such financial benefits may be deemed to present a conflict of interest. We manage and mitigate these types of conflicts by Registered Advisor's adherence to Our Code of Ethics and Policies and Procedures, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

Disclosure Concerning Provision of Services to State and Local Government, and Non-Profit Clients

We regularly provide financial advisory services to state and local governments, their agencies, and instrumentalities, and non-profit clients. While Our clients have expressed that this experience in providing services to a wide variety of clients generally provides great benefit for all of Our clients, there may be or may have been clients with interests that are different from (and adverse to) other clients. If for some reason any client sees Our engagement with any other particular client as a conflict, We will mitigate this conflict by engaging in a broad range of conduct, if and as applicable. Such conduct may include one or any combination of the following: 1) disclosing the conflict to the client; 2) requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, including the client's needs, objectives and financial circumstances; 3) implementing procedures that establishes an "Informational Bubble" that creates physical, technological and procedural barriers and/or separations to ensure that non-public information is isolated to particular area such that certain governmental transaction team members and supporting functions operate separately during the course of work performed; and 4) in the rare event that a conflict cannot be resolved, We will withdraw from the engagement.

Disclosure Related to Legal and Disciplinary Events

As registered municipal advisors with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2, Our legal, disciplinary and judicial events are required to be disclosed on Our forms MA and MA-I filed with the SEC, in ‘**Item 9 Disclosure Information**’ of form MA, ‘**Item 6 Disclosure Information**’ of form MA-I, and if applicable, the corresponding disclosure reporting page(s) (“DRP”). To review the foregoing disclosure items and material change(s) or amendment(s), if any, clients may electronically access PFM Financial Advisors LLC filed forms MA and MA-I on the SEC’s Electronic Data Gathering, Analysis, and Retrieval system, listed by date of filing starting with the most recently filed, at:

PFM Financial Advisors LLC –

<http://www.sec.gov/cgi-bin/browse-edgar?company=PFM+Financial&owner=exclude&action=getcompany>

III. Specific Conflicts of Interest Disclosures – Corkscrew Grove Stewardship District

To Our knowledge, following reasonable inquiry, we are not aware of any other actual or potential conflict of interest that could reasonably be anticipated to impair Our ability to provide advice to or on behalf of the client in accordance with applicable standards of conduct of MSRB Rule G-42.

IV. Municipal Advisory Complaint and Client Education Disclosure

The MSRB protects state and local governments and other municipal entities and the public interest by promoting fair and efficient municipal securities markets. To that end, MSRB rules are designed to govern the professional conduct of brokers, dealers, municipal securities dealers and municipal advisors. Accordingly, if you as municipal advisory customer have a complaint about any of these financial professionals, please contact the MSRB’s website at www.msrb.org, and consult the MSRB’s Municipal Advisory Client brochure. The MSRB’s Municipal Advisory Client brochure describes the protections available to municipal advisory clients under MSRB rules, and describes the process for filing a complaint with the appropriate regulatory authority.

PFM’s Financial Advisory services are provided by PFM Financial Advisors LLC. PFM’s Swap Advisory services are provided by PFM Swap Advisors LLC. Both entities are registered municipal advisors with the MSRB and SEC under the Dodd Frank Act of 2010.



Corkscrew Grove Stewardship District

**Resolution 2025-05,
Appointing District Counsel**

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT APPOINTING DISTRICT COUNSEL FOR THE DISTRICT, AND AUTHORIZING COMPENSATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Corkscrew Grove Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) may contract for the services of consultants to perform planning, engineering, legal or other appropriate services of a professional nature; and

WHEREAS, the Board desires to appoint District Counsel and to provide compensation for such services.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

1. **APPOINTMENT OF COUNSEL.** Kutak Rock LLP is hereby appointed as District Counsel, and shall be compensated for their services, pursuant to the agreement attached hereto as **Exhibit A**, which is hereby approved. This authorization shall be continuing in nature until revoked by the District.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

CORKSCREW GROVE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Attorney Retainer Agreement

Exhibit A
Attorney Retainer Agreement

August 4, 2025

Corkscrew Grove Stewardship District
Board of Supervisors
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Re: Stewardship District Representation

Dear Board of Supervisors:

On behalf of Kutak Rock LLP, we are pleased to submit this letter regarding our interest in serving as counsel to the Board of Supervisors of the Corkscrew Grove Stewardship District (the "District"). The Tallahassee office of Kutak Rock has extensive experience representing community development districts and other special taxing districts throughout the state of Florida. Our lawyers have been providing clients with advice regarding the operation of community development districts and other independent special districts for over 30 years and presently serve as general counsel to approximately 300-plus community development districts and other special taxing districts throughout Florida and have established a number of others.

Kutak Rock regularly provides advice to districts in contractual matters, bidding, budgeting, and the many other issues with which district boards are confronted on a day-to-day basis. We currently represent several districts in Southwest Florida including districts located in Charlotte, Lee and Collier Counties. It is extremely important that counsel to the District be familiar with the significant responsibilities and obligations of the members of the Board of Supervisors. It is also critical that counsel function effectively as a part of the District's "staff" or management team to ensure that the operations of the District are effectively and smoothly administered. In that regard, we have worked with a variety of engineers, consultants, and other attorneys and fully understand the importance of functioning as a team.

For services as counsel to the District, we propose to charge an hourly rate for the attorney performing the work plus direct out-of-pocket expenses for travel costs, postage, and copying charges, etc. For matters related to issuance of debt, if any, we will identify a 'not to exceed' flat fee prior to each such issuance or may track our time hourly. Our rates vary depending generally on the experience of that attorney. For example, my proposed hourly rate is \$420.00. Other work by attorneys and paralegals in the firm would also be performed at their established rates. Our rates are reviewed annually and may be adjusted from time to time in conjunction with such reviews, after providing notice to you. Let me assure you that we will make every effort to keep legal costs as low as possible while providing services consistent with our professional responsibilities. Itemized bills showing all time spent for services are rendered monthly and are

KUTAKROCK

August 4, 2025

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due upon receipt. We have attached a copy of the firm's policy with respect to expenses, although to the extent that Chapter 112, F.S., conflicts with these policies, Chapter 112, F.S., will govern.

With respect to conflicts, it is important to disclose that our firm represents a number of other special districts throughout Florida. Individuals with our firm also represented Alico, Inc. in the legislative process to establish this district. However, we are unaware of any ethical conflicts in our representation of the Corkscrew Grove Stewardship District. Please note that acceptance of the Fee Agreement will constitute your waiver of any "conflict."

If we can provide you with any additional information, please feel free to contact us. Thank you for this opportunity, and we look forward to working with you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jonathan T. Johnson", with a long horizontal flourish extending to the right.

Jonathan T. Johnson

KUTAK ROCK LLP
CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at the standard mileage rate for business travel established by the Internal Revenue Service (IRS). Should the IRS increase the mileage allowance, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the standard mileage rate for business travel established by the Internal Revenue Service (IRS). Should the IRS increase the mileage allowance, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

- A. Corkscrew Grove Stewardship District (“**Client**”)
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

and

- B. Kutak Rock LLP (“**Kutak Rock**”)
107 West College Avenue
Tallahassee, Florida 32301

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client's work are as follows:

Partners	\$420.00
Associates	\$290.00 - \$310.00
Paralegals	\$205.00

Kutak Rock's regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock's annual rate increases to the extent hourly rates are not increased beyond \$15/hour per year.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client's bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock's monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

By: _____

Its: _____

Date: _____

KUTAK ROCK LLP

By:  .

Its: Partner

Date: August 4, 2025

ATTACHMENT A

KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for independent special district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at the standard mileage rate for business travel established by the Internal Revenue Service (IRS). Should the IRS increase the mileage allowance, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed pursuant to the standard mileage rate for business travel established by the Internal Revenue Service (IRS). Should the IRS increase the mileage allowance, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.



Corkscrew Grove Stewardship District

**Resolution 2025-06,
Designating Primary & Local Records Office**

RESOLUTION 2025-06

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Corkscrew Grove Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 205-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the District desires to designate its primary administrative office as the location where the District's public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District's Record's Custodian in order to provide citizens with the ability to access the District's records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, Florida Statutes; and

WHEREAS, the District also desires to specify the location of the District's principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District's records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119, Florida Statutes, and Chapter 205-237(5)(8), Laws of Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. The District's primary administrative office for purposes of Chapter 119, Florida Statutes, shall be located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817.

SECTION 2. The District's principal headquarters for purposes of establishing proper venue shall be located Collier County, Florida.

SECTION 3. The District's local records office shall be located at _____.

SECTION 4. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

CORKSCREW GROVE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors



Corkscrew Grove Stewardship District

**Resolution 2025-07,
Designating Registered Agent & Office**

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW GROVE STEWARDSHIP DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Corkscrew Grove Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, *Laws of Florida*, and Chapter 189, *Florida Statutes*; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. _____ is hereby designated as the Registered Agent for the Corkscrew Grove Stewardship District.

SECTION 2. The District’s Registered Office shall be located at _____.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with Collier County and the Florida Department of Commerce.

SECTION 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors



Corkscrew Grove Stewardship District

**Resolution 2025-08,
Appointing Interim District Engineer**

RESOLUTION 2025-08

**A RESOLUTION APPOINTING AN INTERIM DISTRICT ENGINEER FOR THE
CORKSCREW GROVE STEWARDSHIP DISTRICT, AUTHORIZING ITS
COMPENSATION AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Corkscrew Grove Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) may contract for the services of consultants to perform planning, engineering, architectural or other appropriate services of a professional nature; and

WHEREAS, the Board desires to appoint an “Interim District Engineer” and to provide compensation for their services, until a formal request for qualifications for engineering services can be conducted;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
CORKSCREW GROVE STEWARDSHIP DISTRICT:**

1. APPOINTMENT OF INTERIM DISTRICT ENGINEER; COMPENSATION. The Interim District Engineer is hereby appointed, and shall be compensated for its services, pursuant to the agreement attached hereto as **Exhibit A**, which is hereby approved. This authorization shall be continuing in nature until revoked by the District.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of August 2025.

ATTEST:

CORKSCREW GROVE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Interim District Engineer Agreement

Exhibit A

Interim District Engineer Agreement

INTERIM ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this 4th day of August, 2025, by and between:

CORKSCREW GROVE STEWARDSHIP DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2025-237, Laws of Florida, and located in Collier County, Florida, with a mailing address of 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 ("**District**"), and

J.R. EVANS ENGINEERING, P.A., with a mailing address of 9961 Interstate Commerce Drive, Suite 230, Fort Myers, Florida 33913 ("**Engineer**").

RECITALS

WHEREAS, the District is a local unit of special-purpose established pursuant to Chapter 2025-237, Laws of Florida, (the "Act"); and

WHEREAS, pursuant to the Act, the District was established for the purpose of planning, financing, constructing acquiring, and/or maintaining certain infrastructure improvements and services within the District; and

WHEREAS, the District intends to employ Engineer on an interim basis to perform engineering, surveying, planning, landscaping, construction administration, environmental management, and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, Engineer shall serve as the District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of its services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

SECTION 1. RECITALS. The Recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

SECTION 2. SCOPE OF SERVICES. Engineer will provide general engineering planning and/or study services, as authorized by one or more Work Authorization(s), hereinafter defined, including:

- A.** Preparation of any necessary reports and attendance at meetings of the District's Board of Supervisors ("Board");
- B.** Assistance in meeting with necessary parties involving bond issues, special reports, feasibility studies, or other tasks;
- C.** Any other items requested by the Board.

SECTION 3. REPRESENTATIONS. Engineer hereby represents to the District that:

- A.** It has the experience and skill to perform the services required to be performed by this Agreement;
- B.** It shall design to and comply with limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Agreement, and shall, if requested by the District, provide certification of compliance with all registration and licensing requirements;
- C.** It shall perform said services in accordance with generally accepted professional standards in the most expeditious and economical manner, and to the extent consistent with the best interests of the District; and
- D.** It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

SECTION 4. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District ("Work Authorization"). Each Work Authorization shall include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized. Authorization of services or projects under this Agreement shall be at the sole discretion of the District. Work Authorization Number 1 attached hereto as **Exhibit A**, and incorporated herein by this reference, is hereby *approved*.

SECTION 5. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. Services rendered by Engineer under this Agreement shall not exceed the amounts specifically authorized by each written Work Authorization. One of the following methods will be utilized:

- A.** *Lump Sum Amount* - The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished.
- B.** *Hourly Personnel Rates* - For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires the use of the hourly compensation rates, the District and Engineer shall use the hourly compensation rates outlined in **Exhibit B** attached hereto. The District and Engineer may

agree to a “not to exceed” amount when utilizing hourly personnel rates for a specific Work Authorization.

SECTION 6. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses which are listed as follows:

A. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and in accordance with the District’s travel reimbursement policy.

B. Expense of reproduction, postage, and handling of drawings and specifications.

SECTION 7. TERM OF AGREEMENT. It is understood and agreed that this Agreement is for interim engineering services. It is further understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties until such time as the District notifies Engineer that it has entered into a subsequent agreement for engineering services.

SECTION 8. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

SECTION 9. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

SECTION 10. OWNERSHIP OF DOCUMENTS.

A. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (“Work Product”) shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

B. Engineer shall deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District’s sole discretion, to retain possession for a longer period of time. Upon early termination of Engineer’s services hereunder, Engineer shall deliver all such Work Product whether complete or not. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District’s prior express written consent. Engineer agrees not to recreate any Work

Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the project.

C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

SECTION 11. ACCOUNTING RECORDS. Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

SECTION 12. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by the District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to the District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

SECTION 13. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, its opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent its best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by it. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

SECTION 14. INSURANCE. Subject to the provisions of this Section, Engineer shall maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation

Statutory

General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage	
Professional Liability for Errors and Omissions	\$1,000,000

If any such policy of insurance is a “claims made” policy, and not an “occurrence” policy, Engineer shall, without interruption, and at the District’s option, maintain the insurance for at least five (5) years after the one year anniversary of this Agreement.

The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker’s Compensation Insurance and the Professional Liability for Errors and Omissions Insurance both for which only proof of insurance shall be provided. Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District’s obtaining the required insurance.

SECTION 15. CONTINGENT FEE. Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

SECTION 16. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, Engineer and each of its agents, contractors, subcontractors, employees or anyone directly or indirectly employed by Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If Engineer fails to notify the District in writing within five (5) days of the

receipt of any notice, order, required to comply notice, or a report of a violation of an alleged violation, made by any local, State or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 17. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, Engineer and each of its agents, contractors, subcontractors, employees, or anyone directly or indirectly employed by Engineer, shall maintain the highest standard of care, skill, diligence, and professional competency for such work and/or services. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

SECTION 18. AUDIT. Engineer agrees that the District or any of its duly authorized representatives shall, until the expiration of four (4) years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of Engineer involving transactions related to this Agreement. Engineer agrees that payment made under this Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until an audit is completed and all questions arising therefrom are resolved, or three (3) years after completion of all work under this Agreement.

SECTION 19. INDEMNIFICATION. Engineer agrees to indemnify, defend, and hold the District and the District's officers and employees harmless from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, which may come against the District and the District's officers and employees, to the extent caused wholly or in part by negligent, reckless, or intentionally wrongful acts, omissions, or defaults by Engineer or persons employed or utilized by Engineer the course of any work done under this Agreement. To the extent a limitation on liability is required by Section 725.06 of the Florida Statutes or other applicable law, liability under this section shall in no event exceed the greater of the insurance limits set forth herein or Two Million Dollars (\$2,000,000). Engineer agrees such limitation bears a reasonable commercial relationship to the contract and was part of the project specifications or bid documents.

PURSUANT TO FLORIDA STATUTES SECTION 558.0035 (2024), AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

SECTION 20. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling

such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Among other requirements and to the extent applicable by law, Engineer shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, hereinafter defined, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement term and following this Agreement term if Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Engineer, Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Engineer acknowledges that the designated Public Records Custodian for the District is **Lynne Mullins**.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT PFM GROUP CONSULTING LLC, 3501 QUADRANGLE BOULEVARD, SUITE 270, ORLANDO, FLORIDA 32817, 407-723-5900, MULLINSL@PFM.COM.

SECTION 21. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A.	If to the District:	Corkscrew Grove Stewardship District 3501 Quadrangle Boulevard, Suite 270 Orlando, Florida 32817 Attn: District Manager
	With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
B.	If to Engineer:	J.R. Evans Engineering, P.A. 9961 Interstate Commerce Drive, Suite 230 Fort Myers, Florida 33913 Attn: Joshua Evans, P.E.

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 22. EMPLOYMENT VERIFICATION. Engineer agrees that it shall bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

SECTION 23. CONTROLLING LAW. The parties agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue shall exclusively be in the court of appropriate jurisdiction, in and for Collier County, Florida.

SECTION 24. ASSIGNMENT. Neither the District nor Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph shall prevent Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to Section 8 herein.

SECTION 25. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as Engineer receives notification of the intent of the District to terminate this Agreement, Engineer shall not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets the District may have against the Engineer.

SECTION 26. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 27. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto and formally approved by the Board.

SECTION 28. AGREEMENT. This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation of any of the provisions of this Agreement.

SECTION 29. INDEPENDENT CONTRACTOR. The District and Engineer agree and acknowledge that Engineer shall serve as an independent contractor of the District. Neither Engineer nor employees of Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of Engineer, if any, in the performance of this Agreement. Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Engineer shall have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.

SECTION 30. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

ATTEST:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

J.R. EVANS ENGINEERING, P.A.

Witness

Print Name: _____
Title: _____

Exhibit A: Work Authorization Number 1

Exhibit B: Schedule of Rates

Exhibit A

_____, 202__

Corkscrew Grove Stewardship District
Collier County, Florida

Subject: Work Authorization Number 1
Corkscrew Grove Stewardship District

Dear Chairperson, Board of Supervisors:

J.R. Evans Engineering, P.A.. (the “Engineer”) is pleased to submit this work authorization to provide interim engineering services for Corkscrew Grove Stewardship District (the “District”). We will provide these services pursuant to our current agreement dated August 4, 2025 (“Interim Agreement”) as follows:

I. Scope of Work

The District will engage the services of Engineer as the Interim Engineer to prepare an Engineer’s Report to support the District’s proposed bond issuances and to attend meetings and bond validation proceedings regarding the District’s proposed issuance of bonds.

II. Fees

The District will compensate Engineer pursuant to the hourly rate schedule contained within the Interim Agreement. The District will reimburse all direct costs which include items such as printing, drawings, travel, deliveries, etc., pursuant to the Interim Agreement.

This proposal, together with the Interim Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for your consideration.

APPROVED AND ACCEPTED

Sincerely,

By: _____
Authorized Representative of Corkscrew Grove
Stewardship District

By: _____
J.R. Evans Engineering, P.A.

Exhibit B

Schedule of Rates



JRE #

**WORK ORDER
FOR CONSULTANT SERVICES**

PROJECT NAME/PHASE:

DATE: July 30, 2025Corkscrew Grove CDD – General ConsultationORDERED BY: Lynee Mullins**FEE TYPE:**

COST PLUS

Estimated at: \$3,500Time and materials based on hourly rate schedule
in effect at time service is rendered.

LUMP SUM

Fixed Fee: \$**Scope Description****General Consultation**

Provide general consultation as interim district engineer as requested.

Reimbursable Expenses – Cost + 20%

Reimbursable expenses including but not limited to, document reproductions, mileage and delivery services, will be reimbursed per the attached rate schedule.

All regulatory agency review and permit fees are the responsibility of the Client and are not part of this Work Order fee.

AUTHORIZATION:

The work referenced above will be initiated when copy of this work order is signed by both parties.

I hereby authorize the performance of the above services and agree to pay the charges resulting therefrom as identified in the "FEE-TYPE" above. All Time and Material Estimate (TME) tasks are an ESTIMATED fee to adjust to a wide range of inconsistent agency requests and client direction for these tasks. All TME services and Reimbursables shall be billed based on our hourly rate schedule in effect at the time of service and as accrued. Work authorized under this agreement is subject to the attached J.R. Evans Engineering Terms & Conditions.

Josh Evans, P.E.

J.R. Evans Engineering, P.A.

7/30/25

Date

Lynne Mullins, on behalf of
Corkscrew Grove Special District

Date

J.R. EVANS ENGINEERING

9351 CORKSCREW ROAD, STE. 102 / ESTERO, FL 33928 / 239.405.9148 (p) / 239.288.2537 (f)

WWW.JREVANSENGINEERING.COM

Hourly Rate Codes (effective 01/01/25):

These rates are subject to any increases which may take effect over the term of the contract.

Principal Engineer	\$295
Senior Coastal Engineer	\$265
Coastal Project Manager II	\$245
Coastal Project Manager I	\$220
Coastal Engineer II	\$190
Coastal Engineer	\$160
Senior Project Manager III	\$265
Senior Project Manager II	\$240
Senior Project Manager I	\$220
Project Manager II	\$205
Project Manager I	\$195
Hydrologic/Hydraulic Engineer	\$200
CRS/NFIP Consultant	\$165
Project Engineer IV	\$165
Project Engineer III	\$150
Project Engineer II	\$140
Project Engineer I	\$130
CAD Manager	\$190
Senior Designer III	\$170
Senior Designer II	\$155
Senior Designer I	\$140
Designer	\$125
GIS Specialist	\$145
Construction Inspector II	\$135
Construction Inspector I	\$110
Intern	\$80
Project Coordinator II	\$95
Project Coordinator I	\$85

Sub-Consultant and Reimbursable Expenses: Cost plus 20%

Expert Witness at 200% of Scheduled Rate

Survey Equipment Usage: \$200/day

Reproduction: Administrative Rate plus below cost:

24x36 B/W Print \$1.50/sheet	24x36 Color Print \$15/sheet
24x36 Color Aerial - \$35/sheet	8 ½ x 11 B/W - \$0.25/sheet
8 ½ x 11 Color - \$1.00/sheet	11 x 17 B/W - \$1.25/sheet
11 x 17 Color - \$2.50	

STANDARD BUSINESS TERMS & CONDITIONS

These Standard Business Terms & Conditions are attached to, and made part of, the Proposals and Agreements between J.R. Evans Engineering, P.A. and Client.

Limitation of Liability

J.R. Evans Engineering's services under this Agreement will be consistent with the Standard of Care for all professional engineering and related services to be performed or furnished by J.R. Evans Engineering. These engineering services shall be provided with the care and skill ordinarily provided by members of the Engineering Profession practicing under similar circumstances. Upon notice to J.R. Evans Engineering and by mutual Agreement between the parties, J.R. Evans Engineering will correct those services not meeting such a standard without additional compensation.

Notwithstanding anything to the contrary contained herein, J.R. Evans Engineering, P.A. and Client mutually agree to waive all indirect, special, incidental, and consequential damages arising from or related to this project and/or Agreement.

J.R. Evans Engineering and Client recognize that the project involves risk. The risks have been allocated such that the Client agrees to the fullest extent permitted by the law, J.R. Evans Engineering's total liability to Client for any and all injuries, claims, losses, expenses, damages, reasonable attorney's fees, and defense costs, arising out of or in any way connected to this project and/or Agreement from any cause or causes, shall not exceed the amount of the fee charged for the specific service described. Such causes include, but are not limited to, J.R. Evans Engineering's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

PURSUANT TO §558.0035, FLORIDA STATUTES, J.R. EVANS ENGINEERING, P.A.'S INDIVIDUAL EMPLOYEES AND/OR AGENTS MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM THEIR SERVICES PROVIDED PURSUANT TO THIS AGREEMENT.

Payments and Collection

Invoicing will be provided on a monthly basis or at completion of the service. Statements are due and payable upon receipt. Client agrees to carefully read all billing statements and promptly notify J.R. Evans Engineering, in writing, of any claimed errors or discrepancies, within fifteen (15) days from the date of the statement. If J.R. Evans Engineering is not notified by the Client in writing, it is presumed that the owner agrees with the correctness, accuracy, and fairness of the billing statement.

Past due amounts may incur a late fee of 1% and J.R. Evans Engineering can upon giving 7 days written notice to Client, suspend services until payment in full is received. Retainers shall be credited on the final invoice. J.R. Evans Engineering is entitled to collect reasonable fees and costs, including collection agency, attorney's fees and interest as required to obtain collection of any fees under the Agreement.

Reimbursable Expenses

Expenses for reproduction services, courier fees, delivery, presentation materials, long distance phone calls, travel made on behalf of the project, subcontractors, and any other out-of-pocket expenses incurred on the project are reimbursable to J.R. Evans Engineering. These expenses will be billed to the Client per the Rate Schedule in effect at time of services.

Permit and Application Fees

Client shall pay all permit and application fees required for the project.

Letters of Map Change (LOMC)

If a LOMC is granted for the project area, J.R. Evans Engineering is not responsible (financially or otherwise) for any future LOMC's performed by FEMA (and/or its contractors) or private consultants, which could potentially modify the project area's Flood Insurance Rate designation.

The VE flood zone removal guarantee shall become null and void and shall not be applicable in the event of the following: If the building(s), is found by FEMA to have been constructed in violation(s) of FEMA/NFIP floodplain management rules/regulations in effect at time of construction, and a cure for the violation(s) is not provided by the Client (or others representing the Client) to FEMA's satisfaction, and FEMA subsequently denies or otherwise rejects the LOMR application due solely to the outstanding violation(s).

Termination

This agreement may be terminated by either party upon thirty days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. Irrespective of which party shall affect termination, the Client shall pay J.R. Evans Engineering for all services rendered to the date of termination.

Duty to Cooperate

The parties agree to provide reasonable access to information regarding the site or the Work performed and to responsible personnel as may be required to address any claim made regarding the Work performed or this Agreement. The parties further agree to provide copies to each other of any claims, demands or notices from any federal, state or local public agency regarding the Work performed for this Agreement.

Attorney Fees

Should litigation arise related to services under this Agreement, the prevailing party is entitled to recover reasonable costs including staff time, court costs, attorney fees and related expenses.

Mediation

J.R. Evans Engineering and Client agree that all disputes or claims between them arising out of or relating to this Agreement made during design, construction, or post-construction of the project shall be submitted to nonbonding mediation as condition precedent to litigation unless the parties agree otherwise.

Ownership of Documents

All documents, including electronic media, prepared by J.R. Evans Engineering under this Agreement shall remain the property of J.R. Evans Engineering. These documents may not be used by Client for any other endeavor without the written consent of J.R. Evans Engineering.

Delays

J.R. Evans Engineering is not responsible for delays caused by factors beyond J.R. Evans Engineering's control including but not limited to the production of contract documents; issuance of permits from any government or agency; beginning or completion of construction; or performance of any phase of the work pursuant to this Agreement. J.R. Evans Engineering does not guarantee issuance of any permit.



Corkscrew Grove Stewardship District

RFQ for District Engineering Services Under CCNA

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE CORKSCREW GROVE STEWARDSHIP DISTRICT**

RFQ for Engineering Services

The Corkscrew Grove Stewardship District (the "District"), located in Collier County, Florida, announces that professional engineering services will be required on a continuing basis for the District's anticipated capital improvements which may include work related to _____ and other public improvements authorized by Chapter 2025-237, Laws of Florida, and Chapter 189, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with Collier County; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, *Florida Statutes* ("CCNA"). All Applicants interested must submit _____ (___) copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on _____, 2025, to the attention of PFM Group Consulting, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

Publish on: _____ (must be published at least 14 days prior to submittal deadline)

CORKSCREW GROVE STEWARDSHIP DISTRICT

DISTRICT ENGINEER PROPOSALS COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other community development districts and independent special districts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.



Corkscrew Grove Stewardship District

**Resolution 2025-09,
Authorizing the Chair and Vice Chair to
Execute Conveyance Documents**

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT GRANTING THE CHAIRMAN AND VICE CHAIRMAN THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS, AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Corkscrew Grove Stewardship District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida; and

WHEREAS, Chapter 2025-237, Laws of Florida, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain public infrastructure improvements; and

WHEREAS, the District intends to adopt a report of its District Engineer (the "Engineer's Report"), which sets forth the scope of the District's capital improvement plan and the improvements which are to be constructed therewith (the "Improvements"); and

WHEREAS, in connection with the development of the Improvements in accordance with the Engineer's Report, which includes, but is not limited to, obtaining all necessary permits and approvals from local governments and agencies for the construction and/or operation of infrastructure improvements, the District is required, from time to time, to accept, convey and dedicate certain interests in real and personal property, including, but not limited to easements, plat dedications, site plans, deeds and bills of sale for infrastructure improvements (hereinafter, the "Permits and Conveyances"); and

WHEREAS, to facilitate the efficient development of the Improvements, the District desires to authorize the Chairman and Vice Chairman to approve and execute the Permits and Conveyances necessary to finalize the development of the District's capital improvement plan (the "Conveyance Authority"); and

WHEREAS, the Conveyance Authority shall be subject to the District Engineer and District Counsel agreeing that each such proposed Permit or Conveyance is legal, consistent with the District's improvement plan and necessary for the development of the Improvements; and

WHEREAS, the Board of Supervisors finds that granting to the Chairman and Vice Chairman the Conveyance Authority is in the best interests of the District so that the

development of the Improvements may proceed expeditiously, subject to the terms and limitations imposed by this Resolution.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. DELEGATION OF AUTHORITY. The Chairman and Vice Chairman of the District's Board of Supervisors are hereby authorized to sign, accept or execute Permits and Conveyances as defined above. The Chairman, Vice Chairman, Secretary, and Assistant Secretary of the District's Board of Supervisors are hereby authorized to countersign any such Permits and Conveyances signed by the Chairman or Vice Chairman. Such authority shall be subject to the District Engineer and District Counsel's review and approval.

SECTION 3. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors



Corkscrew Grove Stewardship District

**Resolution 2025-10,
Delegating Authority to Chairman to Execute Certain
Contracts, Agreements and Other Documents**

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT AUTHORIZING THE CHAIRPERSON TO TAKE THE NECESSARY ACTIONS TO AWARD CERTAIN CONTRACTS, AGREEMENTS AND OTHER DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Corkscrew Grove Stewardship District ("District") was established pursuant to Chapter 2025-237, Laws of Florida ("Act"), and is validly existing under the Constitution and laws of the State of Florida for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the Act authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the District has a need to retain independent contractors to provide a variety of operational, maintenance, construction and other services within and around the District ("Services"); and

WHEREAS, the Board finds it necessary, for the efficient conduct of District business, that certain contracts, agreements and other documents, that do not exceed _____ Dollars (\$_____.00), by and between the District and any contractor be processed in a timely fashion; and

WHEREAS, in order to expedite District business matters, the Board desires to authorize and delegate the necessary authority to the District Chairperson to review the proposals for Services and award contracts for Services to the most qualified contractors; and

WHEREAS, any contracts, agreements or other documents executed by the District Chairperson will be brought before the Board at its next regularly scheduled meeting for ratification purposes; and

WHEREAS, the Board determines this resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety and welfare of the residents within the District; and the preservation of District assets and liabilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. The Board hereby authorizes and delegates authority to the District Chairperson to take all actions necessary in order to award and execute contracts, agreements or other documents related to the engagement of contractors for Services; provided however, that the amounts of such contracts do not exceed _____ Dollars (\$_____.00). Any contracts, agreements or other documents related to the engagement of contractors for Services that exceeds _____ Dollars (\$_____.00) shall be submitted to the Board for consideration at a regularly scheduled and publicly noticed Board meeting.

SECTION 3. Any such contracts, agreements and other documents executed by the District Chairperson shall be ratified by the Board at its next publicly noticed meeting.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Corkscrew Grove Stewardship District

Establishment of Auditor Selection Committee



Corkscrew Grove Stewardship District

**Resolution 2025-11,
Adopting an Annual Meeting Schedule for
FY 2024-2025**

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2024-2025 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Corkscrew Grove Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 205-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2024-2025 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2024-2025 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

CORKSCREW GROVE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2024-2025 Annual Meeting Schedule

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
CORKSCREW GROVE STEWARDSHIP DISTRICT
FISCAL YEAR 2024-2025**

_____, 2025

All meetings will convene at



Corkscrew Grove Stewardship District

**Resolution 2025-12,
Adopting an Annual Meeting Schedule for
FY 2025-2026**

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025-2026 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Corkscrew Grove Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 205-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025-2026 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

CORKSCREW GROVE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2025-2026 Annual Meeting Schedule

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
CORKSCREW GROVE STEWARDSHIP DISTRICT
FISCAL YEAR 2025-2026**

_____, 2026

All meetings will convene at



Corkscrew Grove Stewardship District

**Resolution 2025-13,
Approving FY 2025 Budget & Setting Hearing**

RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2025; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning June 23, 2025, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Corkscrew Grove Stewardship District (“**District**”) the proposed budget attached hereto as **Exhibit A** (“**Proposed Budget**”); and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2025
TIME: _____
LOCATION: _____

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4th DAY OF AUGUST, 2025.

ATTEST:

CORKSCREW GROVE STEWARDSHIP DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

EXHIBIT A

Corkscrew Grove Stewardship District

Proposed FY 2025 Budget

Revenues

Developer Funded	\$ 48,290.00
Net Revenues	\$ 48,290.00

General & Administrative Expenses

Legislative

Supervisor Fees	\$ 3,000.00

Financial & Administrative

Public Officials' Liability Insurance	2,100.00
General Insurance	2,000.00
Property Insurance	1,500.00
Management	2,500.00
Engineering	10,000.00
District Counsel	10,000.00
Travel and Per Diem	1,500.00
Postage & Shipping	100.00
Copies	55.00
Legal Advertising	10,000.00
Bank Fees	360.00
Meeting Room	250.00
Miscellaneous	2,000.00
Office Supplies	250.00
Contingency	2,500.00
Dues, Licenses, and Fees	175.00
Total General & Administrative Expenses	\$ 48,290.00



Corkscrew Grove Stewardship District

**Resolution 2025-14,
Approving FY 2026 Budget & Setting Hearing**

RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2026; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Corkscrew Grove Stewardship District (“**District**”) the proposed budget attached hereto as **Exhibit A** (“**Proposed Budget**”); and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2025
TIME: _____
LOCATION: _____

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4th DAY OF AUGUST, 2025.

ATTEST:

CORKSCREW GROVE STEWARDSHIP DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

EXHIBIT A

CORKSCREW GROVE STEWARDSHIP DISTRICT

Proposed FY
2026 Budget

Revenues

Developer Funded	\$ 124,235.00
Net Revenues	\$ 124,235.00

General & Administrative Expenses

Legislative

Supervisor Fees	\$ 12,000.00

Financial & Administrative

Public Officials' Liability Insurance	4,500.00
General Insurance	4,000.00
Property Insurance	5,000.00
Management	5,000.00
Engineering	20,000.00
Property Appraiser	500.00
District Counsel	30,000.00
Audit	5,000.00
Travel and Per Diem	6,000.00
Telephone	25.00
Postage & Shipping	250.00
Copies	175.00
Legal Advertising	10,000.00
Bank Fees	360.00
Meeting Room	1,500.00
Miscellaneous	2,000.00
Office Supplies	250.00
Property Taxes	1,000.00
Web Site Maintenance	6,420.00
Contingency	10,000.00
Dues, Licenses, and Fees	255.00

Total General & Administrative Expenses	\$ 124,235.00



Corkscrew Grove Stewardship District

Fiscal Year 2024-2025 Funding Agreement

BUDGET FUNDING AGREEMENT
FISCAL YEAR 2025

This Agreement ("**Agreement**") is made and entered into effective as of August 4, 2025, by and between:

Corkscrew Grove Stewardship District, a local unit of special-purpose government established pursuant to Chapter 205-237, *Laws of Florida*, ("**District**"), and is located in Collier County ("**County**"), and

Alico, Inc., a Florida corporation, and the owner and/or developer of property located within the boundaries of the District ("**Developer**," and together with the District, the "**Parties**"). For purposes of this Agreement, the term "**Property**" shall refer to that certain property within the CDD owned by the Developer on the Effective Date of this Agreement.

RECITALS

WHEREAS, pursuant to Chapter 205-237, *Laws of Florida*, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees, and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the Property within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities, and services and from the continued operations of the District; and

WHEREAS, for the fiscal year ending September 30, 2025 ("**FY 2025**"), the Board of Supervisors ("**Board**") of the District adopted its general fund budget ("**Budget**") attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, the Parties recognize the Budget may be amended from time to time in the sole discretion of the District; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands within the District benefitting from the activities, operations and services set forth in the Budget, including the Property, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in the Budget; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit to the Property equal to or in excess of the costs reflected in the Budget; and

WHEREAS, the Developer agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the lands within the District, including the Property, for the activities, operations, and services set forth in the Budget; and

WHEREAS, Developer and District agree such Budget funding obligation by the Developer may be secured and collection enforced pursuant to the methods provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the Budget attached hereto as **Exhibit A** within thirty (30) days of written request by the District. **Exhibit A** attached hereto may be amended from time to time pursuant to Florida law, subject to the Developer’s consent to such amendments to incorporate them herein; provided however, that amendments adopted by the Board at a duly noticed meeting shall have the effect of amending this Agreement without further action of the Parties. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund Budget in the event that actual expenses are less than the projected total general fund Budget, as may be amended as provided herein. The funds shall be placed in the District’s general checking account. In the event the Developer sells any of the Property during the term of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same.

2. **ACKNOWLEDGEMENT.** The District hereby finds, and the Developer acknowledges and agrees, that the activities, operations and services set forth in the Budget provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments, including on the Property, in the event of a funding deficit.

3. **COLLECTION METHODS.** The District may enforce the collection of funds due under this Agreement using one or more of the following collection methods:

- a. *[Contractual Lien]*. The District shall have the right to file a continuing lien (“**Lien**”) upon all or a portion of the Property, which Lien shall be effective as of the date and time of the recording of a “Notice of Lien” in the public records of the County.
- b. *[Enforcement Action]* The District shall have the right to file an action against the Developer in the appropriate judicial forum in and for the County.
- c. *[Uniform Method; Direct]* The District may certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law.

The enforcement of the collection of funds in any of the above manners, including which method(s) to utilize, shall be in the sole discretion of the District Manager on behalf of the District, without the need of further Board action authorizing or directing such.

4. **ENTIRE AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement among the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

5. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each Party has complied with all of the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

7. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

8. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including interest accrued on an unsatisfied Funding Obligation, reasonable fees and costs incurred by the District incident to the collection of the Funding Obligation or for enforcement of the Lien, or reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

9. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

10. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH.** This Agreement has been negotiated fully among the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties execute this Agreement the day and year first written above.

Attest:

Corkscrew Grove Stewardship District

Secretary/Assistant Secretary

By: _____
Its: _____

Alico, Inc., a Florida corporation

Witness

By: _____
Its: _____

EXHIBIT A: FY 2025 Budget

EXHIBIT A

Corkscrew Grove Stewardship District

Proposed FY 2025 Budget

Revenues

Developer Funded	\$ 48,290.00
Net Revenues	\$ 48,290.00

General & Administrative Expenses

Legislative

Supervisor Fees	\$ 3,000.00

Financial & Administrative

Public Officials' Liability Insurance	2,100.00
General Insurance	2,000.00
Property Insurance	1,500.00
Management	2,500.00
Engineering	10,000.00
District Counsel	10,000.00
Travel and Per Diem	1,500.00
Postage & Shipping	100.00
Copies	55.00
Legal Advertising	10,000.00
Bank Fees	360.00
Meeting Room	250.00
Miscellaneous	2,000.00
Office Supplies	250.00
Contingency	2,500.00
Dues, Licenses, and Fees	175.00
Total General & Administrative Expenses	\$ 48,290.00



Corkscrew Grove Stewardship District

Resolution 2025-15, Setting Hearing on Rules of Procedure

Rules of Procedure

(provided under separate cover)

Notice of Rule Development

(provided under separate cover)

Notice of Rulemaking

(provided under separate cover)

RESOLUTION 2025-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Corkscrew Grove Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida; and

WHEREAS, the Board of Supervisors of the District (the "Board") is authorized by Section 2025-237(6)(6)(e), Laws of Florida, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on _____, 2025, at _____ .m., at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

CORKSCREW GROVE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors



Corkscrew Grove Stewardship District

**Resolution 2025-16,
Setting Uniform Method Hearing**

RESOLUTION 2025-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT DESIGNATING A DATE, TIME, AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Corkscrew Grove Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 205-237, Laws of Florida, being situated within Collier County, Florida; and

WHEREAS, the District pursuant to the provisions of Chapter 205-237, Laws of Florida, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District's Board of Supervisors (the "Board") to levy, collect, and enforce special assessments pursuant to Chapter 205-237, Laws of Florida, and Chapters 170, and 197, *Florida Statutes*; and

WHEREAS, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, (the "Uniform Method").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on _____, 2025 at _____ .m., at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of August 2025.

ATTEST:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors



Corkscrew Grove Stewardship District

**Resolution 2025-17,
Setting Legal Defense Policy**

RESOLUTION 2025-17

A RESOLUTION SETTING FORTH THE POLICY OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT BOARD OF SUPERVISORS WITH REGARD TO THE SUPPORT AND LEGAL DEFENSE OF THE BOARD OF SUPERVISORS, OFFICERS AND STAFF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) and the officers and staff of the Corkscrew Grove Stewardship District (“District”) are constantly presented with the necessity for making decisions regarding various phases of District policy and management; and

WHEREAS, it is absolutely essential to the effective operation of the District that such decisions be made in an environment where the threat of personal liability for the Board and its officers and staff is maintained at a minimum; and

WHEREAS, the Board wishes to formalize a policy with regard to the support and legal protection of the Board and its officers and staff so as to reduce the threat of personal liability to such individuals and allow for an effective decision-making environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. As set forth in this Resolution, the District, in accordance with Florida law, agrees that the following Board members, officers and staff (together, “Indemnitees”) of the District shall be provided the benefit of the indemnification, support and legal defense provisions provided in this Resolution:

- A.** All members of the Board of Supervisors; and
- B.** Secretary and Assistant Secretaries, Treasurer and Assistant Treasurers, and other District officers, as well as District Staff (e.g., the District Manager, the District Engineer, and the District Counsel).

SECTION 2. As set forth in this Resolution and in accordance with Sections 111.07 and 768.28, *Florida Statutes*, the District hereby agrees to provide legal representation to defend any and all civil actions, including federal civil rights and other federal civil claims, arising from a complaint for damages or injuries suffered as a result of any action or omission of action of all Indemnitees, present or former, arising out of and in the scope of his or her employment or function, unless, in the case of a tort action, the Indemnitee acted in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. Defense of such civil actions includes, but is not limited to, any civil rights lawsuit seeking relief personally against any Indemnitee for an act or omission under color of state law, custom or usage, wherein it is alleged that such Indemnitee has deprived another person of rights

secured under the Federal Constitution or laws, including, by way of example, actions under 42 U.S.C. § 1983 or other federal statute. The District hereby further agrees to provide legal representation to defend against any other litigation arising against an Indemnitee from the performance of their official duties while serving a public purpose, including civil, administrative or criminal actions as permitted by law. By these provisions, the District does not waive any immunity from liability or limited waiver of such immunity as granted under Florida law. Rather, the District is stating that to the extent the State does not through its laws protect the Board and its officers from liability, the District is committed to doing so to the extent described in this Resolution and as permitted by law.

SECTION 3. The District may insure itself in order to cover all reasonable costs and fees directly arising out of or in connection with any legal claim or suit that directly results from a decision or act made by an Indemnitee while performing the duties and functions of his or her position.

SECTION 4. This Resolution is intended to evidence the District's support of Indemnites who perform acts and render decisions in the good faith performance of their duties and functions. The District will neither support nor defend those actions or omissions committed by an individual outside the scope of his or her office or committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. By adoption of this Resolution, the Indemnitee(s) in question are each presumed to have acted within the scope of his or her office and are presumed to be acting in good faith, without a malicious purpose and not in a manner exhibiting wanton and willful disregard of human rights, safety or property. The District's Board of Supervisors may overcome this presumption only by unanimous vote of those participating and voting, in accordance with Section 7 herein.

SECTION 5. In the event that the District has expended funds to provide an attorney to defend a Indemnitee who is found to be personally liable by virtue of actions outside the scope of his or her employment or function, or is found to have acted in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property, the individual shall be required to reimburse the District for funds so expended. The District may recover such funds in a civil action against such individual.

SECTION 6. The District agrees to pay any final judgment, including damages, fines, penalties or other damages, costs, and attorney's fees and costs, arising from any complaint for damages or injuries suffered as a result of any action or omission of action of any Indemnitee as described in Section 111.07, *Florida Statutes*. If the action arises under Section 768.28, *Florida Statutes*, as a tort claim, the limitations and provisions of that section governing payment shall apply. If the action is a civil rights action arising under 42 U.S.C. § 1983, or similar federal statutes, payment for the full amount of judgment may be made unless the individual has been determined in the final judgment to have caused the harm intentionally. The District agrees to pay any compromise or settlement of any claim or litigation described in this paragraph,

provided, however, that the District determines such compromise or settlement to be in the District's best interest.

SECTION 7. To rebut the presumption of the automatic payment of judgments or provision of legal representation pursuant to this Resolution, at least one of the following determinations shall be made by a unanimous decision of the District's Board of Supervisors participating and voting:

- A. The actions of the Indemnitee were outside the scope of his or her duties and authority; or
- B. The acts or omissions of the Indemnitee constituted bad faith, malicious purpose, intentional infliction of harm or were done in a manner exhibiting wanton and willful disregard of human rights, safety or property; or
- C. The Indemnitee received financial profit or advantage to which he or she was not legally entitled.

SECTION 8. To ensure the provision of legal representation pursuant to this Resolution, the following must be met:

- A. A copy of the summons, complaint, notice, demand letter or other document or pleading in the action, or a letter setting forth the substance of any claim or complaint, must be delivered to the District Chairman, Vice Chairman, District Manager or District Counsel within fourteen (14) calendar days after actual receipt of any such document together with a specific request in writing that the District defend or provide representation for the Indemnitee; and
- B. The Indemnitee must cooperate continuously and fully with the District in the defense of the action.

SECTION 9. Any indemnification, legal defense or other protection provided pursuant to this representation shall not extend to:

- A. Consulting or other outside professional or business activities for which the Indemnitee received financial or other material compensation, which are outside the scope of his or her District duties and authority; and
- B. Any independent contractor for whom defense or indemnification is not authorized pursuant to Section 1(b) of this Resolution, unless the Board votes to authorize such indemnification, legal defense, or other protection; and

- C. Any fine, penalty or other punishment imposed as a result of conviction for a criminal offense, and any legal fees and costs incurred to defend criminal prosecution in which a conviction is obtained; and
- D. Claims brought against the Indemnatee by the District's Board of Supervisors; and
- E. Any indemnification or defense prohibited by law.

SECTION 10. In the event legal representation or defense is provided pursuant to this Resolution, the Indemnatee may either:

- A. Retain legal counsel appointed by the District, in which case legal counsel shall be paid directly by the District; or
- B. Retain legal counsel chosen by the Indemnatee, in which case the District shall have the right to:
 - i. Approve, in advance, any agreement for legal fees or disbursements; and
 - ii. Pay all or part of the legal fees, costs and other disbursements and to set a maximum for legal fees, costs and other disbursements; and
 - iii. Direct the defense and settle or compromise the action or claim; and
 - iv. Reduce or offset any monies that may be payable by the District by any court costs or attorney's fees awarded to the Indemnatee.

SECTION 11. The benefits of the policy adopted in this Resolution shall not enlarge the rights that would have been available to any third-party plaintiff or claimant in the absence of this policy.

SECTION 12. To the extent permitted by law, this policy shall inure to the benefit of the heirs, personal representatives and estate of the Board member and/or officer.

SECTION 13. The District reserves the right to change, modify or withdraw this Resolution in its sole discretion, except as to actions, demand or other claims based on acts or omissions that occurred before the effective change, modification or withdrawal of this Resolution.

SECTION 14. This Resolution shall be effective as of its adoption on the date listed below and shall apply to any acts or omissions occurring after that date.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors



Corkscrew Grove Stewardship District

**Obtaining (General Liability and)
Public Officers Insurance**



Corkscrew Grove Stewardship District

**Resolution 2025-18,
Designating Public Comment Period**

RESOLUTION 2025-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT PROVIDING FOR THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Corkscrew Grove Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, *Laws of Florida*; and

WHEREAS, Chapter 2025-237, *Laws of Florida*, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, Section 286.0114, *Florida Statutes*, requires that members of the public be given a reasonable opportunity to be heard on a proposition before a board or commission; and

WHEREAS, Section 286.0114, *Florida Statutes*, sets forth guidelines for rules and policies that govern the public's opportunity to be heard at a public meeting; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution a policy ("Public Comment Policy") for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. DESIGNATING PUBLIC COMMENT PERIODS. The District's Chairperson, his or her designee, or such other person conducting a District meeting ("Presiding Officer"), shall ensure that there is at least one (1) period of time ("Public Comment Period") in the District's meeting agenda whereby the public has an opportunity to be heard on propositions before the Board, as follows:

A. An initial Public Comment Period shall be provided at the start of each Board meeting before consideration of any propositions by the Board. In the event there are propositions that come before the Board that are not listed on the agenda, the Presiding Officer shall announce a Public Comment Period on such proposition prior to the Board voting on the matter.

B. Speakers shall be permitted to address any agenda item during the initial Public Comment Period. Speakers shall be permitted to address any non-agenda matters of

personal or general concern during the Public Comment Period provided after the conclusion of the District's business items.

C. Individuals wishing to make a public comment are limited to three (3) minutes per person. Potential speakers may not assign his/her three (3) minutes to extend another speaker's time.

D. The Presiding Officer may extend or reduce the time periods set forth herein in order to facilitate orderly and efficient District business, provided however that a reasonable opportunity for public comment shall be provided consistent with the requirements of Section 286.0114, *Florida Statutes*. The Presiding Officer may also elect to set and announce additional Public Comment Periods if he or she deems it appropriate.

SECTION 2. DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD. Unless otherwise directed and declared by the Presiding Officer, individuals seeking to be heard on propositions before the Board shall identify themselves by a show of hands at the beginning of each Public Comment Period, as announced by the Presiding Officer. Alternatively, in the event that public attendance is high, and/or if otherwise in the best interests of the District in order to facilitate efficient and orderly District business, the Presiding Officer may require individuals to complete speaker cards that include the individual's name, address, the proposition on which they wish to be heard, the individual's position on the proposition (i.e., "for," "against," or "undecided"), and if appropriate, to indicate the designation of a representative to speak for the individual or the individual's group. In the event large groups of individuals desire to speak, the Presiding Officer may require each group to designate a representative to speak on behalf of such group. Any attorney hired to represent an individual or company's interests before the Board shall notify the Board of such representation prior to proving any public comment.

Sections 1 and 2 herein shall be deemed to apply only to District Board meetings, but the Presiding Officer of a District workshop in his or her discretion may elect to apply such Sections to District workshops.

SECTION 3. PUBLIC DECORUM. The following policies govern public decorum at public meetings and workshops:

A. Each person addressing the Board shall proceed to the place assigned for speaking, and should state his or her name and address in an audible tone of voice for the public record.

B. All remarks shall be addressed to the Board as a body and not to any member thereof or to any staff member. No person other than a Board Supervisor or District staff member shall be permitted to enter into any discussion with an individual speaker while he or she has the floor, without the permission of the Presiding Officer.

C. Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting. Speakers shall refrain from disruptive behavior and from making vulgar or threatening remarks. Speakers shall refrain from launching personal attacks against any Board Supervisor, District staff member, or member of the public. The Presiding Officer shall have the discretion to remove any speaker who disregards these policies from the meeting.

D. In the case that any person is declared out of order by the Presiding Officer and ordered expelled, and does not immediately leave the meeting facilities, the following steps may be taken:

- i. The Presiding Officer may declare a recess;
- ii. The Presiding Officer may contact the local law enforcement authority; or
- iii. In case the person does not remove himself or herself from the meeting, the Presiding Officer may request that he or she be placed under arrest by local law enforcement authorities for violation of Section 871.01, *Florida Statutes*, or other applicable law.

SECTION 4. EXCEPTIONS. The Board recognizes and may apply all applicable exceptions to Section 286.0114, *Florida Statutes*, including those set forth in Section 286.0114(3), *Florida Statutes*, and other applicable law. Additionally, the Presiding Officer may alter the procedures set forth in this Public Comment Policy for public hearings and other special proceedings that may require a different procedure under Florida law.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors



Corkscrew Grove Stewardship District

**Resolution 2025-19,
Adopting Records Retention Schedule**

RESOLUTION 2025-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, the Corkscrew Grove Stewardship District ("District") is a local unit of special purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes; and

WHEREAS, Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, Section 1.2(2) of the District's Proposed Rules of Procedure appoints the Secretary of the District as the District's records custodian; and

WHEREAS, Section 257.36(5), Florida Statutes, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer ("Records Management Liaison Officer"); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District's records custodian to appoint a Records Management Liaison Officer, which may or may not be the District's records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the "Policy") for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. The District hereby authorizes the District's records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District's records custodian, shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A. serve as the District's contact with the Florida Department of State, State Library and Archives of Florida; and
- B. coordinate the District's records inventory; and
- C. maintain records retention and disposition forms; and
- D. coordinate District records management training; and
- E. develop records management procedures consistent with the below Records Retention Policy, as amended; and
- F. participate in the development of the District's development of electronic record keeping systems; and
- G. submit annual compliance statements; and
- H. work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I. such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), Florida Statutes, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, Florida Statutes, and the General Records Schedules established by the Division. However, the District hereby extends the minimum retention guidelines contained in the General Records Schedules so that the District will retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same. Notwithstanding the foregoing, the District shall retain Transitory Messages until the Transitory Message is obsolete, superseded or administrative value is lost in accordance with the General Records Schedule for State and Local Government Agencies, Item #146, as incorporated by reference in Rule 1B-24.003(1)(a), Florida Administrative Code. The District hereby determines the electronic record shall be considered the official record of all public records relating to District business and any paper originals are designated as duplicates which may be disposed of unless prohibited by any law, rule or ordinance. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that

such automatic amendment does not permit the disposition of District records without further action of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

CORKSCREW GROVE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors



Corkscrew Grove Stewardship District

**Resolution 2025-20,
Adoption of Travel Reimbursement Policy**

RESOLUTION 2025-20

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CORKSCREW GROVE STEWARDSHIP DISTRICT ADOPTING A
POLICY FOR REIMBURSEMENT OF DISTRICT TRAVEL EXPENSES;
AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the Corkscrew Grove Stewardship District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 2025-237, Law of Florida, and Chapter 189, Florida Statutes; and

WHEREAS, Chapter 189, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, Section 112.061, Florida Statutes, establishes standard travel reimbursement rates, procedures and limitations applicable to all public officers, employees and authorized persons whose travel is authorized and paid for by a public agency; and

WHEREAS, the District desires to adopt a Policy for Reimbursement of District Travel Expenses (the “Travel Reimbursement Policy”) pursuant to the provisions of Section 112.061, Florida Statutes; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Travel Reimbursement Policy for immediate use and application.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP
DISTRICT:**

SECTION 1. The District hereby adopts the Travel Reimbursement Policy, attached hereto as **Exhibit A**.

SECTION 2. If any provision of this Resolution or the Travel Reimbursement Policy is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

CORKSCREW GROVE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A

CORKSCREW GROVE STEWARDSHIP DISTRICT POLICY FOR REIMBURSEMENT OF DISTRICT TRAVEL EXPENSES

1.0 GENERAL PROVISIONS.

- 1.1** The usual, ordinary, and incidental travel expenditures necessarily incurred by the District board members, employees, consultants, or advisors in the performance of their official duties shall be reimbursed by the Corkscrew Grove Stewardship District (the “**District**”).
- 1.2** Except as otherwise provided, prior authorization for travel is not required, but reimbursable expenses will be limited to those expenses incurred in the performance of official duties undertaken in connection with such public purposes as the District has been authorized by law to perform.
- 1.3** All claims submitted for reimbursement must be accompanied by a written statement that they are true and correct as to every material matter.

2.0 TRANSPORTATION.

- 2.1** All travel must be by a reasonably direct or usually traveled route. In the event a person travels by an indirect route for his/her own convenience, any additional cost shall be borne by the traveler and reimbursement for expenses shall be based on the usually traveled route.
- 2.2** Commercial travel shall be by the most economical method, tourist or coach class. First class rates will be paid only in the event that a statement is attached to the claim certifying that tourist or coach seating was unavailable.
- 2.3** When available without penalty for cancellation, travelers should take advantage of discount fares.
- 2.4** Transportation by common carrier when traveling on official business and paid for by the traveler shall be substantiated by a receipt.
- 2.5** Rental car expenses shall be substantiated by a copy of the rental agreement.
- 2.6** Whenever travel is by a privately-owned vehicle, the traveler shall be entitled to a mileage allowance based on the standard mileage rate for business travel established by the Internal Revenue Service (IRS). Should the IRS increase the mileage allowance, the District shall, without further action, be permitted to reimburse travelers at the increased rate.

2.7 All mileage shall be from point of origin to point of destination. When travel commences from a location other than the traveler's official headquarters, mileage shall be calculated on the basis of the distance from the headquarters city to the point of destination, unless the actual distance is shorter. Vicinity mileage necessary for conduct of official business is allowable, but must be identified as a separate item on the claim for reimbursement of expenses.

2.8 No traveler shall be allowed either mileage or transportation expense when he/she is gratuitously transported by another person, or when he/she is transported by another traveler who is entitled to mileage or transportation expense. However, a traveler on a private aircraft shall be reimbursed the actual amount charged and paid for his/her fare for such transportation up to the cost of a commercial airline ticket for the same flight if one is available, even though the owner or pilot of the aircraft is also entitled to transportation expense for the same flight.

3.0 INCIDENTAL EXPENSES.

3.1 Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, parking fees, and business-related telephone, telegraph, and facsimile charges shall also be reimbursed if substantiated by receipts.

3.2 Registration fees and other actual and necessary expenses for conventions, conferences and seminars which will serve a direct public purpose related to District activities will be considered reimbursable if persons attending such meetings receive prior approval. In the event room or meal expenses are included in the registration fee, reimbursement for these expenses will be reduced accordingly.



Corkscrew Grove Stewardship District

**Resolution 2025-21,
Adopting of Prompt Payment Policies**

RESOLUTION 2025-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Corkscrew Grove Stewardship District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes; and

WHEREAS, Chapter 218, Florida Statutes, requires timely payment to vendors and contractors providing certain goods and/or services to the District; and

WHEREAS, the Board of Supervisors of the District (the "Board") accordingly finds that it is in the best interests of the District to establish by resolution the Prompt Payment Policies and Procedures attached hereto as **Exhibit A** for immediate use and application.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. The Prompt Payment Policies and Procedures attached hereto as **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Prompt Payment Policies and Procedures shall remain in full force and effect until such time as the Board may amend them; provided, however, that as the provisions of Chapter 218, Florida Statutes, are amended from time to time, the attached Prompt Payment Policies and Procedures shall automatically be amended to incorporate the new requirements of law without any further action by the Board.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. All District resolutions, policies or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed, except as noted below.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of August, 2025.

Attest:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Prompt Payment Policies and Procedures

CORKSCREW GROVE STEWARDSHIP DISTRICT

**Prompt Payment Policies and Procedures
In Accordance With the Local Government Prompt Payment Act
Chapter 218, Part VII, Florida Statutes**

August 4, 205

Corkscrew Grove Stewardship District
Prompt Payment Policies and Procedures

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I. Purpose

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, Florida Statutes) (“PPA”), the purpose of the Corkscrew Grove Stewardship District (“District”) Prompt Payment Policies and Procedures (“Policies & Procedures”) is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

II. Scope

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

III. Definitions

A. Agent

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with §218.735 (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

B. Construction Services

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

C. Contractor or Provider of Construction Services

The entity or individual that provides Construction Services through direct contract with the District.

D. Date Stamped

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method,

which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the Agent receives an invoice or payment request, but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

E. Improper Invoice

An invoice that does not conform to the requirements of a Proper Invoice.

F. Improper Payment Request

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

G. Non-Construction Goods and Services

All labor, services, goods and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

H. Proper Invoice

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

I. Proper Payment Request

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

J. Provider

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

K. Purchase

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

L. Vendor

Any person or entity that sells goods or services, sells or leases personal property, or leases real property directly to the District, not including Construction Services.

IV. Proper Invoice/Payment Request Requirements

A. General

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

B. Sales Tax

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is _____. A copy of the tax-exempt form will be supplied to Providers upon request.

C. Federal Identification and Social Security Numbers

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers should notify the District Manager when changes in data occur (telephone (407) 723-5900, email _____, Fax _____).

D. Proper Invoice for Non-Construction Goods and Services

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

1. Name of Vendor
2. Remittance address

3. Invoice Date
4. Invoice number
5. The "Bill To" party must be the District or the Board, or other entity approved in writing by the Board of the District Manager
6. Project name (if applicable)
7. In addition to the information required in Section IV.D.1-6 above, invoices involving the purchase of goods should also contain:
 - a. A complete item description
 - b. Quantity purchased
 - c. Unit price(s)
 - d. Total price (for each item)
 - e. Total amount of invoice (all items)
 - f. The location and date(s) of delivery of the goods to the District
8. In addition to the information required in Section IV.D.1-6 above, invoices involving the purchase of services should also contain:
 - a. Itemized description of services performed
 - b. The location and date of delivery of the services to the District
 - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
 - d. Itemization of other direct, reimbursable costs (including description and amount)
 - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
 - i. Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
 - ii. Paid receipt
 - iii. Waiver/lien release from subcontractor (if applicable)
9. Any applicable discounts
10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

E. Proper Payment Request Requirements for Construction Services

Payment Requests must conform to all requirements of Section IV.A.-D., above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Contractor.

V. Submission of Invoices and Payment Requests

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District's Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or

via email (Note: mail is the preferred method for receipt of Non-Construction Goods and Services invoices).

1. Mailing and Drop Off Address

Corkscrew Grove Stewardship District
c/o PFM Group Consulting, LLC,
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

2. Email Address

VI. Calculation of Payment Due Date

A. Non-Construction Goods and Services Invoices

1. Receipt of Proper Invoice

Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.

2. Receipt of Improper Invoice

If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the latest date of the following:

- a. On which delivery of personal property is fully accepted by the District;
- b. On which services are completed and accepted by the District;
- c. On which the contracted rental period begins (if applicable); or
- d. On which the District and the Vendor agree in a written agreement that provides payment due dates.

3. Rejection of an Improper Invoice

The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:

1. Be provided in writing;
2. Specify any and all known deficiencies; and
3. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the corrected invoice within the later of: (a) ten (10) business days after date the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

4. Payment of Undisputed Portion of Invoice

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

B. Payment Requests for Construction Services

1. Receipt of Proper Payment Request

The time at which payment is due for Construction Services from the District is as follows:

a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Contractor may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Contractor shall identify the Agent to which the Contractor shall submit its payment request, or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Contractor's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

2. Receipt and Rejection of Improper Payment Request

a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.

b. The District's rejection of the Improper Payment Request must:

1. Be provided in writing;
2. Specify any and all known deficiencies; and
3. State actions necessary to correct the Improper Invoice.

c. If a Contractor submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

3. Payment of Undisputed Portion of Payment Request

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

VII. Resolution of Disputes

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in § 218.735, Fla. Stat., for Construction Services, and § 218.76, Fla. Stat. for Non-Construction Goods and Services.

A. Dispute between the District and a Contractor

If a dispute between the District and a Contractor cannot be resolved following resubmission of a payment request by the Contractor, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

B. Dispute Resolution Procedures

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.

2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
4. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
5. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chair of the Board simultaneously with the certified mailing to the Provider.
6. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

VIII. Purchases Involving Federal Funds or Bond Funds

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent

upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§ 218.77, Fla. Stat.).

IX. Requirements for Construction Services Contracts – Project Completion; Retainage

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, § 218.735 (7) and (8), Fla. Stat.

X. Late Payment Interest Charges

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

A. Related to Non-Construction Goods and Services

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. (§ 218.74 (4), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month, or the rate specified by agreement, whichever is greater. The Contractor must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§ 218.735 (8)(i), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

C. Report of Interest

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§ 218.78, Fla. Stat.).



Corkscrew Grove Stewardship District

**Resolution 2025-22,
Authorizing Notice of Establishment**

RESOLUTION 2025-22

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT RATIFYING, CONFIRMING AND APPROVING THE RECORDING OF THE NOTICE OF CREATION AND ESTABLISHMENT OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Corkscrew Grove Stewardship District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida ("Act"), and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the District was established by the Act which was adopted by the Florida Legislature and became effective on June 23, 2025; and

WHEREAS, the Act contemplates a "Notice of Creation and Establishment" to be filed within 30 days after the election of the first board of supervisors creating the District; and

WHEREAS, the landowner election and organizational meeting of the District's Board of Supervisors was scheduled for August 4, 2025; and

WHEREAS, prior to the date of the landowner election, Kutak Rock LLP arranged for the recording of the "Notice of Creation and Establishment of the Corkscrew Grove Stewardship District" with the Collier County Clerk of Court to ensure compliance with Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. The actions of Kutak Rock LLP in recording the Notice of Creation and Establishment of the Corkscrew Grove Stewardship District are hereby ratified, confirmed and approved.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of August, 2025.

Attest:

CORKSCREW GROVE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chairman/Vice Chairman



Corkscrew Grove Stewardship District

**Agreement between the District and
VGlobalTech for Website Services**

**AGREEMENT BETWEEN THE CORKSCREW GROVE STEWARDSHIP DISTRICT AND
NEWAGETUTORS LLC, D/B/A VGLOBALECH, FOR WEBSITE AUDITING, REMEDIATION, AND
MAINTENANCE SERVICES**

THIS AGREEMENT (this “**Agreement**”) is entered into as of this 4th day of August, 2025, by and between:

CORKSCREW GROVE STEWARDSHIP DISTRICT, a local unit of special-purpose government, established and existing pursuant to Chapter 2025-237, *Laws of Florida*, with a mailing address of 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “**District**”), and

NEWAGETUTORS LLC, D/B/A VGLOBALECH, a Florida limited liability company, with a mailing address of 636 Fanning Drive, Winter Springs, Florida 32708 (“**Contractor**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government, created and existing pursuant to Chapter 2025-237, *Laws of Florida*; and

WHEREAS, pursuant to section 189.069, *Florida Statutes*, the District must maintain an official website containing, at minimum, the statutorily required information (“**Website**”); and

WHEREAS, the District has a need to obtain a qualified independent contractor to perform audits of the Website to ensure compliance with the accessibility requirements of Title II of the Americans with Disabilities Act (“**ADA**”), which ADA accessibility requirements and standards may change from time to time, and to remediate or otherwise convert the Website to meet such ADA accessibility requirements, to routinely audit the Website to ensure continued compliance with the ADA and to perform ongoing maintenance of the website, all as more particularly described herein and in the proposal attached hereto as **Exhibit A** and made a part herein (together, the “**Services**”); and

WHEREAS, Contractor represents and warrants to the District that it is qualified, willing and capable of providing the Services; and

WHEREAS, the District and Contractor desire to enter into this Agreement for the purposes stated herein and the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

SECTION 2. SCOPE OF WORK. Contractor shall provide Services in accordance with the terms provided in this Agreement and in **Exhibit A**, which Services include the following:

A. EXISTING WEBSITE REMEDIATION/NEW WEBSITE BUILD. Contractor shall either perform a one-time conversion and remediation of the existing Website or build a new Website, which shall meet all compliance requirements under the ADA and compliance requirements based on federally recommended ADA best practices for state and local governments as promulgated by federal law and rulemaking, including but not limited to Web Content Accessibility Guidelines 2.1 Level AA, as the same may be amended and updated from time to time (as amended and updated from time to time, “**WCAG**”). Specifically, Contractor shall, at a minimum:

- i. provide an ADA compliant Website and/or perform ADA website compliance check for the current Website, as applicable, and create project plan to provide an ADA compliant Website that meets, at minimum, the currently-effective WCAG standards;
- ii. cross-check compatibility of the Website with various web applications, including but not limited to mobile phones, tablets, laptop computers, desktop computers, and braille readers and other assistive technologies for accessibility;
- iii. convert up to two (2) years of accumulation of existing PDF documents to accessible formats for assistive technologies, as needed;
- iv. provide a webpage containing website accessibility policy that includes a commitment to accessibility for persons with disabilities, the District’s engagement of Contractor for ADA specific services, in an effort to bring the Website into ADA compliance, accessibility standard used and applied to the Website (which shall be at a minimum WCAG), and contact information of the District Manager or their designee (email and phone number) for users encountering any problems (collectively, “**Accessibility Policy**”);
- v. provide Contractor’s ADA compliance shield, seal or certification for display on the Website (“**Compliance Shield**”); and
- vi. provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Services contemplated by this Agreement and **Exhibit A**, recognizing the District is relying on Contractor’s expertise for Website design/best practices in accordance with the ADA.

B. MAINTENANCE. Contractor shall provide an ongoing maintenance of the Website to ensure continued compliance with WCAG. Specifically, Contractor shall:

- i. continue to provide and update, as needed, those Services identified in Section 2(A);
- ii. provide assistive support via telephone and/or email up to eight (8) hours per month, including regularly corresponding with the District staff regarding

remediated documents, providing updates to the Website, and providing recommendations of remedial actions, as needed. Notwithstanding the foregoing, the District may request that Contractor attend a conference call or an in-person meeting of the District to review metrics, results and summaries of maintenance performed to-date;

iii. remediate new documents identified by the District to accessible formats for assistive technologies, as needed, including new agenda materials. In the event that the District is allowed access to Contractor's proprietary batch conversion software ("**Software**") that creates compliant documents, the District shall first remediate new documents using the Software. If conversion by Software fails to produce a compliant document, then Contractor shall remediate new documents within 24 hours of the District's request;

iv. provide and update Contractor's Compliance Shield and Accessibility Policy, which may need to be updated from time to time, for display and use on the Website;

v. secure "https" certification and provide premium, secure "cloud" hosting with fail-over, automated, and regular back-up measures to ensure continued functionality and accessibility of the Website (collectively, "Hosting"). Hosting shall also include, but not be limited to, unlimited file space, bandwidth, fast website response, and 99.9% website uptime;

vi. provide any and all other effort reasonably necessary to allow the District to receive the maximum benefit of the Services contemplated by this Agreement and **Exhibit A**.

C. QUARTERLY TECHNOLOGICAL AND HUMAN AUDITS. Contractor shall perform, or cause to be performed, at least four (4) quarterly technological and human audits per year to ensure Website's compliance with WCAG standards or better and any applicable laws, rules and regulations applicable to the Website. After each audit, Contractor shall remediate any deficiencies identified during such audit and provide a written report to the District summarizing the audit and remediations made, if any. Contractor shall renew, on a quarterly basis, the Digital Asset Technical Compliance Seal and the Human Audit Seal (collectively, the "**Audit Seals**") on the Website.

D. ADDITIONAL SERVICES. In the event that the District desires additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiation regarding the terms of the additional work, including scope and compensation, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement prior to commencement of any such additional work. The following is a non-exhaustive list of possible additional services that the District may request of Contractor:

i. performing additional audit(s) of the Website;

- ii. providing a point of contact to respond to public's requests for Website accommodation;
- iii. converting documents for public records requests received by the District;
- iv. providing assistive support to District staff that is in excess of eight (8) hours per month, at a rate not to exceed Fifty-Five Dollars (\$55.00) per hour; and
- v. providing any other ADA recommended compliance services requested by the District that Contractor is capable of performing.

E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. While providing the Services, Contractor may sub-contract certain portions of the Services ("**Sub-Contracted Services**"); provided however, Contractor shall remain responsible ensuring completion of all Services, including the Sub-Contracted Services, in accordance with the terms provided in this Agreement and **Exhibit A**.

SECTION 3. COMPENSATION. As compensation for the Services, the District agrees to pay Contractor in accordance with the following terms:

A. EXISTING WEBSITE REMEDIATION/NEW WEBSITE BUILD. For performance of the Services as provided in Section 2(A) of this Agreement, the District shall pay a one-time fee of Three Thousand Dollars (\$3,000.00). Contractor shall invoice the District upon completion of the initial work provided in Section 2(A).

B. MAINTENANCE. For performance of the Services as provided in Section 2(B) of this Agreement, the District shall pay Two Thousand Two Hundred Twenty Dollars (\$2,220.00) per year, payable in twelve (12) equal monthly installments of One Hundred Eighty-Five Dollars (\$185.00). Parties understand and acknowledge that this includes document remediation pursuant to Section 2(B)(iii).

C. QUARTERLY TECHNOLOGICAL AND HUMAN AUDITS. For performance of the Services as provided in Section 2(C) of this Agreement, the District shall pay One Thousand Two Hundred Dollars (\$1,200.00) per year, payable in equal, quarterly installments of Three Hundred Dollars (\$300.00).

D. INVOICES; PAYMENT. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor shall render each invoice to the District in writing, which shall be delivered promptly upon completion of each Service. Each invoice shall contain, at a minimum, the District's name, Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each allowing the District to approve each cost, the time frame within which the Services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, *et al.*, *Florida Statutes*, the invoices shall be due and payable

within forty-five (45) days of receipt by the District.

SECTION 4. TERM AND TERMINATION.

A. TERM. This Agreement shall become effective upon the date and year first written above and shall be in effect until terminated by either party in accordance with the terms of this Agreement.

B. TERMINATION. The District agrees that Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to Contractor. Contractor agrees that the District may terminate this Agreement without cause; provided that the District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor as the sole means of recovery for termination.

SECTION 5. REPRESENTATIONS, WARRANTIES AND COVENANTS. Contractor represents, warrants, and covenants that (a) the Services will conform to the requirements provided in Section 2 herein and **Exhibit A**; (b) the Services shall be performed by qualified personnel in a professional, prompt, diligent, good, safe and workmanlike manner in accordance with all laws, industry standards, and all applicable ADA and other website accessibility compliance standards, including but not limited to WCAG and other federally recommended guidelines, as may be amended from time to time; and (c) neither the Services nor any product provided by Contractor shall infringe, misappropriate, or otherwise violate the intellectual property rights of any third-party. To the extent that any defects are found and reported to the Contractor, the Contractor shall correct such defects within thirty (30) days.

SECTION 6. INTELLECTUAL PROPERTY.

A. CONTRACTOR MATERIALS. Except as provided herein, Contractor shall retain all right, title, and interest in and to (i) all patents, trademarks, service marks, copyrights, and other intellectual property or proprietary rights of Contractor used in or otherwise associated with the Services, and other materials provided to the District hereunder; and (ii) all trade secrets, technical specifications and data to the extent they are intellectual property, and inventions which are authored, conceived, devised, developed, reduced to practice, or otherwise performed by Contractor which arise out of Contractor's performance of the Services, none of which shall be deemed a "work made for hire" under the Copyright Act of 1976 (collectively, "**Contractor Materials**"), and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive Contractor of any of its intellectual property and proprietary interests associated therewith. Subject to the foregoing, Contractor grants to the District a non-exclusive, non-transferable worldwide perpetual limited right and license to access and use the Contractor Materials in connection with the ordinary and intended use by the District as

contemplated in this Agreement, including viewing, downloading and printing the Contractor Materials for the District's use, and without in any case removing Contractor's copyright, trademark or other intellectual property ownership notices.

B. THE DISTRICT MATERIALS; PUBLICITY AND TRADEMARKS. The District shall own the Website, domain name, all e-mail addresses, and all website and e-mail content, under all circumstances. In the event of a termination of this Agreement for any reason, Contractor shall take all necessary steps to transfer, or otherwise allow the District to retain, such website, domain name, e-mail addresses and content of the same. Additionally, to the extent applicable, Contractor shall take commercially reasonable precautions consistent with industry standards to protect confidential information, including, e.g., credit card information and other sensitive information protected under Florida's Public Records Laws. Contractor shall immediately notify the District of any breach or loss of data, and take such steps as are reasonably necessary to address any such issue. Except as provided herein, the District shall retain all right, title, and interest in and to all intellectual property of the District provided or made available to the Contractor in connection with Contractor's Services (collectively, "**District Materials**") and nothing contained herein shall be construed to restrict, impair, transfer, license, convey, or otherwise alter or deprive the District of any of its intellectual property or other proprietary interests associated therewith, if any. Subject to the foregoing, the District grants to Contractor a non-exclusive, non-transferable worldwide limited right and license to access and use such District Materials in connection with the provision of the Services as contemplated by this Agreement. Further, the District permits Contractor to identify the District as a customer of Contractor in Contractor's marketing materials (including using the District's name and logo for such limited purposes).

The District further acknowledges and agrees that for Contractor to perform the Services, it must, in some cases, give Contractor remote access to areas behind log-ins that are to be audited hereunder, including, without limitation to content management systems and/or servers (collectively, "**System**"), and agrees that it will furnish to Contractor all necessary information and/or user names and passwords required to do so. Contractor agrees to follow commercially reasonable security policies for accessing the District's System including any specific security procedures as may be communicated to Contractor by the District prior to Contractor accessing the System. Contractor shall on its own or through coordination with the District's Website provider, create a back-up copy of all data that may be affected by Contractor's access to the System.

C. RIGHT TO DISPLAY CONTRACTOR'S COMPLIANCE SHIELD / ACCESSIBILITY POLICY. Pursuant to this Agreement, the Contractor shall provide the District with a Compliance Shield, applicable Audit Seal(s), and customized Accessibility Policy, which the District shall display on its Websites and web applications. The District is expressly prohibited from using the Compliance Shield and/or applicable Audit Seal(s) for any purpose not specifically authorized by this Agreement, and in no event may use such Compliance Shield and/or applicable Audit Seal(s) for or on behalf of any other party or in connection with any domain name and/or organization name other than those being scanned or serviced in connection with the Services.

SECTION 7. PUBLIC RECORDS. Contractor understands and agrees that all documents or on-line content of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Lynne Mullins** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the Work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 723-5900, RECORDREQUEST@PFM.COM, OR AT 3501 QUADRANGLE BOULEVARD, SUITE 270, ORLANDO, FLORIDA, 32817.

SECTION 8. INDEMNITY.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, staff, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents (including, but not limited to Lighthouse Central Florida, Inc., or any other company or individual performing human audits as required by Section 2(C) of this Agreement) in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. This specifically includes a lawsuit based on lack of ADA compliance or other website compliance insufficiencies. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be

more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District, all as actually incurred.

C. In the event that Contractor assigns its obligations under this Agreement to a third party, Contractor acknowledges and agrees that Contractor shall require such third party to provide indemnification to the District consistent with the requirements of this Section 8.

SECTION 9. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Contract.

SECTION 10. GENERAL PROVISIONS.

A. CONFLICTS. The terms of this Agreement and **Exhibit A** are intended to complement each other, and to the extent they conflict, the terms of **Exhibit A** shall control only to the extent that such provisions provide clarifications on Services and materials to be provided by Contractor pursuant to **Exhibit A**; in all other respects, the provisions of this Agreement shall control.

B. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

C. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, successors, assigns or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint-venturer, or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, successors, assigns or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's or its employees, agents, successors, assigns or anyone

directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction, and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

D. DISPUTE RESOLUTION. Before initiating any legal claim or action (except with respect to equitable relief), the parties agree to attempt in good faith to settle any dispute, controversy, or claim arising out of or related to this Agreement or the Services (collectively, "**Dispute**") through discussions which shall be initiated upon written notice of a Dispute by either party to the other. If the parties cannot resolve the Dispute within ten (10) business days, then the parties shall attempt to settle the Dispute by mediation. If mediation is unsuccessful, the parties may then proceed to filing a claim in the appropriate jurisdictional court in accordance with this Agreement. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

E. APPLICABLE LAW AND VENUE. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws. Except for actions seeking injunctive relief (which may be brought in any appropriate jurisdiction), suits under this agreement shall only be brought in a court of competent jurisdiction in the county of Collier County, Florida. This choice of venue is intended by the parties to be mandatory and not permissive in nature, and to preclude the possibility of litigation between the parties with respect to, or arising out of, this Agreement in any jurisdiction other than that specified in this section. The District and Contractor waive any right they may have to assert the doctrine of *forum non conveniens* or similar doctrine, or to object to venue with respect to any proceeding brought in accordance with this Section.

F. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

G. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason to or for the benefit of any third-party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than

the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

H. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

I. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notice**" or "**Notices**") shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the parties, as follows:

If to Contractor: NewAgeTutors LLC
d/b/a VGlobalTech
636 Fanning Drive
Winter Springs, Florida 32708
Attn: Vaibhav V. Joshi

If to District: Corkscrew Crossing Stewardship District
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

J. ENTIRE AGREEMENT. This Agreement, together with **Exhibit A**, sets forth the entire

agreement of the parties, and supersedes any prior agreements or statements with respect to the subject matter hereof. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the Parties to this Agreement, or their respective successors or assigns.

K. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

L. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written consent of the other. Any purported assignment without such consent shall be null and void.

M. AMENDMENTS. This Agreement may be amended or modified only by a written instrument duly executed by both parties.

N. FORCE MAJEURE. If either party is prevented from performing any of its obligations under this Agreement due to any cause beyond the party's reasonable control, including, without limitations, an "act of God," fire, flood, war, strike, government regulation, civil or military authority, acts or omissions of transmitters, utilities, providers or hackers, the time for that party's performance will be extended for the period of the delay or inability to perform due to such occurrence.

O. SURVIVAL. In addition to such other provisions hereof which, by their terms, survive any termination or expiration of this Agreement, Section 5 (Representations, Warranties and Covenants), Section 6 (Intellectual Property), Section 7 (Public Records), Section 8 (Indemnity), and Section 10 (General Provisions) shall survive any termination or expiration of this Agreement.

P. WAIVER. No breach of any term of this Agreement shall be deemed waived unless expressly waived in writing by the party who might assert such breach. Any failure or delay by either party to exercise any right, power, or privilege under this Agreement shall not be deemed a waiver of any such right, power, or privilege under this Agreement on that or any subsequent occasion. Any waiver by either party, whether express or implied, of any provision of this Agreement, any waiver of default, or any course of dealing hereunder, shall not affect such party's right to thereafter enforce such provision or to exercise any right or remedy in the event of any other default or breach, whether or not similar.

Q. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

R. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-

Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

S. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the parties as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In case of a Dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either party.

T. DESCRIPTIVE HEADINGS. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have, by their duly authorized representatives, executed this Agreement as of the date and year first set forth above.

ATTEST:

**CORKSCREW CROSSING STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Vice/Chairperson, Board of Supervisors

WITNESS:

**NEWAGETUTORS LLC, D/B/A
VGLOBALTECH**, a Florida limited
liability company

Print Name: _____

By: Vaibhav V. Joshi, Manager

Exhibit A: Proposal for Services

Exhibit A
Proposal for Service

Proposal For

Corkscrew Grove Stewardship District

Website Accessibility for People with Disabilities as per Nondiscrimination requirements of Title II of the American Disabilities Act (ADA) & WCAG

Date	Version#	Comments	Author
June 27, 2025	1.0	Initial Version as per request	VB Joshi



ACCREDITED
BUSINESS

BBB Rating: A+

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Any violations are punishable under the law and shall be prosecuted.

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1.0 The Law

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189.069 Special districts; required reporting of information; web-based public access. —

(1) Beginning on October 1, 2015, or by the end of the first full fiscal year after its creation, each special district shall maintain an official website containing the information required by this section. Each special district shall submit its official website address to the department.

(a) Each independent special district shall maintain a separate website.

(b) Each dependent special district shall be prominently displayed on the home page of the website of the local general-purpose government upon which it is dependent with a hyperlink to such webpages as are necessary to provide the information required by this section. A dependent special district may maintain a separate website providing the information required by this section.

(2)(a) A special district shall post the following information, at a minimum, on the district's official website:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
6. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
7. A description of the boundaries or service area of, and the services provided by, the special district.
8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy

of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.

9. The primary contact information for the special district for purposes of communication from the department.

10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.

11. The budget of the special district and any amendments thereto in accordance with s.189.016.

12. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district.

13. A listing of its regularly scheduled public meetings as required by s. 189.015(1).

14. The public facilities report, if applicable.

15. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).

16. At least 7 days before each meeting or workshop, the agenda of the event, along with any meeting materials available in an electronic format, excluding confidential and exempt information. The information must remain on the website for at least 1 year after the event.

(b) The department's website list of special districts in the state required under s. 189.061 shall include a link for each special district that provides web-based access to the public for all information and documentation required for submission to the department pursuant to subsection

2.0 ADA & WCAG Compliance – Introduction

Every individual must have equal access to information whether it is in person service or online. This is a general agreement and understanding of access.

The Internet has dramatically changed the way state and local governments do business. Today, government agencies routinely make much more information about their programs, activities, and services available to the public by posting it on their websites. As a result, many people can easily access this information seven day a week, 24 hours a day.

Many government services and activities are also provided on websites because the public is able to participate in them at any time of day and without the assistance of government personnel. Many government websites offer a low cost, quick, and convenient way of filing tax returns, paying bills, renewing licenses, signing up for programs, applying for permits or funding, submitting job applications, and performing a wide variety of other activities.

The Americans with Disabilities Act (ADA) and, if the government entities receive federal funding, the Rehabilitation Act of 1973 generally require that state and local governments provide qualified individuals with disabilities equal access to their programs, services, or activities unless doing so would fundamentally alter the nature of their programs, services, or activities or would impose an undue burden. One way to help meet these requirements is to ensure that government websites have accessible features for people with disabilities, using the simple steps described in this document. An agency with an inaccessible website may also meet its legal obligations by providing an alternative accessible way for citizens to use the programs or services, such as a staffed telephone information line. These alternatives, however, are unlikely to provide an equal degree of access in terms of hours of operation and the range of options and programs available.

The World Wide Web Consortium (W3C) sets the main international standards for the World Wide Web and its accessibility. W3C created the Web Content Accessibility Guidelines (WCAG 2.0 and 2.1) which are similar to Section 508, but on an international level. WCAG 2.0 and 2.1 requires specific techniques for compliance and is more current than Section 508.

Many countries and international organizations require compliance with WCAG 2.0 and 2.1. The guidelines are categorized into three levels of compliance: A (must support), AA (should support), and AAA (may support). Representatives from the accessibility community around the world participate in the evolution of these guidelines.

Source: <https://www.w3.org/WAI/standards-guidelines/wcag/>

Visit <http://vglobaltech.com/website-compliance/> for more details, do a website compliance check on your website and to download a PDF proposal.

2.1 Common Problems and Solutions in Website Accessibility?

2.1.1 Problem: Images Without Text Equivalents

Solution: Add a Text Equivalent to Every Image

Adding a line of simple HTML code to provide text for each image and graphic will enable a user with a vision disability to understand what it is. Add a type of HTML tag, such as an “alt” tag for brief amounts of text or a “longdesc” tag for large amounts, to each image and graphic on your agency’s website.

The words in the tag should be more than a description. They should provide a text equivalent of the image. In other words, the tag should include the same meaningful information that other users obtain by looking at the image. In the example of the mayor’s picture, adding an “alt” tag with the words “Photograph of Mayor Jane Smith” provides a meaningful description.

In some circumstances, longer and more detailed text will be necessary to convey the same meaningful information that other visitors to the website can see. For example, a map showing the locations of neighborhood branches of a city library needs a tag with much more information in text format. In that instance, where the map conveys the locations of several facilities, add a “longdesc” tag that includes a text equivalent description of each location shown on the map – e.g., “City Center Library, 433 N. Main Street, located on North Main Street between 4th Avenue and 5th Avenue.”

2.1.2 Problem: Documents Are Not Posted in an Accessible Format

Solution: Post Documents in a Text-Based Format

Always provide documents in an alternative text-based format, such as HTML or RTF (Rich Text Format), in addition to PDF. Text-based formats are the most compatible with assistive technologies.

2.1.3 Problem: Specifying Colors and Font Sizes

Solution: Avoid Dictating Colors and Font Settings

Websites should be designed so they can be viewed with the color and font sizes set in users’ web browsers and operating systems. Users with low vision must be able to specify the text and background colors as well as the font sizes needed to see webpage content.

2.1.4 Problem: Videos and Other Multimedia Lack Accessible Features

Solution: Include Audio Descriptions and Captions

Videos need to incorporate features that make them accessible to everyone. Provide audio descriptions of images (including changes in setting, gestures, and other details) to make videos accessible to people who are blind or have low vision. Provide text captions synchronized with the video images to make videos and audio tracks accessible to people who are deaf or hard of hearing.

2.1.5 Web Content Accessibility Guidelines (WCAG)

Understanding the Four Principles of Accessibility

The guidelines and Success Criteria are organized around the following four principles, which lay the foundation necessary for anyone to access and use Web content. Anyone who wants to use the Web must have content that is:

1. **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
 - This means that users must be able to perceive the information being presented (it can't be invisible to all of their senses)
2. **Operable** - User interface components and navigation must be operable.
 - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform)
3. **Understandable** - Information and the operation of user interface must be understandable.
 - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding)
4. **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
 - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible)

If any of these are not true, users with disabilities will not be able to use the Web.

Under each of the principles are guidelines and Success Criteria that help to address these principles for people with disabilities. There are many general usability guidelines that make content more **usable by all people**, including those with disabilities. However, in WCAG 2.1, we only include those guidelines that address problems particular to people with disabilities. This includes issues that block access or interfere with access to the Web more severely for people with disabilities.

See reference section at the end of this document for more information and websites for ADA, Usability and other important compliance issues and solutions.

VGlobalTech development and business management team shall study these compliance guidelines and with our technical capabilities apply these to make your website accessible, compatible and fully functional for all people, including those with disabilities.

Visit <https://vglobaltech.com/website-compliance/> for details of our compliance process and expertise in this area.

Please see References section for several resources on compliance.

3.0 Pricing

Website Complexity: **Medium Level Websites**

**VGlobalTech team shall complete the following critical tasks for client website.
All costs below are per website / CDD:**

3.1 Existing Website Remediation / New Website Build:

	Task
1.	Remediate existing website / Build new website from start as per Florida Statute Chapter 189 requirements. Ensure ADA & WCAG compliance requirements. Customer shall provide all documents and content required. ALL webpages on the website shall be made ADA compliant by our team. Create accessibility documents, code review, html updates, plugins / security updates required for ADA and WCAG compliance
2.	Cross-Device Check (Website needs to appear as per ADA standards on Mobile Phones, Tablets, Desktops etc.). Braille Readers, Other assistance technology compatibility
3.	ADA Standards application (as per Section 1 above). ADA.gov, Web Content Accessibility Guidelines (WCAG)
4.	PDF Documents conversion (to Text, HTML etc.) as needed for ADA Compliance / Reader Compliance (up to 2 years of documents shall be converted)
5.	Create a webpage showing websites ADA Compliance efforts
6.	Create customized footers with VGlobalTech' s ADA Compliance Seal (renewed quarterly as long as contract is in place)
	Web Design Total: \$3000/- (one time) <i>*Existing website will need only remediation and cleanup as per ADA & WCAG. Rebuild is NOT required.</i>

3.2 ADA Compliance Monthly Maintenance Email and Hosting

Maintenance contract starts after the initial conversion is completed (It is critical to maintain compliance as websites get updated):

The Annual Maintenance **DOES NOT** include the quarterly audits proposed in the next section. Maintenance contract is required for VGlobalTech's proprietary document conversion software (PDF to RTF) to be used that allows faster, accurate and batch processing for document conversion.

	Task
1.	Full content upload support to regularly keep site updated (includes all documents, audit reports, agendas, meeting minutes, events etc.). Ensure content is in ADA and WCAG compliance for the entire site. Section 508 stipulations (applicable to CDD) and FIA /eGIS insurance requirements are met. These points are very critical to maintain a fully compliant website at all times. <i>Update turnaround time – less than 24 hrs. from customer sending the content and documents to be updated to VGT team.</i>
2.	PDF Documents conversion (to Text, HTML etc.) as needed (<i>new documents during the maintenance year only</i>) for ADA Compliance / Reader Compliance. VGlobalTech's proprietary batch conversion software shall be used by our team for faster batch-conversion processing as long as the contract is valid (big time saver that creates compliant documents that can be uploaded to the website). There is no limit on how many documents or pages per document can be converted per month using VGlobalTech's software. If Auto conversion fails, VGlobalTech team shall perform manual OCR and conversion within 24 hrs.
3.	Update footer with VGlobalTech's ADA Compliance Seal
	Total Monthly Maintenance with full content upload, document conversion and Hosting: \$185 / month *Support beyond 8 hrs. / month / CDD shall be billed at \$55 / hr. separately (VGlobalTech team shall be responsible to track and report hours exceeded, if any) **Monthly price discounted for existing customers ***Monthly maintenance must be paid before the 10 th of every month

3.3 Quarterly Technical and Human Audit

This audit is as per the Florida Insurance Alliance guidelines. Please check with your insurance agency for specific requirements. **Read more here:** https://vglobaltech.com/wp-content/uploads/2019/03/FIA_ADA_Guidelines-2019-2020.pdf

VGlobalTech has developed a unique program for digital accessibility that is run by a highly skilled and experienced team in human auditing of websites and software as per the section 508 stipulations. Read more about our partnership here:

<https://vglobaltech.com/website-compliance/>

Digital Asset Technical Compliance Seal:



VGlobalTech in-house technical team shall remediate / test the website / software for ADA, WCAG compliance. VGlobalTech's technical design & development team is fully aware of the Americans with Disability Act (ADA), Web Content Accessibility Guidelines (WCAG), **Section 508** of the Rehabilitation Act of 1973 and overall, the design principles of a professional, accessible, functional and responsive web design. The entire team has taken dedicated time and efforts to learn these design principles firsthand.

Our purpose is clear – **Universal, Creative Web design that works for everyone, everywhere and every time!**

Cost for Audit: **\$300 / per quarter**

- Can be paid yearly for all 4 audits (\$1200) or can be paid per audit every quarter
- All CDD required website documents' conversions to compatible formats included
- Seals renewed every quarter
- Audits are conducted by VGlobalTech dev and ADA Expert Team

This proposal includes the following points, stipulations, terms and conditions:

*(1) conference call or in person meetings per month with client to review metrics, results and monthly recaps **unless otherwise noted*

* Email and phone communication

*Anything out of the scope of work in the above proposal will be addressed and client will be immediately notified. After notification of additional work, a subsequent quote will be provided to cover that work.

*The client is responsible to adhering to timelines as far as information required to complete the task is concerned. If timelines are not adhered to and exceed 15 business days past the current marketing months, on the last day, all work will end. A new month with new allocated costs will be presented for future work to commence. No refunds and owed work will be due unless otherwise agreed upon. **An Invoice will be provided once signature approval of this project proposal. Payments will be made to VGLOBALTECH**

*The client is responsible for verifying the quality of work, providing feedback, verifying that compliance has been met as required. The VGlobalTech team shall not be responsible for any legal ramifications arising from work not done as per external agencies / organizations / associations needs if proper feedback is not provided by the customer. VGlobalTech's work will be in the best faith but cannot guarantee all compliance / legal needs since we are not the final authority in the ADA or WCAG compliance area. VGlobalTech shall not be liable for any legal ramifications arising from compliance issues and cannot be held responsible for any legal or other lawsuits.

Refund Policy: The client may halt work and request a refund within seven days of the date of signing this services agreement by mailing a signed letter to the main address listed on www.VGlobalTech.com website. If the client requests a refund within seven days of the date of signing their agreement, they shall be liable to pay for all the work completed and will be refunded the remaining balance of the initial payment if the billable work has not exceeded a charge that would be greater than the client's initial payment. If the client requests a refund after seven days from the date of the signing of the agreement the client is liable to pay for all work completed plus an additional 25% of any remaining balance that may still be due. Once line-item projects are complete no refunds will be issued. Confidentiality: All information between client and service provider inclusive of technical and business information relating to proprietary ideas, patentable ideas and/or trade secrets, existing and/or contemplated products and services, research and development, production, costs, profit and margin information, finances and financial projections, customers, clients, marketing, and current or future business plans and models, regardless of whether such information is designated as "Confidential Information" at the time of its disclosure and will be treated as such and with absolute confidentiality and will not be shared or used, which will be maintained at all times. The client is

not allowed to disclose their price with any third party. Doing so is in breach of this agreement. All information development will be shared and proprietary information and property between client and service providers.

4.0 Proposal Acceptance:

The VGlobalTech proposed solution, and terms have been accepted by the customer and the VGlobalTech can proceed with the project. All payments shall be made according to this agreement.

Signatures:

For Customer Date

VB Joshi
For VGlobalTech Date

5.0 References:

ADA Best Practices Tool Kit for State and Local Governments:

<https://www.ada.gov/pcatoolkit/chap5toolkit.htm>

U.S. Department of Justice, Civil Rights Division, Disability Rights Section

<https://www.ada.gov/websites2.htm>

Web design Standards: <https://www.w3schools.com/>

Web Content Accessibility Guidelines (WCAG) <https://www.w3.org/TR/WCAG21/>

VGlobalTech Web Content Accessibility Implementation and Checkpoints:

<http://vglobaltech.com/website-compliance/>



BBB Rating: A+

[Click for Profile](#)



Corkscrew Grove Stewardship District

**Resolution 2025-23,
Authorizing Execution of Public Depositor Report**

RESOLUTION 2025-23

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT AUTHORIZING THE DISTRICT MANAGER OR TREASURER TO EXECUTE THE PUBLIC DEPOSITORS REPORT; AUTHORIZING THE EXECUTION OF ANY OTHER FINANCIAL REPORTS AS REQUIRED BY LAW; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Corkscrew Grove Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the District desires to authorize District staff to execute the Public Depositor Report and all other financial reports required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. The District Manager or Treasurer are hereby authorized, on behalf of the District, to execute the Public Depositor Report and to transmit same to the Treasurer of the State of Florida as required by Chapter 280, *Florida Statutes*, as amended, and any and all other financial reports required by any other rule, statute, law, ordinance or regulation.

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors



Corkscrew Grove Stewardship District

**Resolution 2025-24,
Authorization to Establish Checking Account and
Designating of Authorized Signatories for Operating
Account(s)**

RESOLUTION 2025-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT DIRECTING PFM GROUP CONSULTING LLC, TO ESTABLISH A LOCAL BANK ACCOUNT AT VALLEY NATIONAL BANK FOR THE DISTRICT AND APPOINT THE CHAIRMAN, SECRETARY, TREASURER AND ASSISTANT TREASURERS AS SIGNORS ON THE ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Corkscrew Grove Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the District's Board of Supervisors desires to establish a local bank account for the District and appoint Chair, Secretary, Treasurer and Assistant Treasurer(s) as signors on the account.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT THAT:

SECTION 1. PFM Group Consulting LLC is directed to establish a local bank account at Valley National Bank for the District.

SECTION 2. The Chair, Secretary, Treasurer and Assistant Treasurer(s) shall be appointed as signors on the account.

SECTION 3. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4TH day of August, 2025.

ATTEST:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

Secretary

Chairperson, Board of Supervisors



Corkscrew Grove Stewardship District

**Resolution 2025-25,
Authorizing the Disbursement of Funds**

RESOLUTION 2025-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; AUTHORIZING THE DISBURSEMENT OF FUNDS FOR PAYMENT OF CERTAIN NON-CONTINUING EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Corkscrew Grove Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) meets as necessary to conduct the business of the District, including authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board may establish monthly, quarterly or other meeting dates, or may cancel scheduled meetings from time to time; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board determines this Resolution is in the best interest of the District and is necessary for the efficient conduct of District business; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

1. CONTINUING EXPENSES. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

- a) The invoices must be due on or before the next scheduled meeting of the Board.
- b) The invoice must be pursuant to a contract or agreement authorized by the Board.

- c) The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.
- d) The invoice amount will not cause payments to exceed the adopted budget of the District.

2. NON-CONTINUING EXPENSES. The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are (i) required to provide for the health, safety, and welfare of the residents within the District; or (ii) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, or (iii) are necessary to avoid an unnecessary expense that may be imposed on the District in connection with a District project; or (iv) are for routine services performed on an annual basis and the amount of such services is reflected in the District's annual budget, or (v) are otherwise for an emergency circumstance, pursuant to the following schedule:

- a) Non-Continuing Expenses Not Exceeding \$5,000 - with approval of the District Manager; and
- b) Non-Continuing Expenses Exceeding \$5,000 - with approval of the District Manager and Chairperson of the Board (or Vice Chairperson in the Chairperson's absence).

3. BOARD RATIFICATION. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.

4. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4TH day of August, 2025.

ATTEST:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors



Corkscrew Grove Stewardship District

**Resolution 2025-26,
Adopting Investment Guidelines**

RESOLUTION 2025-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW GROVE STEWARDSHIP DISTRICT, ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNTS NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Corkscrew Grove Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is required to adopt an investment policy in accordance with Section 218.415, *Florida Statutes*; and

WHEREAS, the Board desires to adopt the alternative investment guidelines for the investment of public funds in excess of amounts needed to meet current operating expenses, in accordance with Section 218.415, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

Section 1. The District hereby adopts the alternative investment guidelines for the investment of public funds in excess of the amounts needed to meet current operating expenses, in accordance with Section 218.415(17), *Florida Statutes*. The District may invest in the following instruments and may divest itself of investments, at prevailing prices or rates:

- a. The Local Government Surplus Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Section 163.01, *Florida Statutes*.
- b. Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.
- c. Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, *Florida Statutes*.
- d. Direct obligations of the U.S. Treasury.

Section 2. Securities listed in paragraphs c. and d. shall be invested to provide sufficient liquidity to pay obligations as they come due.

Section 3. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**CORKSCREW GROVE
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chairperson



Corkscrew Grove Stewardship District

**Resolution 2025-27,
Adopting Internal Controls Policy**

RESOLUTION 2025-26

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT ADOPTING AN INTERNAL CONTROLS POLICY CONSISTENT WITH SECTION 218.33, FLORIDA STATUTES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Corkscrew Grove Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, consistent with Section 218.33, *Florida Statutes*, the District is statutorily required to establish and maintain internal controls designed to prevent and detect fraud, waste, and abuse as defined in Section 11.45(1), *Florida Statutes*; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets; and

WHEREAS, to demonstrate compliance with Section 218.33, *Florida Statutes*, the District desires to adopt by resolution the Internal Controls Policy attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. The attached Internal Controls Policy attached hereto as **Exhibit A** is hereby adopted pursuant to this Resolution.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**CORKSCREW GROVE
STEWARDSHIP DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

CORKSCREW GROVE STEWARDSHIP DISTRICT INTERNAL CONTROLS POLICY

1. Purpose.

- 1.1. The purpose of this internal controls policy is to establish and maintain internal controls for the Corkscrew Grove Stewardship District.
- 1.2. Consistent with Section 218.33(3), *Florida Statutes*, the internal controls adopted herein are designed to:
 - 1.2.1. Prevent and detect Fraud, Waste, and Abuse (as hereinafter defined).
 - 1.2.2. Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.
 - 1.2.3. Support economical and efficient operations.
 - 1.2.4. Ensure reliability of financial records and reports.
 - 1.2.5. Safeguard Assets (as hereinafter defined).

2. Definitions.

- 2.1. "Abuse" means behavior that is deficient or improper when compared with behavior that a prudent person would consider a reasonable and necessary operational practice given the facts and circumstances. The term includes the misuse of authority or position for personal gain.
- 2.2. "Assets" means District assets such as cash or other financial resources, supplies, inventories, equipment and other fixed assets, real property, intellectual property, or data.
- 2.3. "Auditor" means the independent auditor (and its employees) retained by the District to perform the annual audit required by state law.
- 2.4. "Board" means the Board of Supervisors for the District.
- 2.5. "District Management" means (i) the independent contractor (and its employees) retained by the District to provide professional district management services to the District and (ii) any other independent contractor (and its employees) separately

retained by the District to provide amenity management services, provided said services include a responsibility to safeguard and protect Assets.

- 2.6. “Fraud” means obtaining something of value through willful misrepresentation, including, but not limited to, intentional misstatements or intentional omissions of amounts or disclosures in financial statements to deceive users of financial statements, theft of an entity’s assets, bribery, or the use of one’s position for personal enrichment through the deliberate misuse or misapplication of an organization’s resources.
- 2.7. “Internal Controls” means systems and procedures designed to prevent and detect fraud, waste, and abuse; promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices; support economical and efficient operations; ensure reliability of financial records and reports; and safeguard assets.
- 2.8. “Risk” means anything that could negatively impact the District’s ability to meet its goals and objectives. The term includes strategic, financial, regulatory, reputational, and operational risks.
- 2.9. “Waste” means the act of using or expending resources unreasonably, carelessly, extravagantly, or for no useful purpose.

3. Control Environment.

3.1. Ethical and Honest Behavior.

- 3.1.1. District Management is responsible for maintaining a work environment that promotes ethical and honest behavior on the part of all employees, contractors, vendors and others.
- 3.1.2. Managers at all levels must behave ethically and communicate to employees and others that they are expected to behave ethically.
- 3.1.3. Managers must demonstrate through words and actions that unethical behavior will not be tolerated.

4. Risk Assessment.

- 4.1. Risk Assessment. District Management is responsible for assessing Risk to the District. District Management’s Risk assessments shall include, but not be limited to:
 - 4.1.1. Identifying potential hazards.

4.1.2. Evaluating the likelihood and extent of harm.

4.1.3. Identifying cost-justified precautions and implementing those precautions.

5. Control Activities.

5.1. Minimum Internal Controls. The District hereby establishes the following minimum Internal Controls to prevent and detect Fraud, Waste, and Abuse:

5.1.1. Preventive controls designed to forestall errors or irregularities and thereby avoid the cost of corrections. Preventive control activities shall include, but not be limited to, the following:

5.1.1.1. Identifying and segregating incompatible duties and/or implementing mitigating controls.

5.1.1.2. Performing accounting functions in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.

5.1.1.3. Requiring proper authorizations to access and/or modify accounting software.

5.1.1.4. Implementing computerized accounting techniques (e.g. to help identify coding errors, avoid duplicate invoices, etc.).

5.1.1.5. Maintaining a schedule of the District's material fixed Assets.

5.1.1.6. Maintaining physical control over the District's material and vulnerable Assets (e.g. lock and key, computer passwords, network firewalls, etc.).

5.1.1.7. Retaining and restricting access to sensitive documents.

5.1.1.8. Performing regular electronic data backups.

5.1.2. Detective controls designed to measure the effectiveness of preventive controls and to detect errors or irregularities when they occur. Detective control activities shall include, but not be limited to, the following:

- 5.1.2.1. Preparing financial reports in accordance with Generally Accepted Accounting Principles (GAAP) and Governmental Accounting Standards Board (GASB) standards.
- 5.1.2.2. Reviewing financial statements and investigating any material variances between budgeted expenses and actual expenses.
- 5.1.2.3. Establishing and implementing periodic reconciliations of bank, trust, and petty cash accounts.
- 5.1.2.4. Establishing an internal protocol for reporting and investigating known or suspected acts of Fraud, Waste, or Abuse.
- 5.1.2.5. Engaging in periodic physical inventory counts and comparisons with inventory records.
- 5.1.2.6. Monitoring all ACH (electronic) transactions and the sequencing of checks.

5.2. Implementation. District Management shall implement the minimum Internal Controls described herein. District Management may also implement additional Internal Controls that it deems advisable or appropriate for the District. The specific ways District Management implements these minimum Internal Controls shall be consistent with Generally Accepted Accounting Principles (GAAP) and otherwise conform to Governmental Accounting Standards Board (GASB) and American Institute of Certified Public Accountants (AICPA) standards and norms.

6. Information and Communication.

- 6.1. Information and Communication. District Management shall communicate to its employees (needing to know) information relevant to the Internal Controls, including but not limited to any changes to the Internal Controls and/or changes to laws, rules, contracts, grant agreements, and best practices.
- 6.2. Training. District Management shall regularly train its employees (needing the training) in connection with the Internal Controls described herein and promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.

7. Monitoring Activities.

- 7.1. Internal Reviews. District Management shall internally review the District's Internal Controls at least once per year. In connection with this internal review, District Management shall:
- 7.1.1.1. Review its operational processes.
 - 7.1.1.2. Consider the potential risk of Fraud, Waste, or Abuse inherent in each process.
 - 7.1.1.3. Identify the controls included in the process, or controls that could be included, that would result in a reduction in the inherent risk.
 - 7.1.1.4. Assess whether there are Internal Controls that need to be improved or added to the process under consideration.
 - 7.1.1.5. Implement new controls or improve existing controls that are determined to be the most efficient and effective for decreasing the risk of Fraud, Waste or Abuse.
 - 7.1.1.6. Train its employees on implemented new controls or improvements to existing controls.
- 7.2. External Audits and Other Reviews. Audits and other reviews may be performed on various components of the District's Internal Controls by the Auditor consistent with Government Auditing Standards (GAS). Audits may identify material deficiencies in the Internal Controls and make recommendations to improve them. District Management shall communicate and cooperate with the Board and the Auditor regarding the potential implementation of Auditor recommendations.

Specific Authority: §§ 190.011(5), 218.33(3), *Florida Statutes*

Effective date: January 14, 2025



Corkscrew Grove Stewardship District

**Resolution 2025-28,
Authorizing the Direct Purchases**

RESOLUTION 2025-28

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT AUTHORIZING AN INDIVIDUAL DESIGNATED BY THE BOARD OF SUPERVISORS TO ACT AS THE DISTRICT'S PURCHASING AGENT FOR THE PURPOSE OF PROCURING, ACCEPTING, AND MAINTAINING ANY AND ALL CONSTRUCTION MATERIALS NECESSARY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE OR COMPLETION OF THE DISTRICT'S INFRASTRUCTURE IMPROVEMENTS AS PROVIDED IN THE DISTRICT'S ADOPTED IMPROVEMENT PLAN; PROVIDING FOR THE APPROVAL OF A WORK AUTHORIZATION; PROVIDING FOR PROCEDURAL REQUIREMENTS FOR THE PURCHASE OF MATERIALS; APPROVING THE FORM OF A PURCHASE REQUISITION REQUEST; APPROVING THE FORM OF A PURCHASE ORDER; APPROVING THE FORM OF A CERTIFICATE OF ENTITLEMENT; AUTHORIZING THE PURCHASE OF INSURANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Corkscrew Grove Stewardship District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes; and

WHEREAS, Chapter 2025-237, Laws of Florida, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, the District Board of Supervisors (the "Board"), upon recommendation of the District Engineer, has adopted or will adopt an improvement plan for the construction and installation of certain infrastructure improvements within the District (the "Improvements"); and

WHEREAS, the District has or will enter into various construction contracts for the construction and installation of the Improvements (the "Construction Contracts"); and

WHEREAS, the Construction Contracts allow, or will be amended to allow, for the direct purchase by the District of certain construction materials necessary for those contracts; and

WHEREAS, the District has determined that such direct purchase of construction materials will provide a significant construction cost reduction that is in the best interest of the District; and

WHEREAS, the District desires to have a District representative who is familiar with the project and who is knowledgeable in the area of procuring and handling construction materials act as its representative.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. The District Engineer, the District Manager or another individual as shall be appointed by the Board (the “Purchasing Agent”) shall have the full authority of the District to issue purchase orders or enter into purchase agreements on behalf of the District at such times and intervals as it determines necessary for the timely receipt of construction materials required by the Contractor for the prosecution of the construction project.

SECTION 2. The Purchasing Agent shall purchase on behalf of the District only those materials identified in the Construction Contracts and in amounts not to exceed the cost amount contained therein and as included in the Construction Contracts.

SECTION 3. The Purchasing Agent shall be authorized to purchase on behalf of the District any additional construction materials that are identified in a schedule of values associated with any change order(s) to the Construction Contracts or that of any subcontractor to the Contractor which is approved by the District.

SECTION 4. Should the District Engineer act as the Purchasing Agent for any given Construction Contract, a work authorization of the District Engineer, a form of which is attached hereto as **Exhibit A**, is hereby approved and/or ratified, and the District Engineer shall be paid such reasonable fees, costs and expenses, related to its actions as the District’s Purchasing Agent as provided for in the District Engineer’s agreement with the District.

SECTION 5. The Purchasing Agent is further authorized to take any other administrative actions that are consistent with his/her duties as the District’s Purchasing Agent, including but not limited to, negotiating for lower prices on materials from other suppliers, arranging for the storage, delivery, and protection of purchased materials, and sending and receiving notices and releases as are required by law.

SECTION 6. The District Manager is hereby directed to purchase Builders All Risk Insurance on behalf of the District and with the District as the named insured in such amounts as are necessary to cover the estimated costs of the construction materials pursuant to the Construction Contract.

SECTION 7. The procurement procedures and its exhibits, attached hereto as **Composite Exhibit B** and incorporated herein by reference, are hereby approved and/or ratified, and shall be used by the Purchasing Agent for the purchase of construction materials on behalf of the District.

SECTION 8. The actions of current and prior members of the Board and District staff in effectuating the District’s direct purchase of materials relative to the Construction Contracts, including but not limited to the execution of any documents related therewith, are hereby determined to be in accordance with the prior authorizations of the District’s Chairman, Vice Chair in the Chairman’s absence, and/or the Board, and are hereby ratified, approved and confirmed all respects.

SECTION 9. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 10. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A

Work Authorization

_____, 2025

Board of Supervisors
Corkscrew Grove Stewardship District
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

Subject: **Work Authorization Number** ____
Corkscrew Grove Stewardship District

Dear Chairman, Board of Supervisors:

_____ (the "Engineer") is pleased to submit this work authorization to provide engineering services for the Corkscrew Grove Stewardship District (the "District"). We will provide these services pursuant to our current agreement dated _____ (the "Engineering Agreement") as follows:

I. Scope of Work

The Engineer will act as Purchasing Agent for the District with respect to the direct purchase of construction materials for the District's Improvements in accordance with the procurement procedures adopted by the Board of Supervisors.

II. Compensation

The Engineer will be compensated for this work at the hourly rates established pursuant to the Engineering Agreement.

III. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

This work authorization, together with the Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced services and supersedes any previously executed proposal or agreement related to the provision of such services. If you wish to accept this work authorization, please sign where indicated and return to our office. Thank you for the opportunity to be of service.

APPROVED AND ACCEPTED

Sincerely,

By:

Authorized Representative of District

Date:

By: _____

COMPOSITE EXHIBIT B

PROCUREMENT PROCEDURES FOR OWNER PURCHASED MATERIAL

1. Purchase Requisition Request Forms. At least ten (10) calendar days prior to CONTRACTOR ordering construction materials, CONTRACTOR shall prepare and forward to the Corkscrew Grove Stewardship District (the "OWNER") a separate Purchasing Requisition Request Form for each supplier in the form attached hereto as **Attachment 1**, specifically identifying the construction materials which CONTRACTOR plans to order from each supplier so that OWNER may, in its sole discretion, elect to purchase directly such construction materials.

2. Purchase Orders. After receipt of the Purchasing Requisition Request Form, the OWNER shall prepare Purchase Orders in the form attached hereto as **Attachment 2**, for construction materials which the OWNER wishes to purchase directly. Purchase Orders shall require that the supplier provide required shipping and handling insurance. Purchase Orders shall also require the delivery of the Owner Purchased Materials on the delivery dates provided by the CONTRACTOR in the Purchasing Requisition Request Form. Pursuant to the Purchase Order, the supplier will provide the CONTRACTOR the required quantities of construction material at the price established in the supplier's quote less any associated sales tax.

3. Certificate of Entitlement. The OWNER shall execute a separate Certificate of Entitlement for each Purchase Order in the form attached hereto as **Attachment 3**, and furnish a copy of same to the supplier and to the CONTRACTOR in accordance with Section 4. Each Certificate of Entitlement must have attached thereto the corresponding Purchase Order.

Each Certificate of Entitlement shall acknowledge that if the Department of Revenue determines the purchase is not a tax exempt purchase by a governmental entity, then the governmental entity will be responsible for any tax, penalties and interest determined to be due.

Each Certificate of Entitlement shall affirm that: (1) the attached Purchase Order is being issued directly to the vendor supplying the tangible personal property the CONTRACTOR will use in the identified public works; (2) the vendor's invoice will be issued directly to the governmental entity; (3) payment of the vendor's invoice will be made directly by the governmental entity to the vendor from public funds; (4) the governmental entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor; and (5) the governmental entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

4. Transmission of Certificate of Entitlement and Attached Purchase Order. At least two (2) calendar days prior to CONTRACTOR placing OWNER'S order for the construction materials, OWNER shall forward each Certificate of Entitlement, together with the attached Purchase Order, to CONTRACTOR and to supplier. Promptly upon receipt of the Owner Purchased Materials specified in each Purchase Order, CONTRACTOR shall verify the purchase of the Owner Purchased Materials

in accordance with the terms of the Purchase Order and in a manner to assure timely delivery of the Owner Purchased Materials.

5. Notice of Reduction in Contract Price. On or about the last business day of each month, OWNER shall deliver to the CONTRACTOR a Notice of Reduction in Contract Price (hereinafter "Notice"). Each Notice shall list all Owner Purchased Materials for the respective month and the total price for all such construction materials, plus all sales taxes which would have been associated with such construction materials had the CONTRACTOR purchased the construction materials. Each Notice may also include the total price and sales tax (had CONTRACTOR purchased) for any previously purchased Owner Purchased Materials which for any reason were not previously deducted from the contract price. The contract price will be reduced automatically and as a ministerial task by the amount set forth in each Notice. Each Notice will also reflect the amended contract balance reflecting the deductions taken in said Notice.

The intent of this provision is to cause the contract price to be reduced automatically by the amount OWNER pays for Owner Purchased Materials plus the amount of applicable sales tax that would have been paid for such construction materials, had the CONTRACTOR or any other non-tax exempt entity purchased the construction materials. All savings of sales taxes shall accrue solely to the benefit of OWNER, and CONTRACTOR shall not benefit whatsoever from savings of any such taxes.

6. Payment for Owner Purchased Materials. In order to arrange for the prompt payment to suppliers, the CONTRACTOR shall provide to the OWNER a list indicating on behalf of the owner of the Owner Purchased Materials within fifteen (15) calendar days of receipt of said Owner Purchased Materials. The list shall include a copy of the applicable Purchase Orders, invoices, delivery tickets, written acceptance of the delivered items, and such other documentation as may be reasonably required by the OWNER. Upon receipt of the appropriate documentation, the OWNER shall prepare a check drawn to the supplier based upon the receipt of data provided. OWNER will make payment to each supplier. The CONTRACTOR agrees to assist the OWNER to immediately obtain appropriate partial or final release of waivers.

OWNER shall be responsible for the full payment of all valid and due invoices for Owner Purchased Materials and shall not be entitled to retain the standard ten (10%) percent amount of the progress payment due to the CONTRACTOR as is otherwise provided for in the contract documents.

CONTRACTOR shall affirm that the vendor supplying the Owner Purchased Materials is not also the installer of the Owner Purchased Materials. CONTRACTOR shall further affirm that the installer of the Owner Purchased Materials did not manufacture, fabricate or furnish the Owner Purchased Materials.

7. CONTRACTOR Responsibilities. CONTRACTOR shall be fully responsible for all matters relating to ordering, storing, protecting, receipt, and handling for all construction materials including Owner Purchased Materials, in accordance with these procedures including, but not limited to,

verifying correct quantities, verifying documents of orders in a timely manner, coordinating purchases, providing and obtaining all warranties and guarantees required by the contract documents, inspection and acceptance on behalf of the owner of the construction materials at the time of delivery, and loss or damage to the construction materials following acceptance of construction materials, due to the negligence of the CONTRACTOR. CONTRACTOR shall serve as bailee with respect to such Owner Purchased Materials. The CONTRACTOR shall coordinate delivery schedules, sequence of delivery, loading orientation, and other arrangements normally required by the CONTRACTOR for the construction materials furnished including Owner Purchased Materials. The CONTRACTOR shall provide all services required for the unloading, handling and storage of construction materials through installation including Owner Purchased Materials. The CONTRACTOR agrees to indemnify and hold harmless the OWNER from any and all claims of whatever nature resulting from non-payment for Owner Purchased Materials arising from CONTRACTOR actions.

7.1 Inspection and Documentation. As Owner Purchased Materials are delivered to the job site, CONTRACTOR shall visually inspect all shipments from the suppliers, and approve the vendor's invoice for construction materials delivered. The CONTRACTOR shall assure that each delivery of Owner Purchased Material is accompanied by documentation adequate to identify the Purchase Order against which the purchase is made. This documentation may consist of a delivery ticket and an invoice from the supplier conforming to the Purchase Order together with such additional information as the OWNER may require. All invoices for Owner Purchase Materials shall include the Owner's consumer certificate of exemption number. The CONTRACTOR will then forward all such invoices to the OWNER. On or about the 15th and last day of each month (or the next succeeding business day), CONTRACTOR shall review all invoices submitted by all suppliers of Owner Purchased Materials delivered to the Project site(s) during that month and either concur or object to the OWNER's issuance of payment to the suppliers, based upon CONTRACTOR's records of Owner Purchased Materials delivered to the site and whether any defects or non-conformities exist in such Owner Purchased Materials.

7.2 Warranties, Guarantees, Repairs and Maintenance. The CONTRACTOR shall be responsible for obtaining and managing on behalf of the Owner all warranties and guarantees for all construction materials as required by the contract documents and shall fully warrant all construction materials including all Owner Purchased Materials. OWNER's purchase of various construction materials shall not in any manner impact or reduce CONTRACTOR's duty to warrant said construction materials. The OWNER may forward all repair, maintenance, non-conforming construction materials calls, or any other issues relating to the construction materials to the CONTRACTOR for resolution with the appropriate supplier, vendor, or subcontractor. The CONTRACTOR shall resolve all such calls or issues.

7.3 Records and Accountings. The CONTRACTOR shall maintain records of all Owner Purchased Materials it incorporates into the work from the stock of Owner Purchased Materials in its possession as bailee. The CONTRACTOR shall account monthly to the OWNER for any Owner Purchased Materials delivered into the CONTRACTOR's possession, indicating portions of all such construction materials which have been incorporated into the work.

7.4 Defective or Non-conforming Construction Materials. The CONTRACTOR shall ensure that Owner Purchased Materials conform to specifications, and determine prior to incorporation into the work if such construction materials are defective or non-conforming, whether such construction materials are identical to the construction materials ordered, and match the description on the bill of lading. If the CONTRACTOR discovers defective or non-conforming Owner Purchased Material upon such visual inspection, the CONTRACTOR shall not utilize such non-conforming or defective construction materials in the work and instead shall promptly notify the OWNER of the defective or non-conforming conditions so repair or replacement of such construction materials can occur without any undue delay or interruption to the Project. If the CONTRACTOR fails to adequately and properly perform such inspection or otherwise incorporates into the Project defective or non-conforming Owner Purchased Materials, the condition of which it either knew or should have known by performance of an inspection, CONTRACTOR shall be responsible for all damages to OWNER resulting from CONTRACTOR's incorporation of such construction materials into the Project, including liquidated or delay damages.

8. Title. Notwithstanding the transfer of Owner Purchased Materials by the OWNER to the CONTRACTOR's possession as bailee for the OWNER, the OWNER shall retain legal and equitable title to any and all Owner Purchased Materials.

9. Insurance and Risk of Loss. The OWNER shall purchase and maintain Builder's Risk Insurance sufficient to protect against any loss or damage to Owner Purchased Materials. Owner shall be the named insured and such insurance shall cover the full value of any Owner Purchased Materials not yet incorporated into the Project during the period between the time the OWNER first takes title to any such Owner Purchased Materials and the time when the last of such Owner Purchased Materials is incorporated into the Project or consumed in the process of completing the Project.

10. No Damages for Delay. The OWNER shall in no way be liable for, and CONTRACTOR waives all claims for, any damages relating to or caused by alleged interruption or delay due to ordering or arrival of Owner Purchased Materials, defects, or other problems of any nature with such construction materials, late payment for such construction materials, or any other circumstance associated with Owner Purchased Materials, regardless of whether OWNER's conduct caused, in whole or in part, such alleged damages. The foregoing waiver by CONTRACTOR includes damages for acceleration and inefficiencies. CONTRACTOR accepts from OWNER as further and specific consideration for the foregoing waivers, OWNER's undertaking to pay for and finance all Owner Purchased Materials.

Attachment 1

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.

NAME: _____

ADDRESS: _____

TELEPHONE NUMBER: _____

2. Manufacturer or brand, model or specification number of the item.

3. Quantity needed as estimated by CONTRACTOR. _____

4. The price quoted by the supplier for the construction materials identified above.
\$ _____

5. The sales tax associated with the price quote. \$ _____

6. Shipping and handling insurance cost. \$ _____

7. Delivery dates as established by CONTRACTOR. _____

OWNER: Corkscrew Grove Stewardship District

Authorized Signature (Title)

Date

CONTRACTOR: _____

Authorized Signature (Title)

Date

Attachment 2

PURCHASE ORDER

1. **SEE ATTACHED PURCHASE REQUISITION REQUEST FORM DATED**_____, **20**__.
2. Corkscrew Grove Stewardship District State of Florida sales tax exemption certificate number: _____

Corkscrew Grove Stewardship District is the Purchaser of the construction materials purchased pursuant to this Purchase Order. Supplier shall provide for the required shipping and handling insurance cost for delivery of the construction materials by the delivery date specified in this Purchase Order.

OWNER: Corkscrew Grove Stewardship District

Authorized Signature (Title)

Date

CONTRACTOR: _____

Authorized Signature (Title)

Date

Attachment 3

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of Corkscrew Grove Stewardship District (hereinafter "Governmental Entity"), Florida Consumer's Certificate of Exemption Number _____, affirms that the tangible personal property purchased pursuant to Purchase Order Number _____ from _____ (Vendor) on or after _____, 20__ (date) will be incorporated into or become a part of a public facility as part of a public works contract pursuant to Contract # _____ with _____ (Name of Contractor) for the construction of _____.

The Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C.:

You must initial each of the following requirements.

- ____ 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.
- ____ 2. The vendor's invoice will be issued directly to Governmental Entity.
- ____ 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.
- ____ 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.
- ____ 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

The Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in Section 212.08(6), F.S., and Rule 12A-1.094, F.A.C., the Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, the Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate of Entitlement and the facts stated in it are true.

Signature of Authorized Representative
of Governmental Entity

Title

Corkscrew Grove Stewardship District

Purchaser's Name

Date

Federal Employer Identification Number: _____

Telephone Number: _____

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the Vendor's and the Contractor's books and records.



Corkscrew Grove Stewardship District

**Resolution 2025-29,
Adopting Goals, Objectives and Performance
Measures and Standards**

RESOLUTION 2025-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Corkscrew Grove Stewardship District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 2025-237, Laws of Florida, and Chapter 189, Florida Statutes, being situated entirely within Collier County, Florida; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CORKSCREW GROVE STEWARDSHIP DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of August, 2025.

ATTEST:

CORKSCREW GROVE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Exhibit A:
Goals, Objectives and Annual Reporting Form

**Performance Measures/Standards &
Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 2.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit and current fiscal year budget with any amendments.

Measurement: Annual audit and current fiscal years' budgets are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit and most recent adopted/amended fiscal year budget.

Achieved: Yes ☐ No ☐

Goal 2.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

District Manager: _____

Date: _____

Print Name: _____



Corkscrew Grove Stewardship District

Bond Counsel Agreement

BOND COUNSEL RETAINER AGREEMENT

=====

By and Between

CORKSCREW GROVE STEWARDSHIP DISTRICT
and
BRYANT MILLER OLIVE P.A.

=====

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BOND COUNSEL RETAINER AGREEMENT

THIS BOND COUNSEL RETAINER AGREEMENT (the "Retainer Agreement") is entered into by and between the Corkscrew Grove Stewardship District (the "District") and the law firm of Bryant Miller Olive P.A. ("Bryant Miller Olive" or the "Firm") as of the 4th day of August, 2025.

WHEREAS, the Firm and its members have a local and statewide presence, have provided, and continue to provide bond counsel, disclosure counsel and special counsel and consulting services to local governments throughout Florida; and

WHEREAS, the District and the Firm desire to document and memorialize the availability of the Firm to serve on an as-needed basis as bond counsel, disclosure counsel, special counsel and/or consultant to the District; and

WHEREAS, the District and Bryant Miller Olive desire to respectively receive and provide services specifically described herein pursuant to this Retainer Agreement.

NOW, THEREFORE, it is agreed as follows:

1. RETAINER AGREEMENT. This Retainer Agreement shall memorialize and supplant any prior agreements between the parties concerning the provision of bond counsel, disclosure counsel, and special counsel legal services and consulting services. With respect to services rendered pursuant to this Retainer Agreement, the District shall be the Firm's client and the Firm shall represent the interests of the District.

2. BOND COUNSEL SERVICES.

(A) As bond counsel, the Firm will, when requested by the District, perform the following services with respect to the issuance of bonds, notes or other debt obligations of the District (for purposes herein, "Bonds") and matters relating thereto:

(1) review of proposed financing programs as to legal feasibility, compliance with applicable law and pending or proposed revisions to the law, including United States tax law;

(2) advise as to structuring considerations, required approvals and filings, schedule of events for timely debt issuance, and other legal matters relative to such debt;

(3) attend meetings with District staff, District Counsel and other District officials, the District's financial advisor, the underwriter(s) and others as appropriate for development of the plan of finance, debt materials or dissemination of information in connection therewith;

(4) prepare ordinances and/or resolutions and any supplements and amendments thereto to authorize the debt;

(5) prepare or review trust indentures, loan agreements, escrow agreements, and any other agreements or similar documents necessary, related or incidental to a financing;

(6) assist the District Counsel in the preparation of all validation pleadings, including complaint, notice of service, proposed answer, memorandum of law, and proposed order and attend to assist with any validation proceeding;

(7) if sale is by competitive bid, assist in preparation of the bid documents, notice of sale, evaluation of bids and any other documentation or action necessary to conduct a sale of the Bonds in that manner;

(8) review preliminary and final Official Statements and other disclosure documents prepared and authorized by the District, but only insofar as such documents describe the Bonds and summarize the underlying documents or describe the federal income tax treatment of interest on the related Bonds;

(9) prepare, obtain, deliver and file all closing documents necessary in connection with any debt, including, but not limited to, certified copies of all minutes, ordinances, resolutions, and orders; certificates such as officers, seal, incumbency, signature, no prior pledge; and verifications, consents and opinions from accountants, engineers, special consultants and attorneys;

(10) review the transcripts of all proceedings in connection with the foregoing and indicate any necessary corrective action; and

(11) subject to the completion of proceedings to the Firm's satisfaction, render its standard legal opinion regarding the validity and binding effect of the Bonds, the source of payment and security for the Bonds, as applicable, the excludability of interest on the Bonds from gross income for federal income tax purposes and, as applicable, the defeasance of refunded debt.

(B) The Firm's duties as bond counsel in this engagement are limited to those expressly set forth herein, and unless otherwise specifically engaged, do not include:

(1) assisting in the preparation or review of an official statement, if any, or any other disclosure document with respect to the Bonds, or performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document or rendering advice that the official statement or other disclosure document does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading;

(2) preparing requests for tax rulings from the Internal Revenue Service;

- (3) preparing blue sky or investment surveys with respect to the Bonds;
- (4) drafting state constitutional or legislative amendments;
- (5) pursuing test cases or other litigation, such as contested validation proceedings, except as set forth above;
- (6) making an investigation or expressing any view as to the creditworthiness of the District or source of security for the payment of the Bonds, any credit enhancement provider, or, providing services related to derivative financial products (e.g. interest rate swaps and related documents or opinions);
- (7) assisting in the preparation of, or opining on, a continuing disclosure undertaking pertaining to the Bonds or, after closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking;
- (8) representing the District in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations;
- (9) after closing, providing continuing advice to the District or any other party concerning any changes in law or interpretations thereof or other legal developments, actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (e.g., the Firm's engagement as bond counsel does not include post-closing arbitrage rebate calculations or analysis);
- (10) provision of bankruptcy legal services, review of post-closing investment contracts, or provision of legal services in connection with interest rate swap or other financial product agreements; or
- (11) providing business, financial or accounting advice;
- (12) services relating to the acquisition, construction or permitting of any financed Project.

(C) Based upon (i) our understanding of the terms, structure, size and schedule of the financing represented by each series of Bonds; (ii) the duties we will undertake pursuant to this agreement; (iii) the time we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith, we will submit a fee for your approval prior to the issuance of each series of Bonds. Our fee may vary: (a) if the principal amount of Bonds actually issued differs significantly from the amount originally anticipated; (b) if material changes in the structure or schedule of the financing occur; or (c) if unusual or unforeseen circumstances arise which require a significant increase in our time or responsibility. If, at any time, we believe that circumstances require an adjustment of our original fee, we will advise you and request your prior approval. All fees will be inclusive of expenses incurred and expenses will not be separately billed. Our fee is usually paid at the closing for a Bond issue, and we customarily do not submit

any statement until the closing unless there is a substantial delay in completing the financing. If for any reason the financing represented by an issue of Bonds is not consummated or is completed without the delivery of our bond opinion as Bond Counsel, or our services are otherwise terminated, we will expect to be compensated at our normal hourly rates (currently ranging from \$150 to \$500, depending on personnel) for time actually spent on your behalf.

(D) While this Retainer Agreement provides for the continuing availability of the Firm to provide services hereunder, the engagement and responsibility of the Firm as bond counsel with respect to a particular debt issuance shall terminate upon the closing of such debt transaction and the rendering by the Firm of its bond counsel opinion as described in paragraph 2(A)(11) above, subject to the provision of closing document transcripts as requested by the District, unless subsequently engaged to provide additional services.

3. SPECIAL COUNSEL AND CONSULTING SERVICES. Upon the request of the District, the Firm shall also be available to assist the District with non-public finance, special legal and/or consulting services identified and agreed to by the District and the Firm from time to time. Fees for such additional services may be based on hourly rates or a flat fee, to be negotiated at the time the services are needed based on the nature and scope of the services to be provided.

4. OTHER REPRESENTATIONS. The Firm has disclosed to the District that it currently and may in the future, serve as bond counsel, disclosure counsel, special counsel, or general counsel to other local governments and as special counsel to underwriters, banks, trustees and other parties that may from time to time transact business with the District in unrelated public finance matters. Such representations are standard and customary within the industry and the Firm can effectively represent the District and the discharge of the Firm's professional responsibilities to the District will not be prejudiced as a result, either because such engagements will be sufficiently different or because the potential for such prejudice is remote and minor and outweighed by consideration that it is unlikely that advice given to the other client will be relevant in any respect to the subject matter. The District acknowledges and agrees that the Firm's role as bond counsel, disclosure counsel, or special counsel to any local governmental entity or to any financial institution in conjunction with unrelated public finance transactions is not likely to create or cause any actual conflict, and service as disclosure, bond, or special counsel to other Firm clients will not per se be construed as a conflict or be objectionable to the District. Accordingly, the District expressly consents to such representation by the Firm consistent with the circumstances described above and waives any conflict of interest with respect thereto. The foregoing consent and waiver shall not apply and the Firm agrees not to undertake any representation in a controversy or litigation between the District and any other client of the Firm, unless otherwise consented to in writing by the District.

5. CONTRACT ADMINISTRATION.

(A) For ease and convenience of administration, the District hereby also designates its District Manager and District Counsel to provide policy direction and instructions to the Firm in the administration of its duties hereunder, approving and authorizing work orders, when

required, and all other matters necessary to administer this Retainer Agreement on behalf of the District.

(B) The Firm shall be entitled to reasonably rely upon direction received from the District Manager and District counsel.

6. GENERAL.

(A) The Firm's bond counsel opinions rendered pursuant to this agreement will be based on facts and law existing as of their date. The Firm will not be obligated to update any such opinion after the date rendered due to subsequent changes in law of the interpretation thereof or changed circumstances that may affect the opinions rendered. In rendering an opinion, the Firm will rely on the certified proceedings and other certifications of public officials, officers of the District and other persons furnished to the Firm without undertaking to verify the same by independent investigation, and the Firm will assume continuing compliance by the District with applicable laws relating to its debt instruments. The Firm will rely on the District to provide complete and timely information on all developments pertaining to any aspect of its debt instruments, the use of proceeds of its debt instruments, and the security therefor.

(B) Should legal or other services be required in connection with matters for which the Firm provides services hereunder that fall outside the scope of services provided herein, the District hereby represents, with the intention and understanding that the Firm will rely upon this representation, that it will either independently obtain such services or will conclude to forego such services and that the Firm shall in no case be responsible for either course of action. While the Firm may advise the District if, in its opinion, such services may be advisable or necessary, such advice is not required hereunder and neither such advice nor the omission of such advice shall render the Firm responsible for obtaining or providing such services on behalf of the District or for any claims or liability of any kind arising from the obtaining or failure to obtain such services.

(C) This Retainer Agreement shall be governed by and construed in accordance with the laws of the State of Florida. **In the event of any dispute arising out of or relating to this Retainer Agreement, the parties agree to waive trial by jury** and agree that venue shall lie in Collier County, Florida. In the case of litigation of such disputes, the prevailing party shall be entitled to recover attorney fees and costs from the other party. This Retainer Agreement is the entire agreement between the parties regarding its subject matter. This Retainer Agreement may be amended only by a written agreement entered into by the parties.

(D) This Retainer Agreement may be terminated with or without cause by the District or by the Firm at any time upon ninety (90) days prior written notice. In the event of termination, the Firm shall assume responsibility for completion of and shall be compensated for all representation requested prior to the notice of termination. Provided however, the District may terminate this Retainer Agreement for breach by the Firm with such notice as may be reasonable under the circumstances. In the event of termination, with or without cause, the Firm shall be

compensated in accordance herewith for approved time and expenses expended prior to the date of termination.

(E) This Agreement will be effective for a term of five years from its date of execution and will be automatically extended without any action required for successive one year renewals following the initial term unless terminated by either the District or the Firm pursuant to subsection (D) of this Section.

(F) This Retainer Agreement may be executed in multiple counterparts.

(G) This Retainer Agreement shall be effective on the date first written above.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Corkscrew Grove Stewardship District and Bryant Miller Olive have caused this Bond Counsel Retainer Agreement to be executed as of the dates below and effective as of the day first above written.

**CORKSCREW GROVE STEWARDSHIP
DISTRICT**

By: _____

Name: _____

Its: _____

BRYANT MILLER OLIVE P.A.

A handwritten signature in blue ink, appearing to read "M. J. Raylon", is written over a horizontal line.

By: _____

Shareholder and Authorized Signatory



Corkscrew Grove Stewardship District

**Matters Regarding Future Immokalee Water
and Sewer District Site**

BBL'S
SURVEYORS, INC.
9001 HIGHLAND WOOD BLVD., SUITE. 6,
BONITA SPRINGS, FLORIDA, 34135
TELEPHONE: (239) 597-1315

LEGAL DESCRIPTION
CORKSCREW GROVE
UTILITY TREATMENT AREA

A PARCEL OF LAND LOCATED IN SECTIONS 03 AND 04, TOWNSHIP 46 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 03, TOWNSHIP 46 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN S.00°35'20"E., ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, FOR A DISTANCE OF 2,629.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE RUN S.00°35'45"E., ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, FOR A DISTANCE OF 1,532.89 FEET THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 82 (A 200 FOOT RIGHT OF WAY); THENCE RUN N.73°57'58"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 3,138.52 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE, N.73°57'58"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 1,080.85 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE CONTINUE, N.73°57'58"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 1,353.83 FEET; THENCE RUN N.10°54'54"E., FOR A DISTANCE OF 1,723.47 FEET; THENCE RUN S.88°33'41"E., FOR A DISTANCE OF 126.05 FEET TO THE BEGINNING OF A TANGENTIAL CURVE TO THE RIGHT, THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90°39'41", SUBTENDED BY A CHORD DISTANCE OF 71.12 FEET, AT A BEARING OF S.43°13'50"E., FOR A DISTANCE OF 79.12 FEET TO THE END OF SAID CURVE; THENCE RUN S.02°06'00"W., FOR A DISTANCE OF 602.74 FEET TO THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT, THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 91°06'04", SUBTENDED BY A CHORD DISTANCE OF 71.39 FEET, AT A BEARING OF S.43°27'02"E., FOR A DISTANCE OF 79.50 FEET TO THE END OF SAID CURVE; THENCE RUN S.89°00'03"E., FOR A DISTANCE OF 165.04 FEET; THENCE RUN S.54°00'42"E., FOR A DISTANCE OF 161.27 FEET; THENCE RUN S.58°10'15"E., FOR A DISTANCE OF 866.20 FEET; THENCE RUN

SHEET 1 OF 5

S.38°31'20"E., FOR A DISTANCE OF 625.86 FEET TO THE POINT OF CURVE OF A NON-TANGENTIAL CURVE TO THE LEFT, THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 401.27 FEET, THROUGH A CENTRAL ANGLE OF 48°40'04", SUBTENDED BY A CHORD DISTANCE OF 330.69 FEET, AT A BEARING OF S.62°53'53"E., FOR A DISTANCE OF 340.85 FEET TO THE POINT OF CURVE OF A NON-TANGENTIAL CURVE TO THE RIGHT, THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 84°49'01", SUBTENDED BY A CHORD DISTANCE OF 134.88 FEET, AT A BEARING OF S.43°04'01"E., FOR A DISTANCE OF 148.03 FEET TO THE END OF SAID CURVE; THENCE RUN S.00°39'31"E., FOR A DISTANCE OF 362.33 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT (SEE SHEET 5)

COMMENCE AT THE AFOREMENTIONED **POINT "A"**; THENCE RUN N.16°02'02"E., FOR A DISTANCE OF 62.00 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE, N.16°02'02"E., FOR A DISTANCE OF 39.22 FEET TO THE BEGINNING OF A TANGENTIAL CURVE TO THE LEFT, THENCE RUN NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 647.96 FEET, THROUGH A CENTRAL ANGLE OF 16°37'00", SUBTENDED BY A CHORD DISTANCE OF 187.26 FEET, AT A BEARING OF N.07°43'32"E., FOR A DISTANCE OF 187.92 FEET TO THE END OF SAID CURVE; THENCE RUN, N.00°34'58"W., A DISTANCE OF 191.27 FEET; THENCE RUN S.89°25'02"W., FOR A DISTANCE OF 70.55 FEET; THENCE RUN N.00°34'58"W., FOR A DISTANCE OF 40.00 FEET; THENCE RUN N.89°25'02"E., FOR A DISTANCE OF 70.55 FEET; THENCE RUN N.00°34'58"W., FOR A DISTANCE OF 199.86 FEET; THENCE RUN N.89°20'29"E., FOR A DISTANCE OF 239.66 FEET; THENCE RUN S.38°31'20"E., FOR A DISTANCE OF 143.21 FEET; THENCE RUN S.51°28'40"W., FOR A DISTANCE OF 52.80 FEET; THENCE RUN S.00°39'31"E., FOR A DISTANCE OF 605.94 FEET; THENCE RUN N.73°58'04"W., FOR A DISTANCE OF 339.31 FEET TO THE **POINT OF BEGINNING**.

THE TOTAL AREA OF PARCEL DESCRIBED HEREIN IS 44.423 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE
NORTHEAST QUARTER OF SECTION 03, TOWNSHIP 46 SOUTH, RANGE 28
EAST, COLLIER COUNTY, FLORIDA, HAVING A BEARING OF S.00°35'20"E.

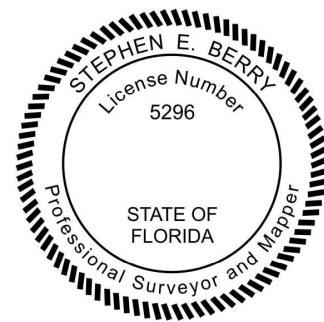
THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND
RESERVATIONS OF RECORD.

Stephen
Berry

Digitally signed by Stephen Berry
DN: c=US, ou=LS 5296, o=BBLs
Surveyors, Inc., cn=Stephen Berry,
email=sberry@bblsinc.net
Date: 2025.05.15 08:32:14 -04'00'

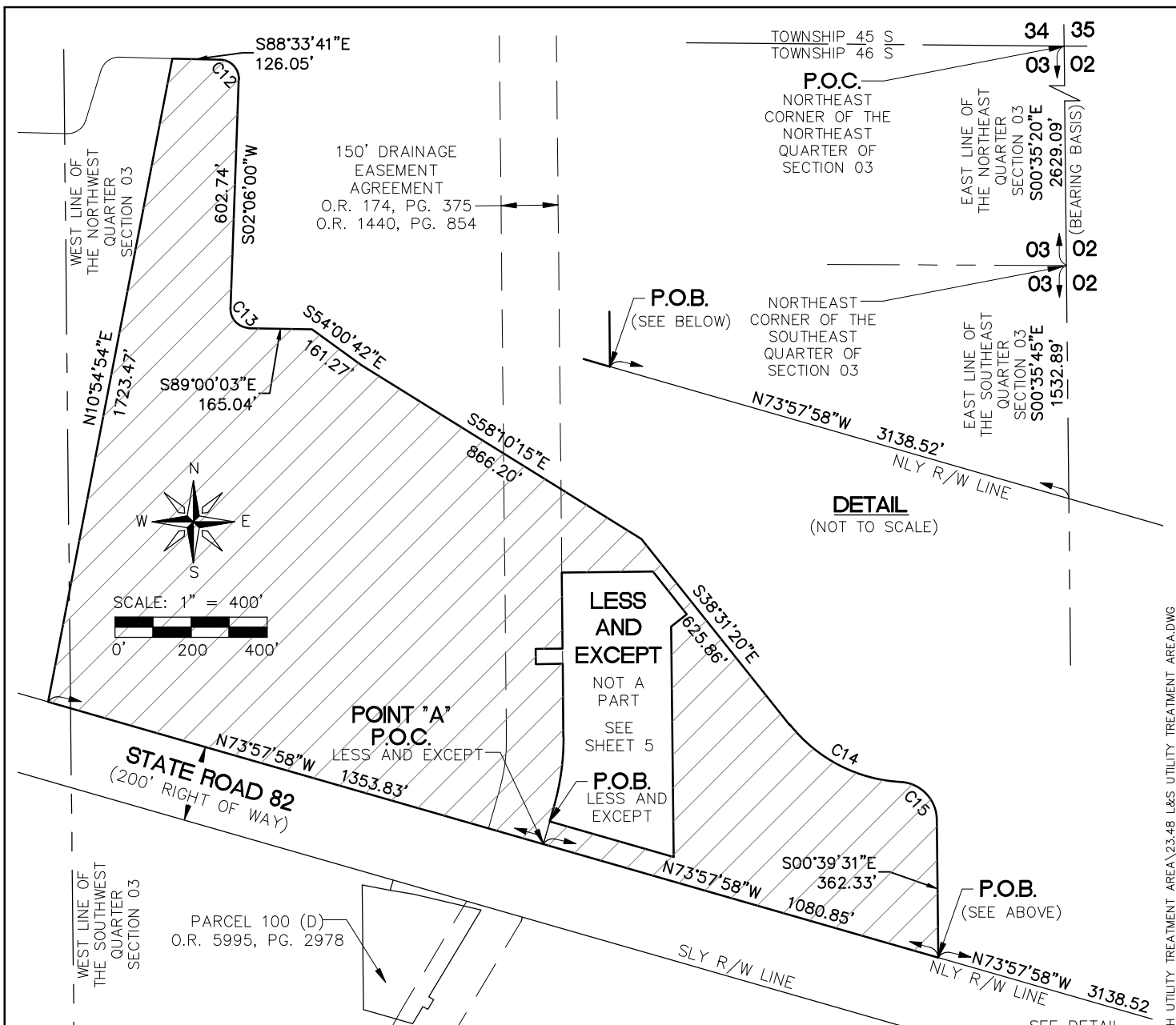
05/15/2025

STEPHEN E. BERRY, STATE OF FLORIDA, (PLS #5296)
BBLs SURVEYORS, INC., (LB #8033)



SEE ATTACHED SKETCH
(SHEETS 4 THROUGH 5)

SHEET 3 OF 5



NOTES:

1.) BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 03, TOWNSHIP 46 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA AS BEING S00°35'20"E.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
O.R. OFFICIAL RECORDS BOOK
R/W RIGHT OF WAY
BRG BEARING
NLY NORTHERLY
SLY SOUTHERLY

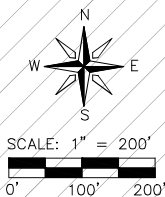
THIS IS NOT A SURVEY

SHEET 4 OF 5

Curve Table					
Curve #	Radius	Delta	Length	Chord Length	Chord Brg
C12	50.00	90°39'41"	79.12	71.12	S43°13'50"E
C13	50.00	91°06'04"	79.50	71.39	S43°27'02"E
C14	401.27	48°40'04"	340.85	330.69	S62°53'53"E
C15	100.00	84°49'01"	148.03	134.88	S43°04'01"E

SCALE: 1" = 400'	APPROVED: SEB	DRAWN BY: SEB,MAC	FILE: SEE DAYSTAMP	DATE: 05/14/2025	SKETCH TO ACCOMPANY LEGAL DESCRIPTION UTILITY TREATMENT AREA		BBL'S SURVEYORS, INC. 9001 HIGHLAND WOODS BLVD, SUITE 6, BONITA SPRINGS, FLORIDA, 34135 (239) 597-1315
					A PORTION OF SECTIONS 03 AND 04, TOWNSHIP 46 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA		

Z:\PROJECTS\2023\23.48 CORKSCREW GROVE\LEGAL AND SKETCH UTILITY TREATMENT AREA\23.48 L&S UTILITY TREATMENT AREA.DWG



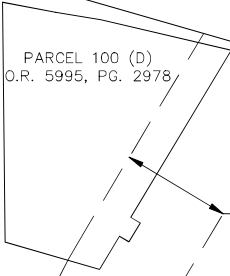
150' DRAINAGE
EASEMENT
AGREEMENT
O.R. 174, PG. 375
O.R. 1440, PG. 854

N89°25'02"E
70.55'
N00°34'58"W
40.00'
S89°25'02"W
70.55'

RADIUS=647.96
LENGTH=187.92
DELTA=16°37'00"
CHORD=187.26
CHORD BRG=N07°43'32"E

N16°02'02"E
39.22'
N16°02'02"E
62.00'

POINT "A"
P.O.C.
LESS AND EXCEPT



150' DRAINAGE
EASEMENT
AGREEMENT
O.R. 174, PG. 375
O.R. 1440, PG. 854



UTILITY TREATMENT AREA
PARCEL DESCRIBED HEREON
44.423 ACRES+/-

STATE ROAD 82
(200' RIGHT OF WAY)

NLY R/W LINE

SLY R/W LINE

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
O.R. OFFICIAL RECORDS BOOK
R/W RIGHT OF WAY
BRG BEARING
NLY NORTHERLY
SLY SOUTHERLY

LESS AND
EXCEPT
(NOT A PART)
PARCEL 100 (E)
O.R. 5995, PG. 2978

P.O.B.
LESS AND EXCEPT

N73°58'04"W
339.31'

N73°57'58"W 1080.85'

N89°20'29"E
239.66'

S58°31'20"E
143.21'

S51°28'40"W
52.80'

S00°39'31"E
605.94'

NOTES:
1.) BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 03, TOWNSHIP 46 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA AS BEING S00°35'20"E.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

SCALE: 1"= 400'	APPROVED: SEB	DRAWN BY: SEB/MAC	FILE: SEE DAYSTAMP	DATE: 05/14/2025

THIS IS NOT A SURVEY
**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
UTILITY TREATMENT AREA**
A PORTION OF SECTIONS 03 AND 04,
TOWNSHIP 46 SOUTH, RANGE 28 EAST,
COLLIER COUNTY, FLORIDA

BBL'S SURVEYORS, INC.
9001 HIGHLAND WOODS BLVD,
SUITE 6, BONITA SPRINGS,
FLORIDA, 34135 (239) 597-1315



Corkscrew Grove Stewardship District

**Matters Relating to Immokalee Water
and Sewer District Feasibility Studies**



IMMOKALEE
WATER & SEWER
DISTRICT

***FEASIBILITY STUDY FOR
NORTHWEST DEVELOPMENT
NEW WASTEWATER TREATMENT PLANT***

APRIL 2025



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Appendices

Appendix A: Proposal from Manufacturer



IMMOKALEE
WATER & SEWER
DISTRICT

*FEASIBILITY STUDY FOR NORTHWEST DEVELOPMENT
WASTEWATER TREATMENT PLANT*

Executive Summary

1.0 EXECUTIVE SUMMARY

1.1 NORTHWEST AREA

Anticipated Growth

Flow projections for the northern areas Alico, Turner Groves, and Julian Grove estimate a demand of 0.58 MGD by 2031, with projected flow reaching 3.51 MGD at full buildout, as shown in the figure below. Based on the anticipated annual average daily flow (AADF), it is recommended that the new wastewater facility be designed with an initial phase capacity of approximately 0.62 MGD AADF.

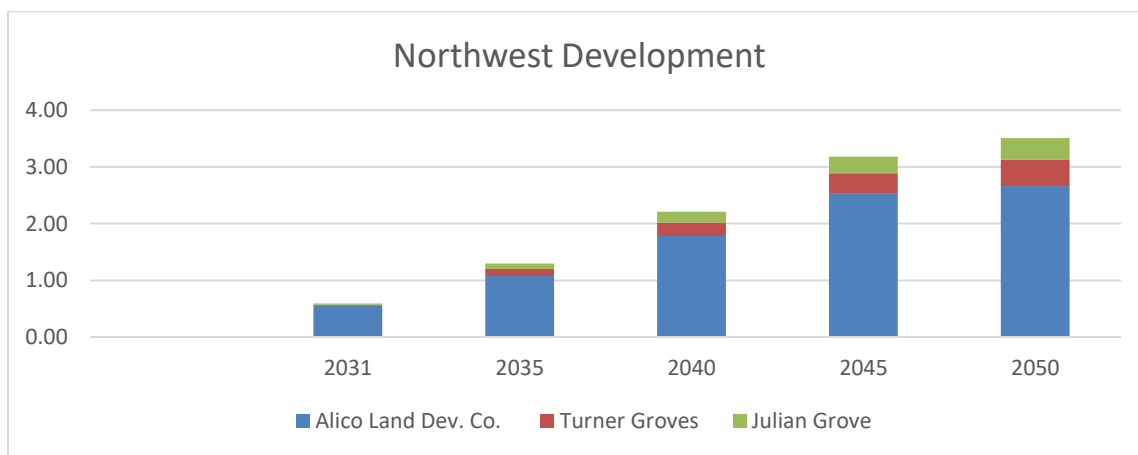


Figure 1 – Northwest Development Growth

To support future wastewater treatment needs in the Northwest service area, a new wastewater treatment plant (WWTP) is planned using a phased implementation approach. The recommended treatment solution for Phase I includes the construction of 0.62 million gallons per day (MGD) annual average daily flow (AADF) packaged plant with the following key features.

- The facility will incorporate a Modified Ludzack-Ettinger (MLE) biological process followed by membrane (MBR) treatment and disinfection, providing high-quality effluent and operational reliability.
- The Opinion of Probable Construction Cost (OPCC) for Phase I for the 0.62 MGD AADF WWTP is estimated at \$18.4 million.
- The design phase is expected to take approximately six months from the notice to proceed, followed by an estimated 12-month construction period. However, it is recommended that the permitting process begin early to avoid potential setbacks.

If additional capacity is required, the facility will be expanded to a permitted AADF of 3.51 MGD and a design capacity of up to 3.62 MGD by adding an additional parallel 3.0 MGD packaged membrane plant train.



IMMOKALEE
WATER & SEWER
DISTRICT

*FEASIBILITY STUDY FOR NORTHWEST DEVELOPMENT
NEW WASTEWATER TREATMENT PLANT*

2.0 NORTHWEST DEVELOPMENT (AREAS 1-3)

2.1 ANTICIPATED GROWTH

The northwest section of the District includes several potential developments, such as the Alico Land Development Corp project, Turner Grove, and proposed developments in Hendry County. These projects will require the construction of new water treatment and wastewater treatment facilities to provide adequate utility services. It is important to note that while the Hendry County development falls partially within the District's boundary, a portion of it extends beyond the District's jurisdiction. This may necessitate coordination with governmental entities to ensure comprehensive infrastructure planning and service delivery.

Figure 2 displays the Northwest Potential Development View, while Table 1 presents a summary of flow projections for the Northern Area (Areas 1 to 3). Additionally, Figure 3 illustrates the flow projections for the Northern Area.

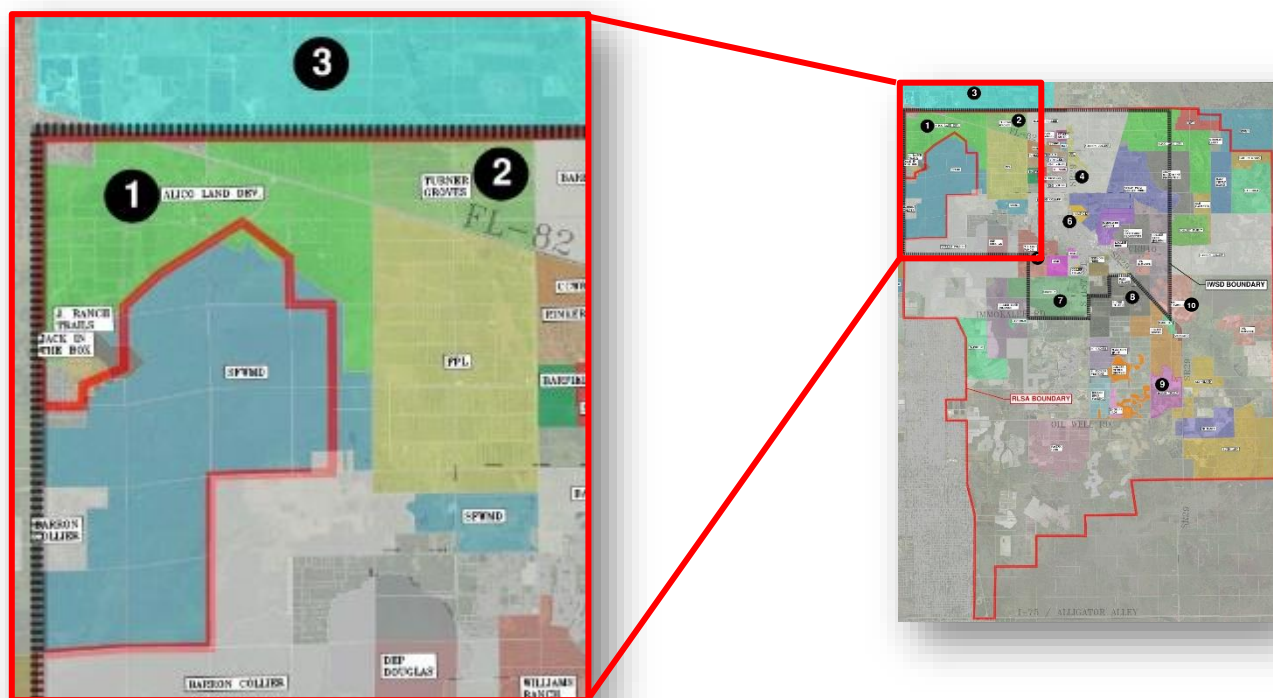


Figure 2 – Northwest Potential Development View

Anticipated growth for the three developments in the NW quadrant are shown below.

Table 1 – Summary of Flow Projections for the Northern Area

Year	Alico Land Dev. Co. Projected Flows (gpd)	Turner Groves Projected Flows (gpd)	Julian Groves Projected Flows (gpd)	NW Cumulative Flow total (MGD)
2031 (Phase I)	544,200	20,000	20,000	0.58
2035	1,077,900	120,000	100,000	1.29
2040	1,766,375	240,000	190,000	2.20
2045	2,544,525	350,000	290,000	3.18
2050 (Build-out)	2,660,000	470,000	380,000	3.51

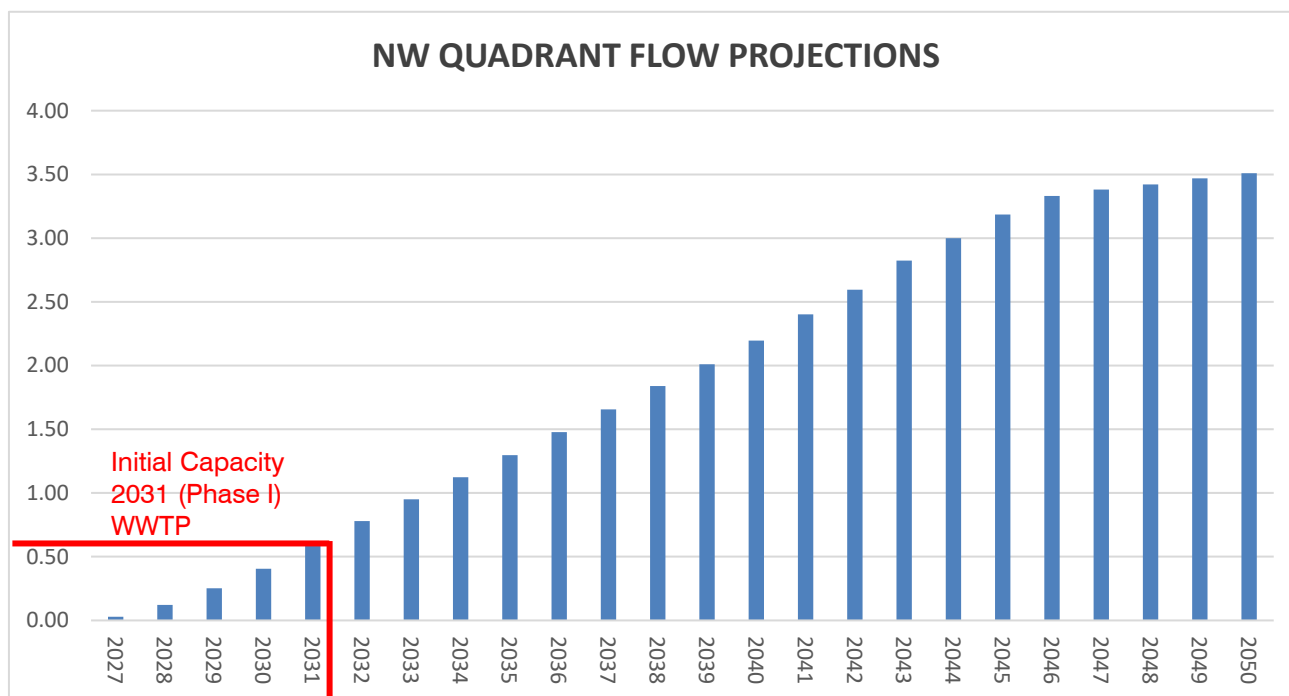


Figure 3 – NW Quadrant Flow Projections

The flow projections for the northern areas of Alico, Turner Groves, and Hendry County indicate a projected flow of 0.58 MGD by 2031. However, it is recommended to design a new water and wastewater facility with an initial phase capacity of approximately 0.62 MGD, based on an annual average daily flow (AADF). This report will present an evaluation of alternatives for the proposed water and wastewater treatment facility, designed to handle an AADF of 0.62 MGD.

2.2 NORTHWEST WASTEWATER TREATMENT PLANT

Wastewater Flows

Since the service area is a developing area, there is no data available for the maximum monthly average flow, annual average daily flow, maximum daily flow, or peak hourly flow. However, based on data from nearby existing facilities such as the Immokalee WWTP (4 MGD AADF), Ave Maria WWTP (0.9 MGD AADF, Collier County), Burnt Store WWTP (0.5 MGD AADF, Charlotte County), Babcock Ranch WRF (0.3 MGD AADF, Charlotte County), and Falkenburg AWWTP (3 MGD AADF, Hillsborough County), the first phase of the proposed plant is expected to have maximum monthly average daily flow (MMDF) and maximum daily flow (MDF) peak factors of 1.3 and 2.1, respectively, at the new WWTP. The peak hourly flow (PHF) factors are expected to be 2.8 through the headworks and throughout the remainder of the plant. Table 2 presents the design flows for the first phase of the proposed WWTP.

Table 2 – Summary of Flow Projections for the First Phase

Flow Condition	Flow	Unit
Annual Average Day Flow, (AADF); Permitted Capacity	0.62	MGD
Maximum Month Daily Flow, (MMDF = $1.3 \times \text{AADF}$)	0.81	MGD
Maximum Day Flow, (MDF = $2.1 \times \text{AADF}$)	1.30	MGD
Peak Hour Flow Headworks, (PHF = $2.8 \times \text{AADF}$)	1.74	MGD
Initial year	0.035	MGD

Wastewater Pollutant Mass Loadings Used for Design of Treatment Processes

Since the service area is a future development, no direct data is available for wastewater characteristics. Therefore, projections were based on information from nearby existing facilities and similar plants serving newly developed areas, which also began under low-flow conditions. Due to factors such as the use of low-flow fixtures and a new, tight collection system, the impact of infiltration and inflow (I&I) is expected to be minimal. As a result, per capita flow rates are anticipated to be lower, but with higher constituent concentrations compared to existing systems. However, the overall per capita loading is assumed to remain comparable.

Table 3 presents the general design criteria used as the basis for the new WWTP. Table 4 provides mass loadings for the influent wastewater pollutants, which will be used in the process design for the various preliminary, secondary, and tertiary treatment processes.

Table 3 – Summary of Pollutant Loading Data Used for Design of Treatment Processes

Raw Wastewater Characteristic	Value	Units
Raw Influent average CBOD ₅	250	mg/L
Raw Influent average TSS	255	mg/L
Raw Influent average TKN	58	mg/L
Raw Influent average NH ₃ -N	41	mg/L
Raw Influent average TP	8	mg/L
Raw Influent average BOD ₅	323	mg/L
Raw Influent average VSS	190	mg/L
Raw Influent temperature (Min)	18	°C
Raw Influent temperature (Max)	28	°C
Raw Influent pH	7.2	pH units
Raw Influent Alkalinity	450	mg/L as CaCO ₃

Table 4 – Mass Loadings of Raw Wastewater Pollutants Used in the Design of Treatment Processes

Raw wastewater Mass Loading	Avg. Day	Max. Day	Max. Month	Units
Mass Loading Raw Influent BOD ₅	1,670	3,502	2,168	lbs./day
Mass Loading Raw Influent TSS	1,319	2,765	1,723	lbs./day
Mass Loading Raw Influent TKN	300	629	392	lbs./day
Mass Loading Raw Influent NH ₃ -N	212	445	277	lbs./day
Mass Loading Raw Influent TP	31	87	54	lbs./day

The maximum monthly mass loadings will be used to design the sizing of the activated sludge process basins and the sludge handling processes. The maximum daily mass loadings will be used to determine the sizing of the aeration equipment for the activated sludge system. All unit processes will be designed to handle peak hour flows hydraulically, ensuring that structures do not overflow, and weirs remain un-submerged. Chemical storage and feed equipment will be sized based on average daily flows and loads.

Tentative Permit Limits

Treated effluent from the new wastewater treatment plant will be utilized as reclaimed water for irrigating green spaces in the new developments within the Alico service area. As a result, the proposed WWTP will need to be permitted as a water reclamation facility under the Florida Department of Environmental Protection's (FDEP) F.A.C. Chapter 62-610 Part III – Slow-rate Land Application Systems: Public Access Areas, Residential Irrigation, and Edible Crops. The facility will require a backup discharge point for times when the reclaimed water demand is reduced due to inclement weather or other factors. During these periods, treated effluent or effluent not meeting high-level disinfection (HLD) standards for reuse may be diverted to percolation ponds or an underground injection well. The expected Florida Department of Environmental Protection (FDEP) effluent criteria for Phase I WWTP are provided below in Table 5 for the reuse system, percolation ponds, and underground injection well.

Table 5 – Expected DEP Effluent Criteria

Underground Injection Well (Phase II)							
Parameter	Units	Max/ Min	Annual Average	Monthly Average	Weekly Average	Single Sample	Monitoring Frequency
Flow	MGD	Max	Report	TBD	-	-	5 days/week
BOD, Carbonaceous 5 day	mg/L	Max	20	30	45	60	Weekly
Solids, Total Suspended	mg/L	Max	20	30	45	60	Weekly
pH	SU	Range	-	-	-	6.0 to 8.5	5 days/week
Percolation Ponds (Phase I)							
Parameter	Units	Max/ Min	Annual Average	Monthly Average	Weekly Average	Single Sample	Monitoring Frequency
Flow	mgd	Max	0.62	Report	-	-	5 days/ week
BOD, Carbonaceous 5 day	mg/L	Max	20	30	45	60	Weekly
Solids, Total Suspended	mg/L	Max	20	30	45	60	Weekly
pH	SU	Range	-	-	-	6.0 to 8.5	5 days/ weeks
Coliform, Fecal (bacteria)	#/100 mL	Max	200	200	400	800	Weekly
Total Residual Chlorine	mg/L	Min	-	-	-	0.5	5 days/ week
Nitrogen, Nitrate, Total (as N)	mg/L	Max	-	-	-	12	Every two weeks
Reuse System (Phase I)							
Parameter	Units	Max/ Min	Annual Average	Monthly Average	Weekly Average	Single Sample	Monitoring Frequency
Flow	mgd	Max	0.62	Report	-	-	5 Days/ week
BOD, Carbonaceous 5 day	mg/L	Max	20	30	45	60	Weekly
Solids, Total Suspended	mg/L	Max	-	-	-	5	Daily
pH	SU	Range	-	-	-	6.0 to 8.5	5 days/ week
Coliform, Fecal, % less than detection	PERCENT			Min		75% Minimum	Daily
Coliform, Fecal (bacteria)	#/100mL			Max		25 Single Sample Max.	Daily
Total Residual Chlorine	mg/L	Min	-	-	-	1	Continuous
Turbidity	NTU			Max			Continuous
Giardia*	CYSTS/ 100L	Max	-	-	-	Report	Every five years
Cryptosporidium*	CYSTS/ 100L	Max	-	-	-	Report	

*No permit limit, only a reporting requirement.

Wastewater Treatment Process Alternatives Evaluation

Process Evaluation

The bioreactor is the key component of the activated sludge process. Its design should consistently ensure that the expected effluent quality goals, outlined in Table 6, are met.

Table 6 – Expected Effluent Quality Goals

Parameter	Value
Effluent BOD	20 mg/L
Effluent TSS*	20 mg/L
Effluent TN (goal)	10 mg/L

*Effluent TSS from the Activated Sludge Process will undergo further solids removal through downstream filters to comply with the requirements for unrestricted public access and reuse (<5 mg/L TSS).

There are several variations of staged processes for nitrogen removal, primarily differing in the number and placement of anaerobic, anoxic, and oxic zones, as well as the configuration and routing of mixed liquor recycle flows. Pre-anoxic zones are sufficient to reduce total nitrogen (TN) to 7-8 mg/L, while lower TN limits require post-anoxic zones. The pre-anoxic zone with a single mixed liquor recycle from the end of the oxic zone to the pre-anoxic zone is known as the Modified Ludzack-Ettinger (MLE) process, which is the most used nitrogen removal process today. When a post-anoxic zone and a small re-aeration zone are added ahead of the clarifiers, this is referred to as the 4-stage Bardenpho process. These two processes are illustrated in Figure 4 and Figure 5.

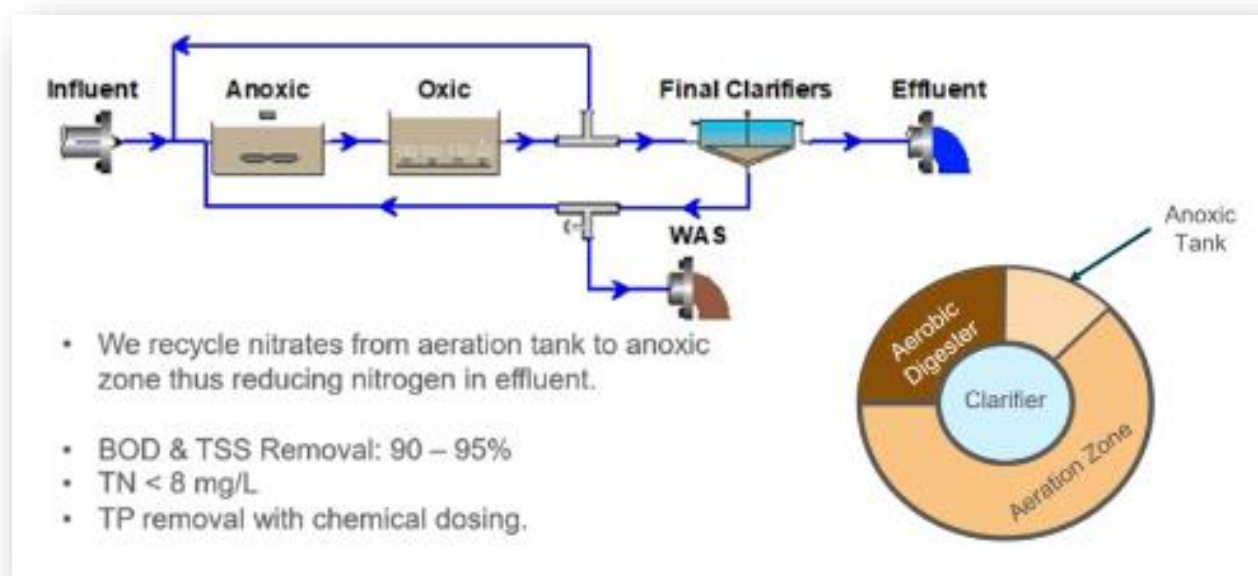


Figure 4 - MLE Process Diagram

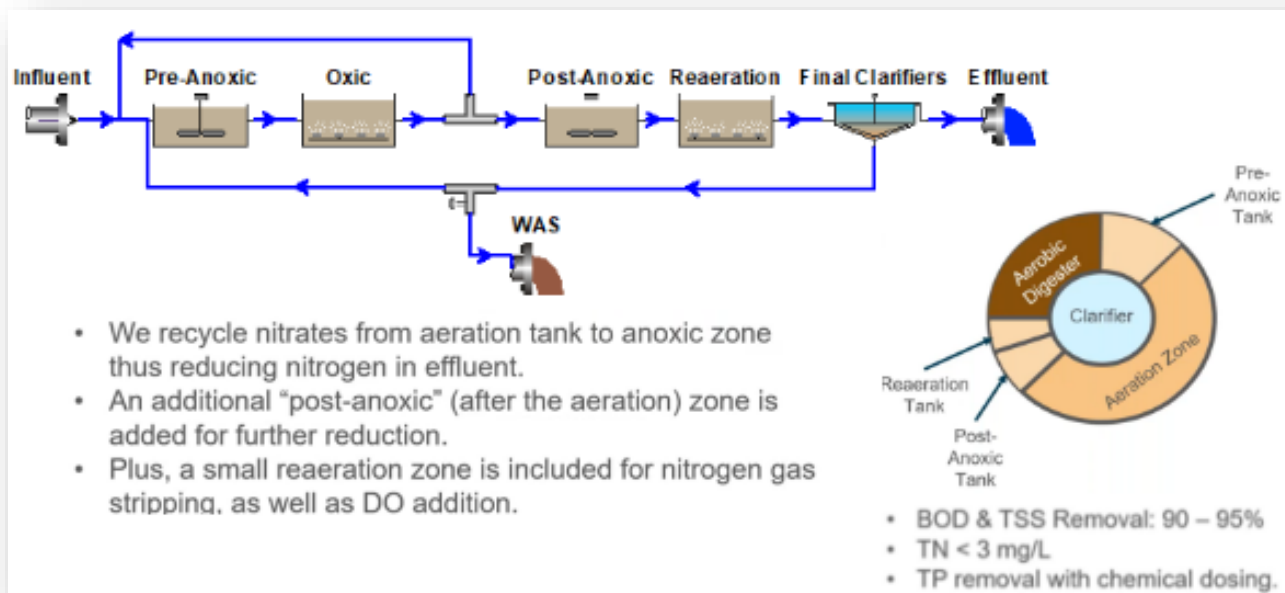


Figure 5 - Four-Stage Bardenpho Process

The primary objective of bioreactor design in Phase I is to identify the optimal combination of reactor type, volume, and configuration that aligns with the project's goals. The Phase I plant should meet the following objectives:

- Consistently and reliably achieve effluent standards.
- Minimize capital costs with minimal operation and maintenance (O&M) labor requirements.
- Be operator friendly.
- Accommodate low expected flow conditions during the first few years.
- *Be upgradable and compatible with future, more stringent permit requirements.*

The MLE process is the recommended activated sludge system for Phase I, as it meets all the requirements outlined above.

Unit Process Design Criteria

This report defines the standard practice design criteria based on the applicable guidelines presented in the Water Environment Federation (WEF) Manual of Practice No. 8 - Wastewater Treatment Plant Design, 1998 edition (MOP-8), and the Recommended Standards for Wastewater Facilities (GLUMB - Ten State Standards), 2004 edition. The design hydraulic capacity is specified either by the annual average daily flow (ADF) or the maximum monthly ADF that the facility is expected to handle. In practice, the flow received at a wastewater facility fluctuates continuously due to hourly, daily, weekly, and seasonal variations in human and industrial activity within the service area, as well as seasonal weather patterns, particularly rainfall. As a result, the treatment plant must be designed to accommodate a range of flow conditions. A key concern is the maximum or peak hourly flow rates the facility must be able to process. Biological treatment components, including pre-anoxic reactors, aeration tank, and the aeration system, are sized to handle the mass loadings

entering the facility. Other facilities, such as final clarifiers, filters, and all hydraulic elements, are designed based on the expected maximum daily or peak hourly hydraulic flow rates. Table 7 summarizes the design conditions used in this evaluation.

Table 7 – Design Conditions for Individual Unit Processes

Unit Process or Operation	Design Condition
Screening	Peak Hourly Flow
Anoxic Reactors	Maximum Monthly Nitrogen Mass Load
Aeration Tanks	Maximum Monthly BOD ₅ Mass Load
Air Systems/Blowers	Maximum Daily Oxygen Demand
Secondary Clarifiers	Maximum Daily / Peak Hour Flow
Filtration	Peak Hourly Flow
Disinfection	Peak Hourly Flow
Facility Hydraulics	Peak Hour Flow

2.3 NEW WWTP ALTERNATIVE DEVELOPMENT (PHASE I)

The DAVCO packaged plant is recognized as a cost-effective solution for small-scale wastewater treatment facilities. This system is known for its ability to significantly reduce capital, maintenance, and operating costs, while also shortening the timeline from concept to construction completion. The DAVCO packaged treatment plant can be constructed using a variety of materials, including carbon steel, galvanized steel, stainless steel, concrete, or any combination of these.

For the initial phase, three alternatives have been developed for further evaluation (Table 8), each accompanied by corresponding process flow diagrams:

Table 8 – WWTP Alternative Section

Alternative	
1	Construction of Two Parallel DAVCO Rings, followed by tertiary filtration and disinfection
2	Construction of a Single DAVCO Ring with an additional Clarifier, followed by tertiary filtration and disinfection
3	Construction of a Single DAVCO Ring, followed by Veolia Zeeweed Membrane Bioreactor (MBR) and disinfection

The subsections below present the layout and analysis for each of these three alternatives.

Alternative No. 1 Construction of Two Parallel DAVCO Rings

This option involves the construction of a new 0.62 MGD AADF packaged activated process plant, featuring two parallel circular steel tanks (rings). The plant will be designed to meet EPA Class I Reliability Standards and will include a mechanically bar screen with a manual bypass screen. Each tank (ring) will be equipped with a center clarifier, anoxic and aerated zones, and sludge holding

zones. The upstream master lift station will serve for equalization purposes. Additionally, one of the rings will be initially designed to handle low-flow conditions, approximately 35,000 gallons per day, during the first year of operation. This ring may include smaller zones with a temporary bypass. Given the projected flow, it is expected that the plant can operate by only using a single ring for the first three years following startup, while the other ring will be available for redundancy. **Appendix A** includes a proposal from Evoqua for Alternative No. 1.

Figure 6 below illustrates example installations that are like the one proposed for Alternative No. 1.



Figure 6 Example Installations (Comparable to Alternative No. 1)

The next section provides a more detailed description of the various components included in this option.

Alternative No.1 Proposed Facilities

The proposed WWTP consists of the following major components:

- Headworks (mechanical screen & manual screen)
- Activated sludge process (anoxic & aerobic tanks)
- Clarification
- Aerobic Digestion
- Disk Filters
- Chlorine Contact Chambers
- Effluent Chamber (Reaeration and Dechlorination)
- Reuse System (pump station, future reuse storage tank)
- Percolation Ponds
- Deep Injection Well (Future)

The Process Flow Diagram for Alternative No.1 WRF is presented in Figure 7.

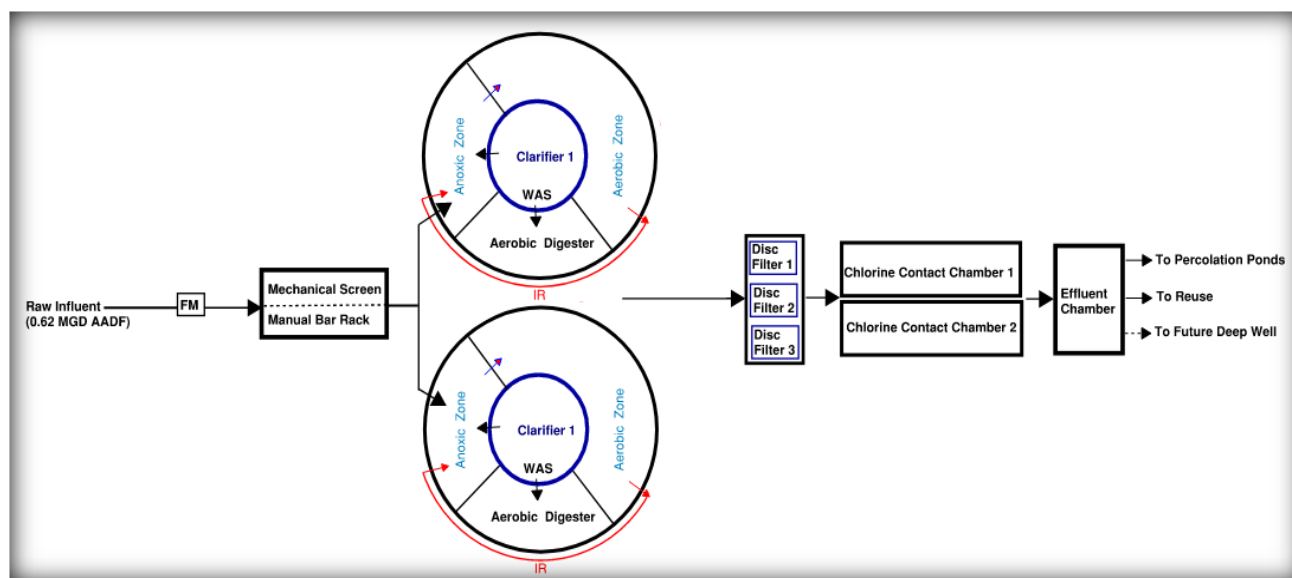


Figure 7 - Process Flow Diagram for Alternative No.1 Proposed WWTP Facilities

Headworks

The headworks at the WWTP will include a mechanical bar screen. Influent flow will pass through this screen and be directed into the anoxic zone of the basin. The screen will be self-cleaning, with screenings being deposited into a chute that transports them to a dumpster located at grade. The mechanical screen will operate using either a timer or water level to control the cleaning cycle. If a high-water level is detected upstream, the timer will be overridden, and the screen cleaning cycle will be triggered.

Additionally, the headworks will feature a bypass channel to maintain continuous operation when the bar screens require maintenance. Both the mechanical and manual bypass screens could be housed within a prefabricated steel enclosure, which will also help contain odors in the screenings

area. This enclosure will be mounted on an elevated platform or supported by steel pedestals, with aluminum stairs and platforms for easy access. The sizing of the mechanical screen, manual screen, and screenings enclosure will be based on a peak hourly flow of 1.74 MGD. The recommended opening sizes for the mechanical and manual bar racks are 6 mm and 1 inch, respectively.

Activated Sludge Process

The MLE process basins will be constructed as circular steel tanks. Each tank will have an anoxic volume of 120,000 gallons and an aerobic volume of 150,000 gallons, with air diffusers installed in multiple sections. The MLE biological treatment process will consist of an anoxic zone with submersible mixers at the beginning of the process, an oxic zone, and a system for returning RAS (return activated sludge) and nitrified mixed liquor back to the anoxic zone for denitrification, facilitated by low-head internal recycle pumps. The standard for DAVCO facilities is air lift pumps. Centrifugal pumps can be provided and are often preferred by operations.

Each basin will be designed to be bypassed for maintenance or repair if necessary. After aeration, the flow will be directed to the clarification process. Table 9 presents the Process Basis of Design for Alternative No. 1.

The basis of design for the aeration system is based on maximum monthly conditions with a dissolved oxygen (DO) concentration of 2.0 mg/L, or maximum daily conditions with a DO concentration of 1.0 mg/L, whichever is greater. Using coarse bubble diffused air (with a design alpha value of 0.7) and a 15-foot side water depth at a design temperature of 30°C. The system will be equipped with three centrifugal blowers: two in operation and one on standby, each rated at 1500 SCFM.

Clarification

The design includes two 34-foot diameter clarifiers, each with a volume of 90,000 gallons, totaling 180,000 gallons. The clarifiers will be designed to meet Class I reliability standards, with each clarifier sized to pass 75% of the AADF.

Secondary clarifiers are evaluated based on two key parameters: hydraulic capacity and solids loading rate (SLR). State point analysis is a mathematical approach that considers both hydraulic and solids loading to determine the clarifier's capacity. The analysis uses the following five data inputs:

Table 9 – Process Basis of Design

Parameter	Value
Potential Capacity, AADF	0.62 mgd
Design Flow @ MMF	1.0 mgd
Aerobic Volume	0.30 MG
Anoxic Volume	0.24 MG
Total Volume	0.54 MG
MLSS	3,400 mg/L
F:M Ratio	0.17
Yield	0.90 Lb TSS /Lb BOD
Aerobic SRT	5 days
SRT	10 days

- Influent flow rate
- Return activated sludge (RAS) flow rate
- Mixed liquor suspended solids (MLSS) concentration
- Clarifier surface area
- Sludge volume index (SVI) or similar data representing the settling characteristics of the mixed liquor

Under the AADF flow conditions, with one clarifier in operation, the state point analysis incorporates the following parameters: a 50% RAS rate, an SVI of 140 mL/g, and an MLSS concentration of 3400 mg/L, with a safety factor of 1.3. Table 10 provides a summary of the parameters used in the state point evaluation. The results of this state point analysis are shown in Figure 8.

Table 10 – Parameters used in the State Point Evaluation

Parameters		Standard Criteria	
Forward Flow to clarifiers (MGD)	0.62	Surface Overflow Rate (gpd/sf)	609
RAS flow (MGD)	0.31	Solids Loading Rate (lbs/d/sf)	25.9
No. of clarifiers in operation	1	Vo (m/d)	156
Surface Area/clarifier (sf)	1018	Vo (ft/d)	511.4
Total Surface Area (sf)	2036	n (L/g)	0.39
MLSS (mg/L)	3,400	k (L/mg)	0.000363
SVI (mL/g)	140	State Point (lbs/d/sf)	17.3
Safety Factor	1.4	RAS Concentration at State Point (mg/L)	10,200

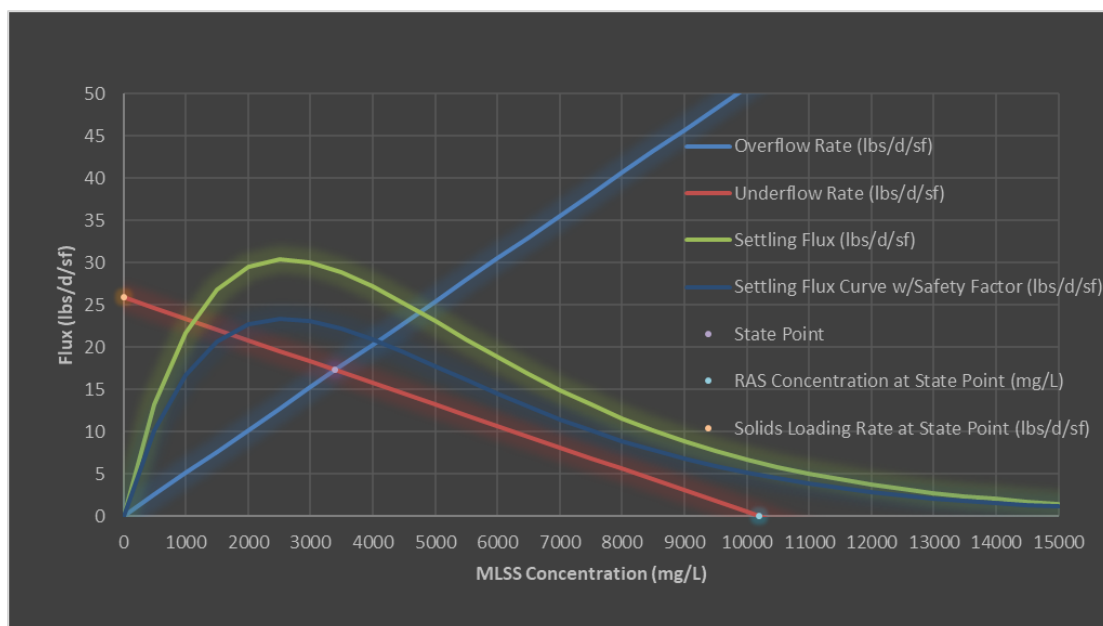


Figure 8 - State Point Analysis Results

Sludge Holding and Sludge Pumps

Sludge pumps will be used to deliver settled solids from the clarifiers either to the sludge storage tanks, referred to as Waste Activated Sludge (WAS), or return solids to the activated sludge process, known as Return Activated Sludge (RAS). Based on the proposed activated sludge process design, approximately 15,000 gallons per day (gpd) of WAS will be wasted from the process each day at the design AADF of 0.62 MGD. The pump station will be configured so that each sludge pump serves one of the existing clarifiers. If one pump is out of service for maintenance, the second pump will be valved such that it can handle the RAS flow from both clarifiers.

The sludge will be sent to the aerobic digester via WAS pumps, while a portion of the sludge will be returned to the aeration basins through RAS pumps. Approximately 60,000 gallons of sludge storage will be provided. The sludge in the holding basin will be aerated, and the supernatant will flow by gravity to the plant lift station. During Phase I of the project, it is expected that the sludge will be hauled off-site to the Immokalee Biosolid Facility by a contracted sludge hauler for additional processing.

Disk Filter

To meet FDEP Rules for public access reuse, total suspended solids (TSS) must be reduced to below 5 milligrams per liter (mg/L) before disinfection. Tertiary filtration will be achieved using a disk filtration system designed to remove suspended solids. The system will be sized for a peak hourly (design) flow of 1.74 MGD, with a maximum of three filter units, each having a capacity of 0.66 MGD, providing a total filtration capacity of 1.74 MGD. This configuration ensures Class 1 reliability; with one unit out of service, the remaining units will still be capable of processing up to 1.31 MGD of flow (75% of the peak hourly design flow of 1.74 MGD).

Backwash waste will be pumped to the on-site lift station, and the filters will also drain into this lift station when necessary. Turbidity, or calculated TSS, will be measured in the common effluent pipe that carries the filter discharge to the chlorine contact basins.

Chlorine Contact

The design of the proposed Chlorine Contact Chamber (CCC) will adhere to Rule 62-600.440 (Disinfection Requirements) of the Florida Administrative Code (F.A.C) and will provide high-level disinfection using liquid sodium hypochlorite (chlorine). High-level disinfection (HLD) requires tertiary filtration followed by chemical disinfection, ensuring that the effluent meets the following criteria:

- Fecal coliforms are non-detectable in 75% of samples collected over a 30-day period
- Total suspended solids (TSS) concentration of ≤ 5 mg/L
- A concentration-detention time product (Ct) of 40 mg-min/L, assuming tertiary filtration reduces effluent fecal coliforms to less than 10,000 per 100 mL
- A minimum residual chlorine concentration of 1 mg/L, with the design considering a minimum residual chlorine concentration of 1.5 mg/L.

The facility will feature two chlorine contact chambers, each with a volume of 13,000 gallons, for a total of 26,000 gallons. These chambers will operate in parallel and will include baffles to maintain plug flow conditions. Sodium hypochlorite (12%) will be injected as the disinfectant before the mixing zone, with chlorine levels adjusted based on a residual chlorine analyzer located downstream of the chlorine contact basins. To meet Class I reliability requirements, the design will ensure that, with the largest treatment volume out of service, the remaining chlorine contact chamber capacity will be sufficient to treat 50% of the design flow. The chlorine contact chambers (both in operation) must provide a minimum of 15 minutes of detention time at a peak hourly flow of 1.74 MGD. If only one chlorine contact chamber is in service, it must still be capable of providing the required detention time at 50% of the design flow, ensuring continuous effective disinfection.

Sodium Hypochlorite Storage and Feed Facilities

Typical design storage capacity for sodium hypochlorite ranges from 7 to 30 days. Given that sodium hypochlorite begins to degrade after approximately 30 days, Ten States Standards recommends not exceeding 30 days of storage for sodium hypochlorite service. The basis of design for sodium hypochlorite storage will be based on average flow conditions. For domestic wastewater facilities with tertiary filtration, Ten States Standards advises sizing chlorination equipment based on an average dosage rate of 6.0 mg/L.

In accordance with Ten States Standards, at the AADF of 1.0 MGD, the required volume of a 12.5% sodium hypochlorite solution is 2.1 gallons per hour (gph). To meet this requirement, the facility will have two double-walled, self-contained sodium hypochlorite storage tanks, providing a total storage capacity of 2,000 gallons. This ensures that sufficient chlorine is available for disinfection while complying with the storage and degradation guidelines outlined in the standards.

Effluent Chamber

Following the chlorine contact process, the effluent will be directed to the effluent chamber, which will have a volume of 4,000 gallons. From the effluent chamber, the flow can be routed to one of three potential destinations: the reuse system, percolation ponds, or, in the future, a deep injection well. This flexible system allows for efficient management of treated effluent depending on operational needs and regulatory requirements.

Reject Storage

For facilities that provide unrestricted public access reuse effluent, additional off-line systems for reject water storage are typically required. According to Chapter 62-610, F.A.C., these facilities must provide a minimum reject storage volume equal to one day's flow at the AADF design flow of the treatment facility or the average daily permitted flow of the reuse system, whichever is less. However, the Water Reclamation Facility in this case will have two alternative disposal methods for unrestricted public access effluent percolation ponds and, in the future, deep well injection that can be used to dispose of substandard effluent. As a result, reject storage is not required for this facility, since these alternative disposal methods provide sufficient flexibility for managing effluent that does not meet the necessary quality standards.

Probable Cost of Construction

A Class 5 OPCC was developed for this project (Alternative No.1 Phase I implementation) and a summary is provided in **Error! Reference source not found.** 11. At this stage of the project, a construction contingency of 30% was assumed. As the design is advanced, it is anticipated that the contingency percentage will be decreased.

The estimated capital cost for the project, rounded to the nearest 3 significant digits, at the project midpoint of construction in 2026 is \$16.4M.

Table 11 – Alternative No. 1: Estimate of Construction Cost

ITEM DESCRIPTION	Percent	TOTAL
Sitework		\$66,000
Yard Piping		\$100,000
Concrete		\$1,491,444
Equipment		\$5,805,000
HVAC		\$50,000
Filtration		\$545,000
Effluent PS		\$100,000
In-Plant Drain		\$50,000
On-site Reuse PS		\$50,000

Chemical Storage and Feed		\$81,914
Electrical and I&C		\$647,316
Subtotal		\$8,986,674
General Conditions	10%	\$898,667
Permits/Bonds/Insurance	3.5%	\$314,534
Sales Tax	6.50%	\$584,134
Overhead and Profit	10%	\$898,667
Construction Subtotal		\$11,682,677
Contingency	30%	\$3,504,803
Inflation to Mid-Point Construction	8%	\$1,214,998
Engineers Estimate of Probable Construction Cost		\$16,402,478

Alternative No. 2 – Construction of a single DAVCO Ring

This option involves the construction of a new 0.62 MGD AADF packaged activated process plant, featuring a single circular steel tank (ring) instead of the two parallel rings described in Alternative No. 1. The plant will be designed to meet EPA Class I reliability standards. Like Alternative No. 1, this option will include the same major components but with only one ring and two clarifiers to ensure Class I reliability. The Process Flow Diagram for Alternative No. 2 WRF is shown in Figure 9.

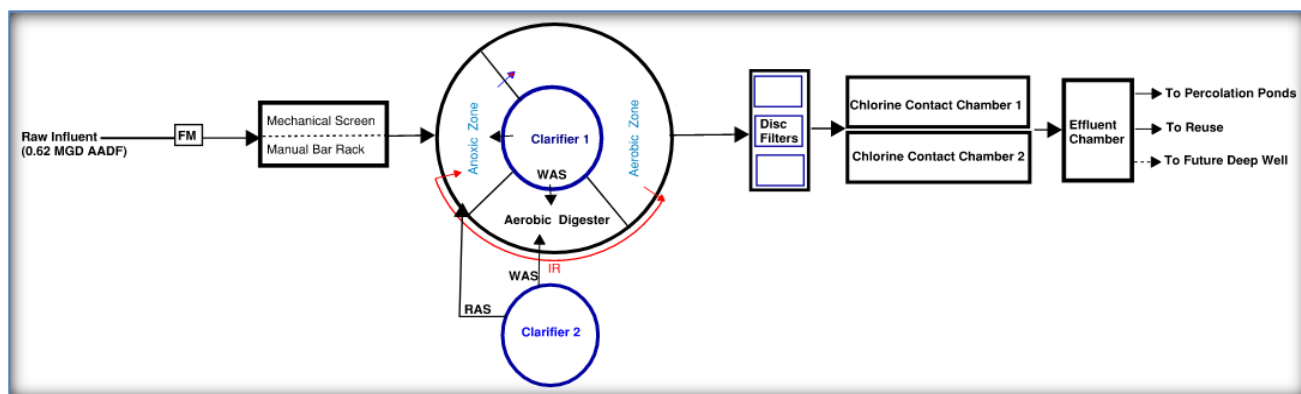


Figure 9 - Process Flow Diagram for Alternative No. 2 Proposed WRF Facilities

Figure 10 illustrates an example application from the Ave Maria WWTP Phase I construction. This phase included the construction of a single ring with a clarifier at the center, along with a separate clarifier to ensure Class I reliability. However, instead of constructing two rings simultaneously, the Ave Maria utility built only one ring, along with the slab for the second ring, but only installed the

clarifier. For Alternative 2, we propose constructing just the second clarifier, eliminating the need for the second ring. However, this option may present some operational challenges during the first year.



Figure 10 – Example Installation (Ave Maria WWTP)

Probable Cost of Construction

The estimated capital cost for Alternative No. 2 construction, classified as Class 5 OPCC with a 30% contingency, is \$15.6M (rounded to three significant digits) at the midpoint of construction in 2026. Table 12 displays the OPCC for Alternative 2.

Table 12 – Alternative No. 2 Engineer Estimate of Construction Cost

ITEM DESCRIPTION	PERCENT	TOTAL
Sitework		\$64,950
Yard Piping		\$100,000
Concrete		\$1,221,056
Equipment		\$5,700,000
HVAC		\$50,000
Filtration		\$545,000
Effluent PS		\$100,000
In-Plant Drain		\$50,000
On-site Reuse PS		\$50,000
Chemical Storage and Feed		\$78,161
Electrical and I&C		\$617,284
Subtotal		\$8,576,451

General Conditions	10%	\$857,645
Permits/Bonds/Insurance	3.5%	\$300,176
Sales Tax	6.50%	\$557,469
Overhead and Profit	10%	\$857,645
Construction Subtotal		\$11,149,386
Contingency	30%	\$3,344,816
Inflation to Mid-Point Construction	8%	\$1,159,536
Engineers Estimate of Probable Construction Cost		\$15,653,738

Alternative No. 3 Construction of Membrane Bioreactor Plant

This option entails constructing a new 0.62 MGD AADF packaged plant train with an MLE configuration, followed by the Veolia Zeeweed membrane bioreactor (MBR) (see Figure 11). Evoqua will supply the complete liquid treatment system, including all components from screening to disinfection and installation. In this setup, raw wastewater will first pass through a two-millimeter fine screen before entering the bioreactor. The bioreactor will use a DAVCO tank design with separate compartments for anoxic and aerobic zones. Mixers will be installed in the anoxic zones, and fine bubble diffusers will provide oxygenation in the aerobic zone. The bioreactor will feature monitoring systems, including a level transmitter, dissolved oxygen (DO) probe, and pH probe. Internal recirculation pumps will transport mixed liquor suspended solids (MLSS) from the aerobic zone back to the anoxic zone, enhancing nutrient removal. The mixed liquor from the aerobic zone will be directed through two feed lines into two stainless steel membrane tanks (one operational and one standby). The membrane cassettes will be immersed directly in the mixed liquor within the stainless-steel membrane tanks. A series of cassettes, connected to a common permeate header, form a membrane train. Each membrane train connects to the suction side of a duty pump for permeation. This pump creates a vacuum in the permeate header to draw treated water through the hollow fiber membranes, retaining mixed liquor solids outside the membrane. The filtered effluent will then flow to the chlorination tank for disinfection prior to discharge. Each membrane train will also be linked to an air scour blower to assist in removing solids from the membranes. The use of membranes eliminates the need for both a clarifier and effluent filters as the MBR serves the dual role and produces effluent with very low TSS. The design would result in a smaller footprint than the standard DAVCO configuration since it would not have the integrated clarifier. In addition, MBRs have become cost competitive with the potential to accelerate the schedule. Furthermore, due to the pore size of the membranes *Cryptosporidium* and *Giardia* can be filtered out thereby eliminating a potential need for UV disinfection.

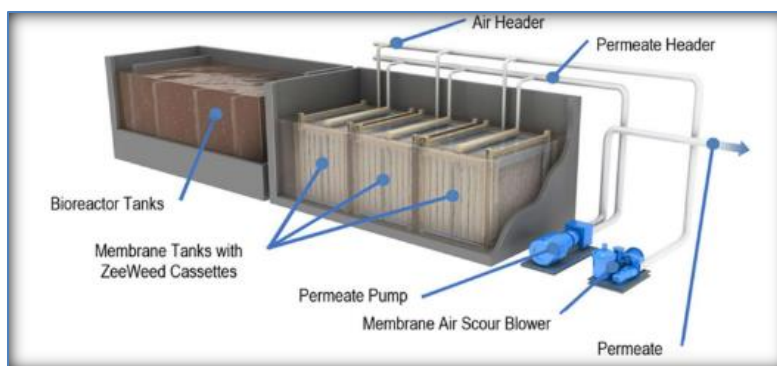


Figure 11 – Membrane Bioreactor System

The proposed WWTP for alternative No. 3 includes the following major components:

- Headworks
(two 2 mm fine rotary drum screens)
- Activated sludge process tanks
- Sludge Holding
- Membranes
- Chlorine Contact Chambers
- Effluent Chamber
- Reuse System
- Percolation Ponds
- Future Deep Injection Well

The Process Flow Diagram for Alternative No. 3 WRF is presented in 14Figure . **Appendix A** includes a proposal from Evoqua and Veolia for Alternative No. 3.

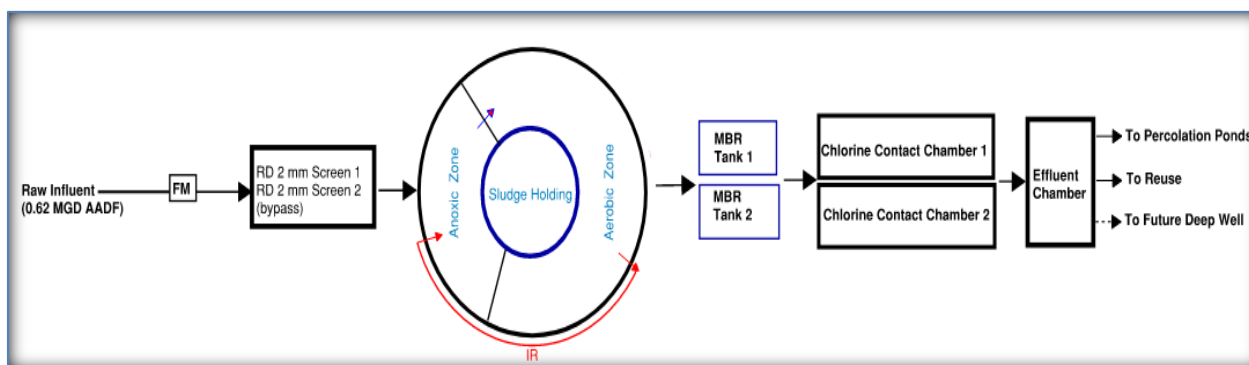


Figure 12 - Process Flow Diagram for Alternative No.3 WWTP

Probable Cost of Construction

The estimated capital cost of Alternative No. 3, classified as a Class 5 OPCC with a 30% contingency, is \$18.4M, rounded to three significant digits, at the midpoint of construction in 2026. Table 13 presents the OPCC for Alternative No. 3.

Table 13 – Alternative No. 3 Engineer Estimate of Construction Cost

ITEM DESCRIPTION	PERCENT	TOTAL
Sitework		\$82,500
Yard Piping		\$100,000
Concrete		\$802,389
Equipment		\$8,000,000
HVAC		\$50,000
Effluent PS		\$100,000
In-Plant Drain		\$50,000
On-site Reuse PS		\$50,000
Chemical Storage and Feed		\$91,524
Electrical and I&C		\$724,191
Subtotal		\$10,050,604
General Conditions	10%	\$1,005,060
Permits/Bonds/Insurance	3.5%	\$351,771
Sales Tax	6.50%	\$653,289
Overhead and Profit	10%	\$1,005,060
Construction Subtotal		\$13,065,785
Contingency	30%	\$3,919,736
Inflation to Mid-Point Construction	8%	\$1,358,842
Engineers Estimate of Probable Construction Cost	10%	\$18,344,362

Proposed New WWTP Alternative Selection (areas 1-3)

The evaluation factors for comparing Phase I Alternative No. 1 (Construction of Two Parallel DAVCO Rings, followed by tertiary filtration and disinfection), Alternative No. 2 (Construction of a Single DAVCO Ring with an Additional Clarifier, followed by tertiary filtration and disinfection), and Alternative No. 3 (Construction of a Single DAVCO Ring, followed by the Veolia Zeeweed Membrane Bioreactor and disinfection) were initially identified by Weston & Sampson. These factors will be discussed with the County during the workshop. Weston & Sampson also proposed relative weights for these factors based on their importance, which will be finalized after the workshop with the County. The evaluation factors and their respective weights, along with brief descriptions of the criteria for each, are presented in Table 14. Each alternative was scored for each evaluation factor on a scale of 1 through 4, with 4 representing the best score.

Table 14 – Evaluation Factors, Factor Weights, and Criteria

Evaluation Factor	Weight (WTD)	Criteria
Cost	30	OPCC Cost comparison based on the conceptual improvements for each alternative.
Constructability	10	Construction Complexity Conflicts and Safety Considerations
Operation, Maintenance and Effluent Quality	20	Ease of operational control Ease of maintenance and repairs Effluent Quality
Schedule and Durability	20	Longevity of build-out facilities Ability to accelerate schedule

Cost

Table 15 presents the score ranges for Cost Factor, with 4 being the best score (to be assigned to the alternative with the lowest cost and 1 being the worst possible score).

Table 15 - Score Ranges for Cost Factor

Cost	Score
Lowest cost	4
Cost ranges from \$1 to \$ 2 million over lowest	3
Cost ranges \$2 to \$ 5 million over lowest	2
Cost exceeds \$5 million above the lowest amount	1

Constructability

Each alternative was reviewed for constructability. Table 16 presents the scores for each criterion, with 4 being the best score possible and 1 being the worst possible score.

Table 26 – Score Ranges for Constructability Factor

Constructability	Score
▪ Easy Construction ▪ Minimal Safety Concerns and conflicts	4
▪ Minimal to Average Construction challenges ▪ Minimal to Average Safety Concerns and conflicts	3
▪ Average Construction challenges ▪ Average Safety Concerns and conflicts	2
▪ Difficult Construction ▪ High Safety Concerns and conflicts	1

Complexity of Operation and Maintenance

Each alternative was reviewed for ease of operational control. In addition, each alternative was also scored for ease of maintenance activities. Given the high level of complexity involved in carrying out maintenance activities on such a complex processor. Each alternative was evaluated in relation to the scores defined in Table 17, with 4 being the best score possible and 1 being the worst possible score.

Table 37 – Score Ranges for O&M Factor

Ease of Operation, Maintenance & Effluent Quality	Score
▪ Easy operational control and High flexibility ▪ Easy to perform repair/maintenance activities ▪ Very High Effluent Quality	4
▪ Easy to medium operational control and medium flexibility ▪ Easy to medium for maintenance activities ▪ High Effluent Quality	3
▪ Medium to difficult operational control and limited flexibility ▪ Medium to difficult for maintenance activities ▪ Meet Effluent Limit	2
▪ Difficult operational control and limited flexibility ▪ Difficult maintenance activities ▪ Meet Effluent Limit	1

Schedule and Longevity of Build-out Facilities

Each alternative was reviewed for the anticipated construction activities and their risk and duration. Table 18 defines the scores for the criteria, with 4 being the best score possible and 1 being the worst possible score.

Table 48 – Score Ranges for Schedule and Longevity of Build-out Facilities Factor

Schedule & Longevity of Build-out Facilities	Score
- High potential to accelerate construction schedule - High Longevity of Build-out Facilities	4
- Medium potential to accelerate construction schedule - Medium Longevity of Build-out Facilities	3
- Medium to Low potential to accelerate construction schedule - Medium to Low Longevity of Build-out Facilities	2
- Low potential to accelerate construction schedule - Low Longevity of Build-out Facilities	1

An evaluation matrix was prepared to present individual factor scores for each alternative and the weighted scores. This is presented in Table 19.

Table 59 – Evaluation Matrix Results

Alt. No.	Cost			Constructability Factor			O&M, Effluent Quality Factor			Schedule & Longevity Factor			TOTAL SCORE
	Cost Score	Weight	Weighted Score	Score	Weight	Weighted Score	O&M Score	Weight	Weighted Score	Score	Weight	Weighted Score	
1	4	30	120	3	10	30	3	15	45	3	20	60	255
2	4	30	120	1	10	10	2	15	30	1	20	20	180
3	3	30	90	4	10	40	4	15	60	4	20	80	270

Evaluation Results

Based on the evaluation matrix, Alternative No. 3 (Construction of a Single DAVCO Ring, followed by the Veolia Zeeweed Membrane Bioreactor and disinfection) emerged as the most favorable

option, receiving a total score of 270 points. This makes it the recommended approach for the proposed Phase I WWTP implementation. In comparison, Alternative No. 1 scored 255 points, and Alternative No. 2 scored 180 points.

The higher scores for Alternative No. 3 were primarily attributed to the expected superior effluent quality and low footprint. The OPCC for the recommended alternative is \$18.4M.

2.4 RECOMMENDED WWTP CONSTRUCTION

Phase One WWTP Design

The proposed project involves constructing a new 0.62 MGD AADF packaged plant train utilizing an MLE configuration, followed by an MBR system. Evoqua will supply the complete liquid treatment system, encompassing all components from screening to disinfection and installation.

Phase Two WWTP Design (Buildout)

The Phase II project aims to increase the process capacity from 0.62 MGD AADF to the projected 2051 capacity of 3.51 MGD AADF at full buildout. This involves the addition of a new 3.0 MGD packaged plant train, featuring an MLE configuration, followed by an MBR, then followed by high-level disinfection using hypochlorite.

The proposed WWTP Phase II construction includes the following major additional components (Figures 13 and 14):

- Headworks: Two 2 mm fine rotary drum screens
- MLE Activated Sludge Process Tanks
- Sludge Holding
- Membranes
- Construction of Biosolid Dewatering Facility
- Additional Chlorine Contact Tanks
- Construction of Deep Injection Well

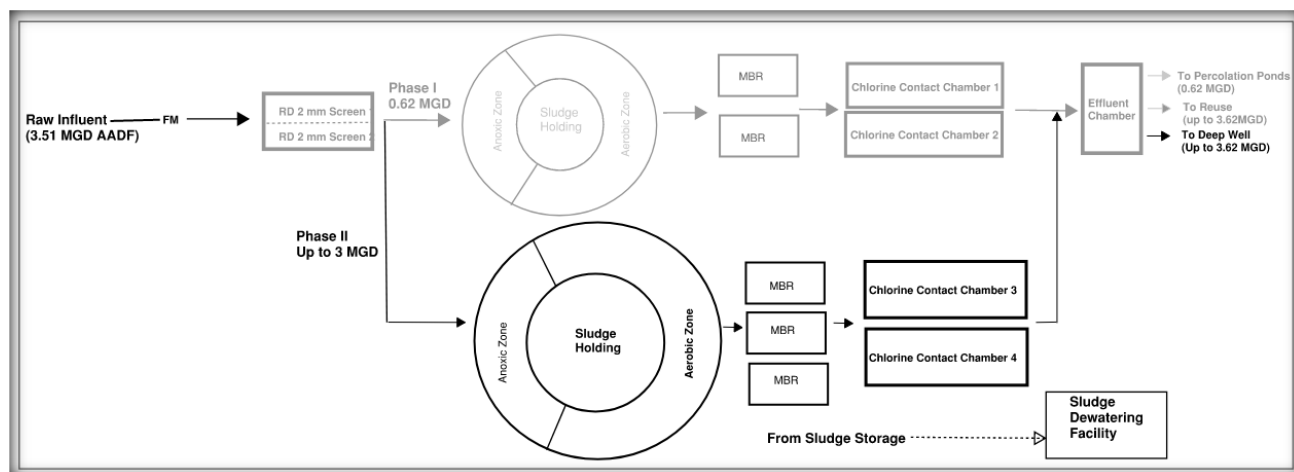


Figure 13 – Process Flow Diagram for WWTP Phase II Expansion (buildout)

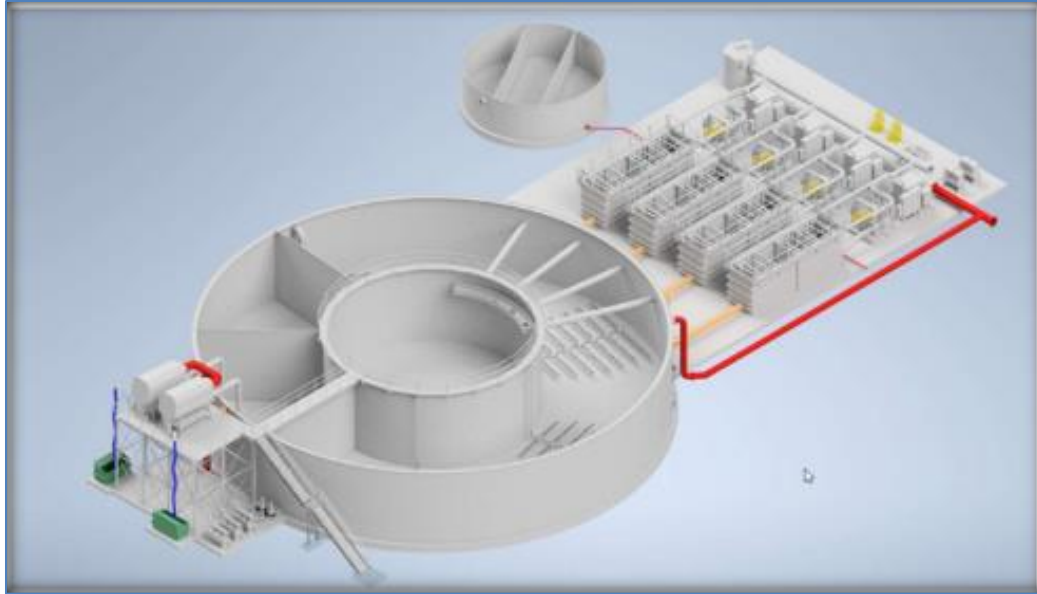


Figure 54 – Overall Packaged MBR system layout for the Falkenburg 3 MGD AADF AWWTP

2.5 NW EXPANSION SCHEDULE

Project Overview

The Immokalee Water and Sewer District aims to have the water and wastewater treatment plant operational by January 2028, requiring careful scheduling of project stages. Three delivery methods are considered:

- Design-Bid-Build Option: This traditional method involves two separate bidding phases, extending the timeline.
- Design-Build Option: This integrated approach combines design and construction under one contract, reducing the timeline by approximately two months compared to design-bid-build.
- Public-Private Partnership Option: This option eliminates bidding, partnering directly with a private entity for design and construction, reducing the timeline by four months compared to design-bid-build.

The new facilities will be constructed on a greenfield site, offering ample space for staging and development. The design phase is expected to take approximately six months from the notice to proceed, followed by an estimated 12-month construction period. However, it is recommended that the permitting process begin early to avoid potential setbacks.



IMMOKALEE
WATER & SEWER
DISTRICT

*FEASIBILITY STUDY FOR NORTHWEST DEVELOPMENT
NEW WASTEWATER TREATMENT PLANT*

Recommendations

3.0 RECOMMENDATIONS

To support future wastewater treatment needs in the Northwest service area, a new wastewater treatment plant (WWTP) is planned using a phased implementation approach. The recommended treatment solution for Phase I includes the construction of 0.62 MGD AADF packaged plant with the following key features.

- The facility will incorporate a Modified Ludzack-Ettinger (MLE) biological process followed by membrane (MBR) treatment and disinfection, providing high-quality effluent and operational reliability.
- The Opinion of Probable Construction Cost (OPCC) for Phase I for the 0.62 MGD AADF WWTP is estimated at \$18.4 million.
- The new facilities will be constructed on a greenfield site, offering ample space for staging and development. The design phase is expected to take approximately six months from the notice to proceed, followed by an estimated 12-month construction period. However, it is recommended that the permitting process begin early to avoid potential setbacks.

If additional capacity is needed, the facility will be expanded to up to 3.62 MGD AADF by adding an additional 3.0 MGD packaged plant train.

Appendix A
Proposal from Manufacturer

Preliminary Proposal

Field Erected Treatment Plant

Immokalee, FL

For questions, please contact:

Jason Hopp
jhopp@heywardfl.com

Version: 1
Date: January 14, 2025
Prepared By: Elizabeth Hart



Alternative 1: Conventional Activated Sludge

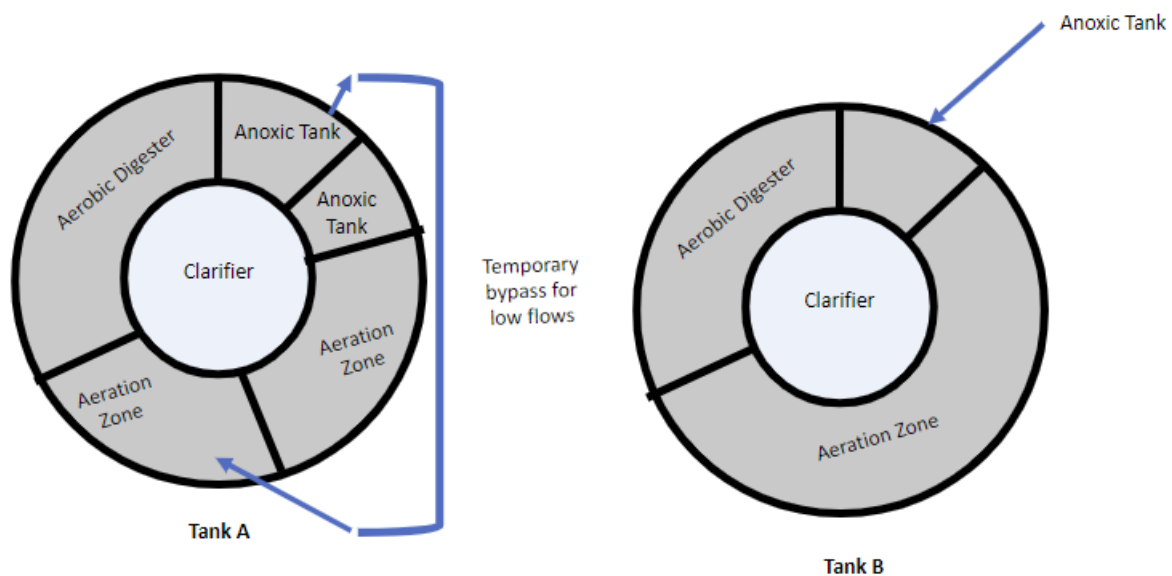
\$6.35 Million USD

Our offering is designed to meet the following effluent requirements after filtration:

- 20 mg/L BOD
- 5 mg/L TSS
- 10 mg/L TN

Evoqua proposes to manufacture, deliver, unload, field install, field paint, and start up the following equipment:

- Headworks Platform
 - Stairway
 - Interconnecting bridge
 - Influent assembly and splitter box
- Two (2) 0.31 MGD MLE plants.



- Plant A includes: 2 pre-anoxic zones and 2 aeration zones with temporary bypass, a center clarifier, and an aerobic digester.
 - Carbon Steel Tank
 - Outer Wall (75' diameter x 16.5' tall)
 - Inner Wall (36' diameter x 16.5' tall)
 - 4 hydrostatic bulkheads (19.5' long x 16.5' tall)
 - 1 non-hydrostatic bulkheads (19.5' long x 16.5' tall)
 - Temporary bypass piping

- Clarifier internals and drive
 - Supernatant decant assembly
 - RAS/WAS airlift and splitter box
 - Plant bridge
 - Aeration assembly with coarse bubble diffusers
 - 2 mixers (1 per pre-anoxic zone)
 - Internal recycle pump and piping
 - Clarifier, mixer, and pump controls
- Plant B includes: *2 pre-anoxic zones, an aeration zone, a center clarifier, and an aerobic digester.*
 - Carbon Steel Tank
 - Outer Wall (75' diameter x 16.5' tall)
 - Inner Wall (36' diameter x 16.5' tall)
 - 2 hydrostatic bulkheads (19.5' long x 16.5 tall)
 - 2 non-hydrostatic bulkheads (19.5' long x 16.5 tall)
 - Clarifier internals and drive
 - Supernatant decant assembly
 - RAS/WAS airlift and splitter box
 - Plant bridge
 - Aeration assembly with coarse bubble diffusers
 - 2 mixers (1 per pre-anoxic zone)
 - Internal recycle pump and piping
 - Clarifier, mixer, and pump controls
- Standalone CCT

Includes 2 trains, sized for a 15-minute HRT at peak flow per train.

 - Outer Wall (36.5' diameter x 10.5' tall)
 - 1 bulkhead
 - 4 baffles
 - Stairway
 - Viewing platform
- Disc filters

Adder Price: **\$545,000 USD**

 - 1 duty, 1 standby automatic backwash disc filter
 - Optional adder for SS pre-screens (\$65,000)

Install of Saveco screens is also included in the above price.

MBR Alternative

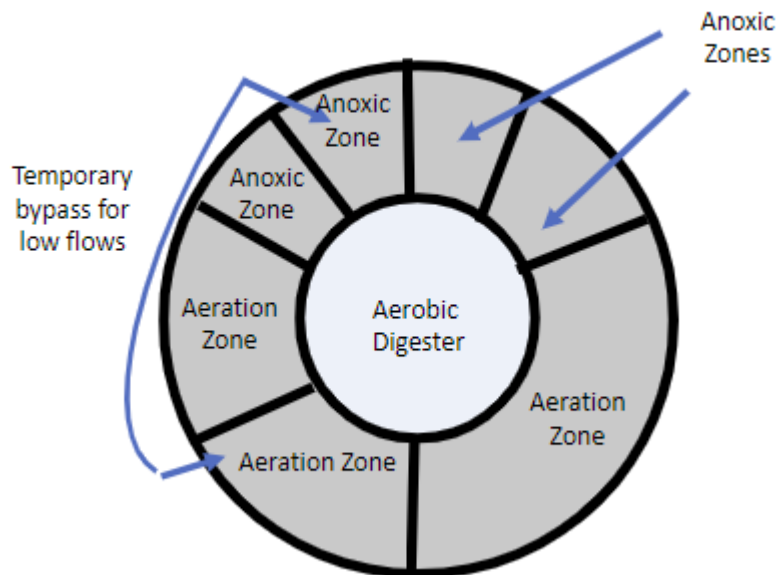
\$5.25 million USD

The system is designed to meet the following effluent requirements, as confirmed by the membrane supplier:

- 20 mg/L BOD
- 5 mg/L TSS
- 10 mg/L TN

Evoqua proposes to manufacture, deliver, unload, field install, field paint, and start up the following equipment:

- Headworks Platform
 - Stairway
 - Influent assembly and splitter box
- One (1) 0.62 MGD plant with 2 trains.



(sketch is not to scale)

- The plant includes: *4 pre-anoxic zones and 2 aeration zones with temporary bypass, and a center aerobic digester.*
 - Carbon Steel Tank
 - Outer Wall (84' diameter x 16.5' tall)
 - Inner Wall (60' diameter x 16.5' tall)
 - 4 hydrostatic bulkheads (19.5' long x 16.5 tall)
 - 3 non-hydrostatic bulkheads (19.5' long x 16.5 tall)
 - Temporary bypass piping for one train
 - Supernatant decant assembly

- Sludge draw-off line
- Plant bridge
- Aeration assembly with coarse bubble diffusers
- 4 mixers (1 per pre-anoxic zone)
- Internal recycle pump and piping
- Mixer and pump controls

- Standalone CCT

Includes 2 trains, sized for a 15-minute HRT at peak flow per train.

- Outer Wall (36.5' diameter x 10.5' tall)
- 1 bulkhead
- 4 baffles
- Stairway
- Viewing platform

Install of Savéco screens and Veolia membrane tanks is also included in the above price.

Excluded Items (from all options)

- Installation of any equipment not listed above
- Concrete slabs, grout and concrete design
- Blowers or VFDS
- Interconnecting piping
- Influent screens
- Chemical feed equipment
- Stairways or platforms for membrane tanks
- Influent pumps
- Electrical MCC unit(s) with motor starters, VFD's, etc. for blowers, IR pumps and mixers.
- Standby power generator with automatic transfer switch
- Main power line from power pole to main electrical distribution panel
- Power lines from main electrical distribution panel to clarifier control panel
- Plant & area lighting
- Field run electrical conduit with wiring on & off plants
- 3-phase electrical disconnect switches
- Biosolids Handling equipment and controls
- State permitting
- Performance and payment bond
- Contractor's markup
- Taxes of any kind

Note: The scope of supply and pricing are based on Evoqua's standard equipment selection, standard terms of sale and warranty terms. Any variations from these standards may affect this budgetary proposal. Additionally, please note that this budgetary proposal is for review and informational purposes only and does not constitute an offer for acceptance.



ZeeWeed* Membranes for Immokalee Wastewater Treatment Systems

Weston & Sampson

Veolia Proposal Number: 632005, Rev. 0

January 2025

Submitted by: Jenn Watt, jenn.watt@veolia.com

Local Representation by: Jason Hopp, Heyward

WATER TECHNOLOGIES



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1. System Design

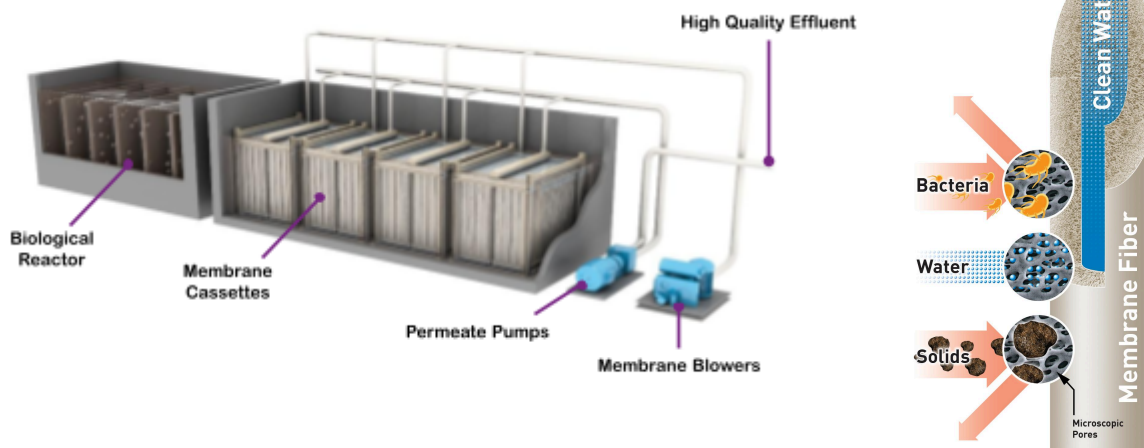
1.1. Process Description

ZeeWeed Membrane Bioreactors (MBR) produce effluent for discharge or reuse that far exceeds the world's most stringent regulations.

Benefits of hollow fiber	Benefits of MBR
 Smaller Footprint Hollow fiber membranes allow for greater filtration and gives more flow capacity in a smaller footprint  Energy Savings Reduced operating costs with patented and proven aeration technology  Long Membrane Life Demonstrated membrane life greater than 15 years  Guaranteed Reliability Confidence with the strongest wastewater specific membrane in the industry	• High quality effluent TSS <1 mg/L, Turbidity <0.1 NTU • Reinforced with tensile strength greater than 135 lbs • 10-60x stronger than unsupported fibers • Wastewater specific membrane • Highly resistant to chemicals PVDF composition • Capable of backpulsing withstanding pressure up to 8 psi • Automated in-situ cleaning for simple operation • "Self-healing" fibers • Effective cleaning techniques to maintain long-term leak system performance and provides a simple, rapid method of recovery in the event of an upset

ZeeWeed MBR is a simple process.

A basic production train consists of a biological reactor, membrane basin, permeate pump, air blower, and automated control equipment. Trains are simply expanded and/or multiplied to meet capacity requirements.



1.1.1. Z-MOD-X Skid

Veolia has incorporated the Z-MOD-X equipment skid into the offering for ease of installation and start up. The Z-MOD X skid is a pre-engineered unit including the permeate pump, membrane blower, RAS pump, turbidimeter, remote I/O panel, VFD panel, and associated valves, instruments and piping for one membrane train. The equipment is pre-installed on the skid and shipped to site ready for a quick and easy installation.



Figure 1: Z-MOD X Skid

1.1.2. Stainless Steel Membrane Tanks

Veolia has included stainless steel membrane tanks in our scope of supply. Stainless steel membrane tanks allow for easy and quick installation as opposed to concrete tanks, which require time to set in place. The photos below are stainless steel tanks that have been installed at another MBR facility in Canada.



Figure 2: Stainless steel membrane tanks

1.2. Design Basis

The proposed ZeeWeed Membrane Bioreactor system is based on using the parameters summarized in the following sections.

1.2.1. Influent Flows

The influent design flows and their durations are summarized in the table below.

Table 1: Influent Flows to Bioreactor

Parameter	Initial	Phase 1	Phase 2	Units
Average Day Flow (ADF)	35,000	619,000	3,030,000	gpd

Parameter	Initial	Phase 1	Phase 2	Units
Maximum Monthly Flow (MMF)	45,500	810,000	3,930,000	gpd
Maximum Day Flow (MDF)	73,500	1,300,000	6,930,000	gpd
Maximum flow with one train offline (for max 24 hrs)	35,000	619,000	3,030,000	gpd

Note 1: The flow conditions as specified above are defined below:

- ADF – The average flow rate occurring over a 24-hour period based on annual flow rate data.
- MMF – The average daily flow rate occurring during the 30-day period with the highest flow based on annual flow rate data.
- MWF – The average daily flow rate occurring during the 7-day period with the highest flow based on annual flow rate data.
- MDF – The maximum flow rate occurring over a 24-hour period based on annual flow rate data.
- PHF – The maximum flow rate sustained over a 2-hour period based on annual flow rate data.

Note 2: The initial and Phase 2 flow conditions used the same peaking factor as the Phase 1 flows

1.2.2. Influent Quality

The design solution proposed is based on the wastewater characteristics detailed below. The concentrations listed are specific to the flow used for the biological design as listed in the Biological System Design.

Table 2: Influent Wastewater Quality

Influent Parameter	Value	Units
Design influent temperature	20	°C
BOD ₅	323	mg/L
TSS	297	mg/L
NH ₃ -N	41	mg/L
TKN	58	mg/L
TP	6	mg/L
Alkalinity as CaCO ₃ ¹	250	mg/L

Note 1: Veolia has assumed that alkalinity is insufficient for proper performance of the biological system. Veolia will provide a NaOH dosing system for pH control.

Below are the membrane system influent characteristics that were used for this design.

Table 2: Design Properties of Mixed Liquor Entering Membrane Tanks

Design Parameter	Acceptable Range	Units
Operating temperature	20 – 28	°C
MLSS concentration ¹	≤ 8,000	mg/L
pH	6.5 – 7.5	SU
Soluble cBOD ₅ concentration	≤ 5	mg/L
NH ₃ -N concentration	≤ 1.0	mg/L
Colloidal TOC (cTOC) concentration ²	≤ 10	mg/L
Soluble alkalinity as CaCO ₃	50 – 150	mg/L
Time to filter (TTF) ³	≤ 200	seconds
Material greater than 2 mm in size ⁴	≤ 1	mg/L

Design Parameter	Acceptable Range	Units
Fats, oil & grease (FOG) concentration	Refer to Note 6	mg/L

Note 1: Per Veolia's standard, MLSS concentration in the membrane tanks of up to 12,000 mg/L is permissible during MDF, PHF and short (up to 24 hours) N-1 events only. MLSS concentration in the of membrane tanks to be $\leq 10,000$ mg/L during all other flow conditions.

Note 2: Colloidal TOC (cTOC) is the difference between the TOC measured in the 1.5- μ m filter paper filtrate and the TOC measured in the ZeeWeed membrane permeate.

Note 3: Per seller's standard Time to Filter (TTF) Procedure (available upon request).

Note 4: Per seller's standard Sieve Test Procedure (available upon request).

Note 5: Chemicals incompatible with the ZeeWeed PVDF membrane are not permitted.

Note 6: Total FOG shall not contain more than 150 mg/L of emulsified FOG and more than 10 mg/L of mineral or non-biodegradable oil. Free oil should be non-detect.

1.3. Effluent Requirements

The following or better effluent quality is expected upon equipment start-up and once the biological system has stabilized.

Table 3: Effluent Quality

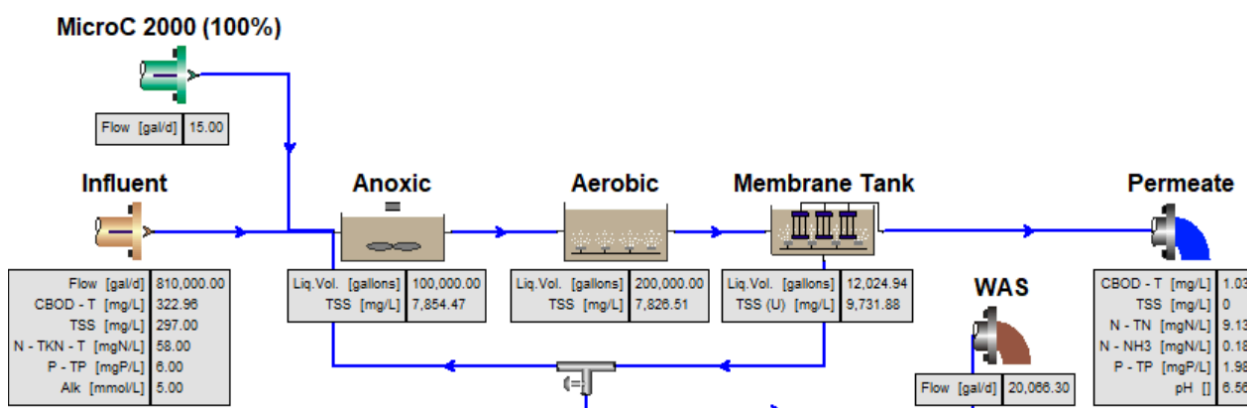
Effluent Parameter	Value	Units
CBOD	≤ 20	mg/L
TSS	≤ 5	mg/L
TN	≤ 10	mg/L
Turbidity	≤ 1	NTU

Note 1: TN ≤ 10 mg/L corresponds to a minimum design temperature of 20°C and <1.5 mg/L recalcitrant dissolved organic nitrogen in the influent.

1.4. System Design

1.4.1. Biological System Design

The proposed MBR system schematic is presented below.



Major bioreactor design parameters are summarized in the table below.

Table 4: Biological System Design

Design Parameter	Value	Units
Flow basis for biological design	810,000	gpd

Design Parameter	Value	Units
Total pre-anoxic tank working volume	100,000	US gal
Total aerobic working volume (w/o membrane space)	200,000	US gal
Total bioreactor volume (w/o membrane space)	300,000	US gal
Aerobic SRT (excluding membrane space)	8.02	days
Aerobic HRT (excluding membrane space)	5.93	hours
Total process HRT (excluding membrane space)	9.27	hours
Waste sludge removal (based on ADF and 10 g/L)	20,100	gpd
Design MLSS concentration in bioreactor	8,000	mg/L
AOR	2,967	lb-O ₂ /day
Design liquid depth in aerobic zone	15	ft

Note 1: Tank volumes are preliminary only and may change once final detail design commences.

Note 2: Bioreactor equipment to be installed in tanks supplied by Others.

1.4.2. Membrane System Design

The major membrane and membrane tank design characteristics are summarized in the table below. The membrane design utilizes smaller trains to accommodate the long-term projections for the plant. As the expected flows increase year-to-year additional cassettes and membrane modules can be installed without changing any other equipment. The modularity of the trains and the ZMOD-X equipment skid allow for a slower expansion over the lifetime of the plant without sizing equipment to handle future flow.

Table 5: Membrane System Design

Design Parameter	Initial	Phase 1	Phase 2	Units
Membrane tanks/trains per plant	2	2	6	-
Cassette spaces per train	2	2	2	-
Cassettes installed per train	1	1	2	-
Type of cassette	ZW 500 EV	ZW 500 EV	ZW 500 EV	-
Maximum modules per cassette	56 M	56 M	56 M	-
Module design per train	(1 x 34)	(1 x 56)	(1x 56) + (1 x 34)	-
Total modules installed per train	34	56	90	-
Module area	460	460	460	ft ²
Total membrane area, installed	31,280	51,520	248,400	ft ²
Spare space	69.7	50	11.5	%
Membrane tank internal dimensions (L x W x H)	16 x 7.91 x 10.5	16 x 7.91 x 10.5	16 x 7.91 x 10.5	ft

2. Scope of Supply by Veolia

Table 6: Scope of Supply by Veolia

Quantity	Description
The Membrane Bioreactor system will consist of the following equipment:	
ZeeWeed Membranes and Membrane Tank	
2	Stainless steel membrane tanks complete with railings and tank covers. Includes permeate collection and air distribution header connections within the tank
Lot.	Membrane tank cassette mounting assemblies including: • Cassette hanger arms and braces • Associated hardware • One (1) cassette lifting bracket
2	ZeeWeed 500 membrane cassettes
68	ZeeWeed 500 membrane modules
2	Membrane tank level transmitters (1 per train)
4	Membrane tank level switches (2 per train)
2	Pressure transmitters (1 per train)
Process Blowers	
3	Process aeration blower package with enclosure, inlet filter, inlet silencer, discharge silencer, positive displacement blower, pressure safety valve, pressure gauges, and check valve
3	Air flow low switches
3	manual isolation valves
Process Pump & Associated Equipment	
2 Each.	Equipment skid complete with epoxy coated carbon steel base, piping, and valves within the skid boundary. Each skid includes: Permeate Pump Equipment: • One (1) pneumatic actuated permeate isolation valve • One (1) reversible process pump • One (1) magnetic flow meter • Two (2) pressure gauges and isolation valves • Two (2) pressure switches • One (1) drain valve • One (1) manual isolation valve • Lot of chemical injection ports and valves Membrane Blower Equipment • One (1) membrane aeration blower package with enclosure, inlet filter, inlet silencer, discharge silencer, positive displacement blower, pressure safety valve, pressure gauges, and check valve • One (1) air flow low switch • One (1) manual isolation valves RAS Pump: • One (1) centrifugal RAS Pump • One (1) magnetic flow meter • Two (2) pressure gauges and isolation valves • One (1) check valve • One (1) flow transmitter • One (1) manual isolation valve • Two (2) drain valves

	Electrical: - One (1) train dedicated VFD NEMA 4X, 316 SS panel containing VFDs for membrane blower, permeate pump, and RAS Pump with air conditioning - One (1) train dedicated Remote I/O NEMA 4X 316 SS panel
2	Panel mounted turbidimeters (1 per train) complete with: - Auto cleaner - Universal controller - Flow regulator kit - Solenoid valves - Manual valves - Degassing column
Air Supply and Ejector Assembly	
2	Air supply assembly complete with isolation valves, filters, and solenoid control valves
2	Ejector assembly complete with vacuum ejectors for priming, control valves, and isolation valves
WAS Equipment	
1	Pneumatic actuated ball valve
1	Manual ball valve
1	Magnetic Flow meter
Backpulse System	
Included	Process pumps will also provide backpulse duty
1	Flow through backpulse water storage tank complete with associated flanges, side-mounted level transmitter, and manual isolation valves
1	Temperature transmitter
Compressed Air System	
1+1	Air compressor assembly for pneumatic valve operation including 1 duty + 1 standby air compressors each with associated 120 Gal. horizontal mounted air receiver tank. Complete with pressure gauges, pressure low switch, drain flow valves, and isolation valves
1+1	Refrigerated air dryers with manual isolation valves
1	Common discharge line primary coalescing filter with isolation valves, pressure regulator and pressure switch
1	Solenoid drain valve
Electrical Control System	
1	Master control panel w/ Allen Bradley Control Logix PLC and PanelView Plus HMI, rated NEMA 4X, 316 SS enclosure with air conditioner
1	Process aeration VFD panel (NEMA 4X, 316 SS) with air conditioner and VFDs for process blowers
2	Chemical feed VFD panel (NEMA 4X, 316 SS) with air conditioner and VFDs for chemical feed pumps
1	Air compressor starter panel (NEMA 4X, 316 SS) with 2 motor starters for air compressors
1	InSight Communication Panel (NEMA 4X, 316 SS)
Included	Control of biological process equipment provided by others including mixers, internal recycle pumps, and biological tank instruments
General Services and Warranty	
Included	Engineering services for Engineering submittals including but not limited to: P&IDs, equipment General Arrangement drawings, operation and maintenance manuals, etc.

Included	Field service and start-up assistance from Veolia field-service personnel for commissioning, start-up, and operator training. • 60 days support over 10 site visits
Included	InSight Pro(Digital asset monitoring) – 1 year
Included	24/7 Emergency phone support – 1 year
Included	Equipment mechanical warranty – 1 year or 18 months from shipment
Included	Membrane warranty– 10 year (2 year cliff and 8 year prorated)

Note 1: All Veolia supplied equipment is designed for installation in an unclassified area.

Note 2: To receive complete 24/7 Emergency Telephone Technical Support Service and to allow for InSight Service, a suitable secure remote internet connection, by buyer, is required.

Note 3: No spare parts have been included. A recommended spare parts list can be generated by Veolia's spare parts department and provided to the Customer as a price adder once Veolia's scope of supply has been finalized.

Note 4: Additional FSR-hours will be billed separately from the proposed system capital cost at a rate per day plus living and traveling expenses. Detailed Veolia service rates are available upon request

2.1. Scope of Supply by Others

The following items are for supply by buyer and will include but are not limited to:

- Overall plant design responsibility
- Review and approval of design parameters related to the biological process and membrane separation system
- Review and approval of Veolia-supplied tank and equipment drawings and specifications
- Detail drawings of all termination points where Veolia equipment or materials tie into equipment or materials supplied by buyer
- Design, supply, and installation of lifting devices including overhead traveling bridge crane and/or monorail able to lift 10,000 lb. for membrane removal, lifting davits c/w a hoist, guide rails for submersible mixers and pumps etc.
- Civil works, provision of main plant tank structure, buildings, equipment foundation pads etc. including but not limited to:
- Common channels, housekeeping pads, equipment access platforms, walkways, handrails, stairs etc.
- Equalization tank – as required
- Bioreactor tank – complete with pre-anoxic, aerobic and post-anoxic zones
- Stairs and platform to membrane tanks
- Automatic valves on the RAS line from the membrane tank to the RAS Pump
- Automatic valves on the influent line to the membrane tanks
- All pre-treatment (2mm Fine Screens, Grit removal, etc.)
- All post-treatment and disinfection (UV, Chlorine Contact, etc)
- All chemical storage tanks, day/bulk tanks, and secondary containments
- Biological process equipment – including but not limited to fine bubble diffusers, submersible mixers, submersible pumps, and chemical dosing systems
- Fine bubble diffuser tank downcomer piping
- HVAC equipment design, specifications, and installation (where applicable)
- UPS, power conditioner, emergency power supply and specification (where applicable)
- Plant SCADA system
- Process and utilities piping, pipe supports, hangers, valves, etc. unless otherwise noted.
- Electrical wiring, conduit and other appurtenances unless otherwise noted.

- Supply and installation of suitable, secure remote internet connection for 24/7 emergency telephone technical support service and InSight remote monitoring & diagnostics service
- Design, supply and installation of equipment anchor bolts and fasteners for Veolia supplied equipment. All seismic structural analysis and anchor bolt sizing
- Receiving (confirmation versus packing list), unloading and safe storage of Veolia-supplied equipment at site until ready for installation
- Installation on site of all Veolia supplied equipment
- Raw materials, chemicals, and utilities during equipment start-up and operation
- Disposal of initial start-up wastewater and associated chemicals
- Supply of seed sludge for biological process start-up purposes
- Laboratory services, operating and maintenance personnel during equipment checkout, start-up, and operation
- Weather protection as required for all Veolia-supplied equipment. Skids and electrical panels are designed for indoor operation and will need shelter from the elements
- All permits

3. Commercial

3.1. Pricing

Pricing for the proposed equipment and services is summarized in the table below. All pricing is based on the design operating conditions and influent characteristics detailed in System Design. The pricing herein is for budgetary purposes only and does not constitute an offer of sale. No sales, consumer use or other similar taxes or duties are included in the pricing below.

Table 8: Equipment and Service Pricing

Price	
ZeeWeed Membrane Bioreactor System	\$ 2,540,000.00

3.2. Equipment Shipment and Delivery

The estimated lead time for drawings submittals is 8-16 weeks and equipment delivery is 22-40 weeks from submittal approvals. The lead time estimate is presented based on current workload backlogs and production capacity and could change based on the timing of order acceptance. The buyer and seller will arrange a kick-off meeting after contract acceptance to develop a firm shipment schedule.

The following freight terms used are as defined by INCOTERMS 2020. All pricing is CIP to Immokalee WWTP.

3.3. Terms and Conditions of Sale

This proposal has been prepared and is submitted based on Seller's standard terms and conditions of sale (available upon request).



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JULY 2025

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Appendices

Appendix A: Proposal from Manufacturer



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Executive Summary

1.0 EXECUTIVE SUMMARY

1.1 NORTHWEST AREA – POTABLE WATER

Anticipated Growth

Flow projections for the northern areas Alico, Turner Groves (owned by King Ranch), and Julian Grove (LGI Homes) estimate a demand of 0.58 million gallon per day (MGD) by 2031, with projected flow reaching 3.51 MGD at full buildout, as shown in the figure below. Based on these projections, it is recommended that the new Water Treatment Plant (WTP) be designed with an initial phase capacity of approximately 0.62 MGD.

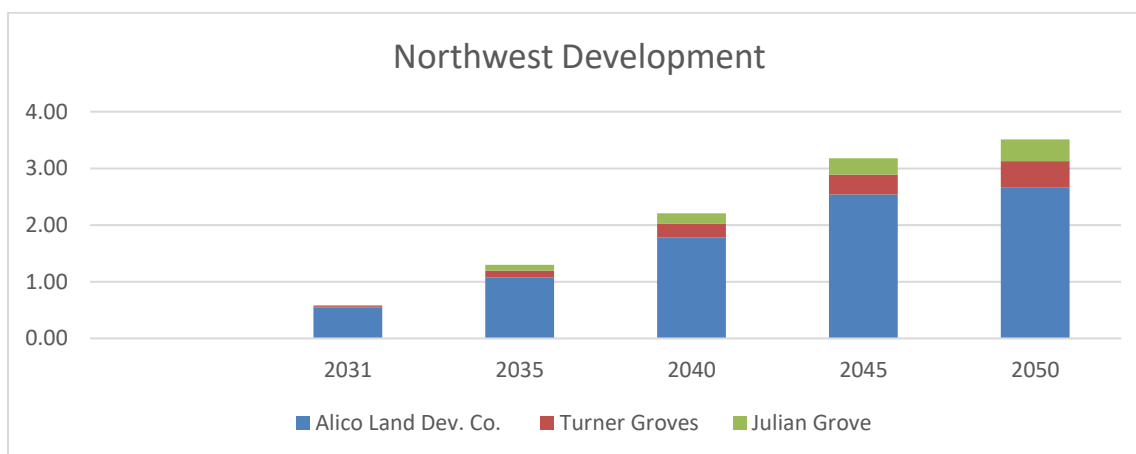


Figure 1 – Northwest Development Growth

Potable Water

To meet projected potable water demands a new water storage infrastructure and water treatment is recommended. A ground storage tank is necessary to meet both domestic water demand and fire flow requirements. At a minimum, the tank must provide 180,000 gallons to support a fire flow of 1,500 gallons per minute for two hours, in accordance with the National Fire Protection Association (NFPA) and Florida Administrative Code standards. Storage volume would need to increase with projected growth in the service area.

A new WTP is proposed to support projected population and demand growth beginning in 2028, over a 20-year planning horizon. To ensure cost-effectiveness and adaptability, a phased, modular design approach is recommended. This will allow infrastructure to be developed incrementally in alignment with actual growth in demand.

Groundwater Source Options

Two groundwater source options have been evaluated:

- Option 1: Source water from the Upper Floridan Aquifer, subject to availability.

- Option 2: Source water from the Sandstone Aquifer, involving a transfer of a portion of the existing consumptive use permits from Alico.

Option No. 1 Analysis Summary

Option 1: Upper Floridan Aquifer: Two scenarios under Option 1 were analyzed based on source water quality:

- Option 1A: Assumes lower source water quality.
- Option 1B: Assumes improved source water quality.

Both scenarios utilize a modular brackish water reverse osmosis (BWRO) treatment system. The design includes BWRO skids that can be added incrementally, each providing 450–500 gallon per minute (GPM) of treatment capacity.

Well Development Strategy:

- Construct four (4) wells, wells initially constructed/permitted to allow 1200 GPM, initial pumps will be sized to deliver 600 GPM per well
- This well development schedule should satisfy the residential demand up until Year 10. For growth beyond that, the production capacity in two (2) of the wells would be increased to the full 1200 gpm using pump modifications.

Treatment Components:

- Filtration
- Low-pressure reverse osmosis (BWRO)
- Degasification
- pH stabilization
- Disinfection and Water storage
- Option 1A only: Includes granular activated carbon (GAC) filtration to address potential emerging contaminants.

Estimated Costs and Timeline:

Option 1A (Lower Quality):

- Estimated Phase I construction cost: \$20 million
- Design and construction duration: ~24 months

Option 1B (Improved Quality):

- Estimated Phase I construction cost: \$16 million
- Design and construction duration: ~24 months

The cost estimate for Options 1A and 1B is based on the following assumptions:

- Class 5 Order of Probable Construction Cost (OPCC) includes a 30% contingency.

- This estimate also accounts for 27% to cover general conditions, permits, bonds, insurance, sales tax, and contractor overhead and profit.
- During the Initial Phase, concentrate will be diverted to a percolation system, which will be constructed as part of Phase I of the wastewater treatment plant (WWTP) to manage the new WWTP effluent. In Phase II, a deep injection well will be constructed as part of Phase II of the WWTP to manage both the concentrate and the WWTP effluent.
- The proposed wells will be located near the water treatment plant.

Option No. 2 Analysis Summary

Option 2: Source water from the Sandstone Aquifer

Well Development Strategy:

- Construct four (4) wells, wells initially constructed/permited to allow 900 gpm, initial pumps will be sized to deliver 450 GPM per well
- This well development schedule should satisfy the residential demand up until Year 10. For growth beyond that, the production capacity in two (2) of the wells would be increased to the full 900 gpm using pump modifications.

Well construction costs would be expected to be lower due to the shallower depth of the Sandstone Aquifer. Additionally, the lower required pumping rates (without BWRO treatment) would reduce both capital and operational costs of the pumping system.

Treatment Components:

The Option 2 treatment is expected to include degasification using tray aeration to be located above the ground storage tanks (GSTs). Chemical treatment is limited to disinfection and pH stabilization.

Estimated Costs and Timeline:

- Estimated Phase I construction cost: \$10 million
- OPCC includes a 30% contingency and 27% to cover general conditions, permits, bonds, insurance, sales tax, and contractor overhead and profit.
- The proposed wells is assumed to be located near the water treatment plant
- Design and construction duration: ~24 months

Suggested Next Steps

- Evaluate water quality data from Alico's existing wells (Kirk Martin from Water Science Associates is working on providing a scope & fee proposal to IWSD to do this work)
- Further explore consumptive water use permit transfer from Alico with SFWMD, depending on water quality data review
- Review/refine treatment technology based on actual water quality data results
- Proceed with design & permitting phase as soon as practicable to meet the deadline to have the Phase 1 WTP online by the end of 2027/start of 2028.



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Northwest Development

2.0 NORTHWEST DEVELOPMENT (AREAS 1-3)

2.1 ANTICIPATED GROWTH

The northwest section of the District includes several potential developments, such as Alico, Turner Groves, and Julian Grove. These projects will require the construction of new water treatment and wastewater treatment facilities to provide adequate utility services. The area cannot be served by existing IWSD facilities. While most of the Julian Grove property lies outside of the District's boundary, a portion of the property lies within the district's boundary along State Road (SR) 82. IWSD has started to engage with Hendry County to coordinate comprehensive infrastructure planning and service delivery.

Figure 2 displays the Northwest Potential Development View, while Table 1 presents a summary of flow projections for the Northern Area (Areas 1 to 3). Additionally, Figure 3 illustrates the flow projections for the Northern Area.

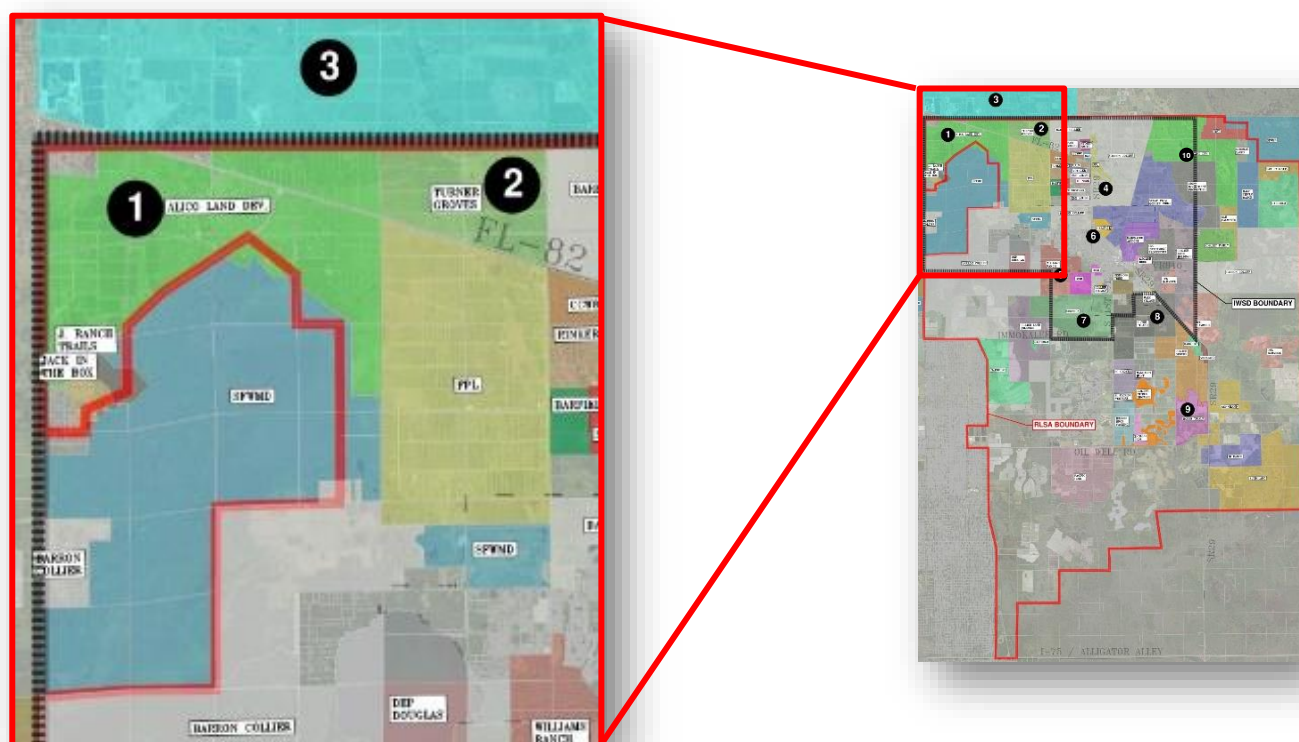
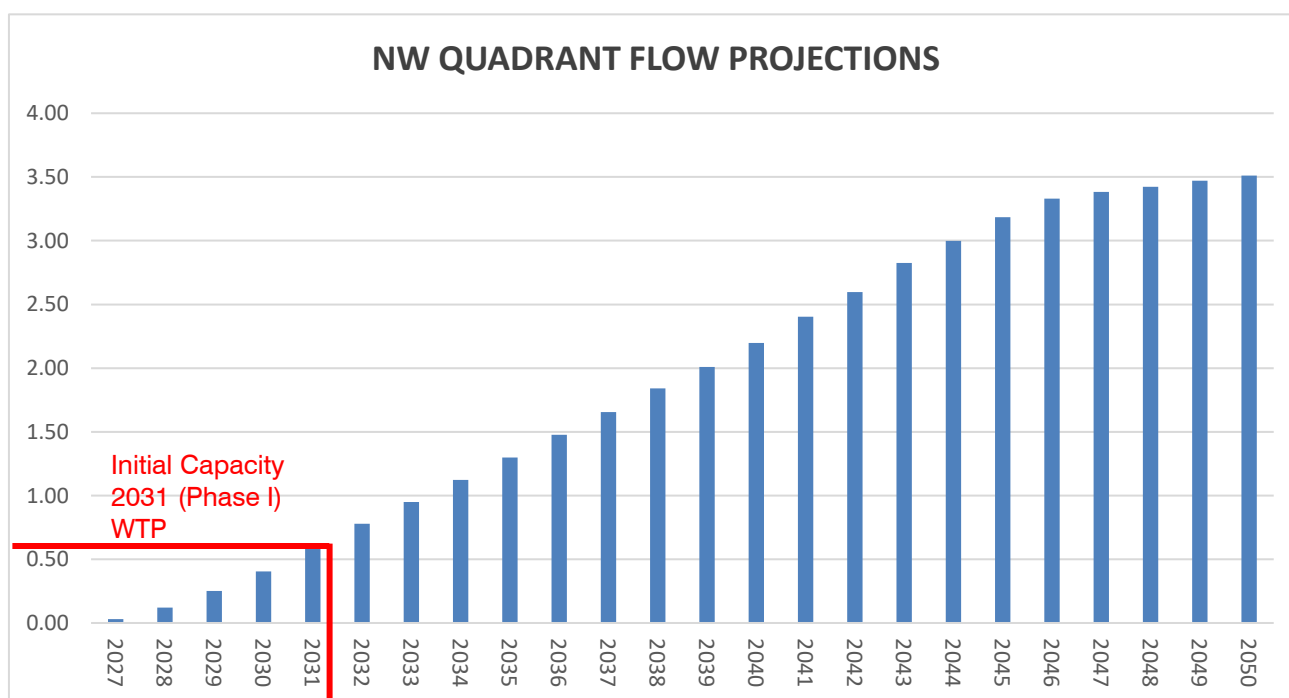


Figure 2 – Northwest Potential Development View

Anticipated growth for the three developments in the NW quadrant is shown below.

Table 1 – Summary of Flow Projections for the Northern Area

Year	Alico Land Dev. Co. Projected Flows (gpd)	Turner Groves Projected Flows (gpd)	Julian Groves Projected Flows (gpd)	NW Cumulative Flow total (MGD)
2031 (Phase I)	544,200	20,000	20,000	0.58
2035	1,077,900	120,000	100,000	1.29
2040	1,766,375	240,000	190,000	2.20
2045	2,544,525	350,000	290,000	3.18
2050 (Build-out)	2,660,000	470,000	380,000	3.51

**Figure 3 – NW Quadrant Flow Projections**

The flow projections for the northern areas of Alico, Turner Groves, and Julian Grove indicate a projected flow of 0.58 MGD by 2031. However, it is recommended to design a new water facility with an initial phase capacity of approximately 0.62 MGD.

2.2 WATER TREATMENT FACILITY

Status Quo

The "Do Nothing" alternative involves maintaining the status quo, with no existing utility infrastructure. Under this alternative, the water and wastewater capacity would remain undeveloped. Given these limitations, the "Do Nothing" alternative is not a viable solution and will not be considered further in this analysis.

Obtain Water From Another Community

The Immokalee Water and Sewer District (IWSD) has considered the option of purchasing water from adjacent communities to supplement its capacity. However, this approach faces significant challenges. The amount of water needed to meet the district's demand exceeds what any neighboring community can provide. Lee, Hendry, and Collier County, while potential sources, are located at a prohibitive distance, and the volume of water required surpasses their available capacity. Similarly, the nearby community of Ave Maria lacks any excess capacity to contribute to Immokalee's needs. Furthermore, there is no regional water supplier available to address the shortfall. These limitations make sourcing water from adjacent communities an unviable solution. This option will no longer be examined.

Expand At Existing WTP SITE

Expanding capacity at the existing WTP for the Immokalee Water and Sewer District has been evaluated but is not considered a viable option due to several significant challenges. One primary issue is the need for extensive infrastructure improvements, including the construction of long transmission lines and the installation of at least one (1) booster station. These additions would require substantial investment and ongoing maintenance without any increases in production capacity. Additionally, Alico currently has water supply wells that may be able to provide source water for a new facility. Due to these factors, expanding the capacity at existing facilities is not a feasible solution and will not be pursued further.

Construct A New Facility

A potable water system would need to comply with all The Florida Department of Environmental Protection (FDEP) requirements for design, treatment and production. Since the region is projected to see growth over a 20-year timeframe beginning in 2028, water demands will increase accordingly. It is recommended that the design of the potable water facility use a phased approach for well construction and a modular treatment design to ascertain the rate of growth in the area before committing to a full buildout strategy.

Water Treatment Requirements

Water treatment shall be designed to provide a finished drinking water quality that complies with all Environmental Protection Agency (EPA) /FDEP requirements, as described in Florida 62-550-310 for maximum contaminant levels (MCLs) for primary and secondary contaminants and maximum residual disinfectant levels (MRDLs) and designed to comply with best treatment technique requirements for emerging contaminants.

Water Source Characteristics

The water treatment facility will rely on groundwater as the source of raw water supply. There are several aquifers that may be available to provide raw water for the IWSD. The differences in water quality between these aquifers, however, will determine the amount of treatment needed and can impact well sizing.

In the Immokalee region, the Upper Floridan aquifer is characterized as confined aquifer with anoxic conditions and brackish water. The Upper Floridan aquifer can also be impacted by recharge from surficial aquifers that increase concentrations of volatile organic carbon (VOC) compounds, nitrate, pesticides, herbicides. It is assumed the Upper Floridan aquifer will require Brackish Water Reverse Osmosis (BWRO) membrane treatment, with an overall recovery rate of 75%. Well pumping rates would need to be increased accordingly, to account for the 25% RO process waste loss.

Alternately, IWSD may be able to consider taking over a portion of the existing Alico's consumptive water use permits for either the Lower Tamiami or Sandstone aquifers. For the Lower Tamiami, the raw water is assumed to have lower total dissolved solids than the Upper Floridan, but likely higher in iron, manganese and total organic carbon (TOC). For the Sandstone aquifer, it is assumed raw water would have slightly elevated hydrogen sulfide (H₂S) concentrations, but relatively low iron, manganese and TOC levels.

The projected treatment requirements for the different aquifers are based on their respective water quality characteristics.

Option 1: Floridan Aquifer

This option evaluates the treatment strategy for using water from the Floridan Aquifer, considering two scenarios:

- Option 1A: Assumes lower source water quality.
- Option 1B: Assumes improved source water quality.

These scenarios are designed to assess the range of treatment needs under varying water quality conditions within the Floridan Aquifer.

Option 2: Sandstone Aquifer

- This option outlines the treatment approach for utilizing the Sandstone Aquifer.

These options will be analyzed further in Section 2.3: Water Treatment Facility Alternative Analysis.

Agricultural Well Reclassification

The IWSD may be able to reclassify agricultural wells in the Sandstone and Lower Tamiami aquifers that are currently used by Alico Land Development. Should this occur, the raw water would likely be lower in total dissolved solids but higher in iron, manganese and total organic carbon. The treatment objectives and treatment processes would change accordingly. This proposed transition involves transferring the wells or potentially the capacity from an agricultural water use permit to the IWSD's existing permit framework through a coordinated permit modification process with the South Florida Water Management District (SFWMD).

The conversion of agricultural wells to potable water use would constitute a Major Modification to IWSD's existing Water Use Permit (WUP). Typically, such a modification requires hydraulic modeling to assess the impact on the Upper Floridan or Sandstone aquifer, including drawdown effects, well interference, and sustainable yield under the new use scenario. Concurrently, the agricultural permit holder must submit a Letter Modification to reduce their allocation, aligning the timing of this reduction with IWSD's Major Modification submission. The permitting timeline is estimated at approximately 90 days, and one Request for Additional Information (RAI) is anticipated. To streamline the process and clarify expectations, a pre-application meeting with SFWMD's full Water Use team is strongly recommended.

If the agricultural operation currently utilizing these wells has demonstrated aquifer capacity to support potable water withdrawal, hydraulic modeling may not be strictly necessary. Additional clarification is needed regarding the agricultural permit's disposition. Is the agricultural permit being fully relinquished as part of a land use conversion to development, or is it partially retained for continued agricultural activity? If the latter, the reduction in allocation may still involve a class shift such as from agricultural irrigation to landscape irrigation, and/or for a mixed-use development which triggers a full permit modification rather than a simple letter adjustment, even if the net withdrawal decreases. SFWMD regulations allow permits for landscape irrigation and potable water supply (two distinct use classes) to overlay the same project area, provided the combined allocations do not exceed aquifer limits. This flexibility could support a phased transition where agricultural use is scaled back while potable and landscape irrigation needs are met.

Well Construction to Meet Demand

The projected well schedule noted below is based on construction of four (4) wells that can provide a finished water rate of 450 GPM or 0.65 MGD each, for a total combined total finished water production of 2.6 MGD. This well development schedule should satisfy the residential demand for Year 10. For growth beyond that, it is recommended that two (2) of the wells be upgraded to provide a finished water rate of 900 GPM.

For use of the Floridan aquifer (Options 1A & 1B), Brackish Water Reverse Osmosis (BWRO) membrane treatment is assumed, with an overall recovery rate of 75%. Thus, the well pumping rates need to be 600 gpm and 1200 gpm to produce 450 GPM and 900 GPM of finished water, respectively, as shown in Table 2 below. When future growth demands, the production capacity in two (2) of the wells would be increased to 1200 gpm using pump modifications.

Table 2 - Proposed Well Construction to Satisfy Projected Demand - Options 1A & 1B

Year	Projected Water Demand	Well Production Needed**	Well No.	Well Flow Rates
2031 (Phase 1)	0.62 MGD	0.83 MGD	1	600 GPM (0.86 MGD)
2036	1.5 MGD	2.0 MGD	2 & 3	600 GPM x 3 = 1,800 GPM (2.59 MGD)
2041	2.42 MGD	3.2 MGD	4	600 GPM x 4 = 2,400 GPM (3.46 MGD)
2046	3.3 MGD	4.4 MGD	1A	600 GPM x 2 + 1200 GPM x 2 = 2800 GPM (5.2 MGD)
2050 (Build Out)	3.54 MGD	4.7 MGD	2A	600 GPM x 2 + 1200 GPM x 2 = 3600 GPM (5.2 MGD)

**Well Production Assumes 75% Recovery from RO Treatment

For use of the Sandstone Aquifer (Option 2), the projected well build-out would proceed similar to Option 1 – with four (4) wells initially constructed/permitted to allow 900 gpm, but with an initial pump design to produce 450 gpm, as shown in Table 3 below. When future growth demands, the production capacity in two (2) of the wells would be increased to the full 900 gpm using pump modifications.

Option 2 – Well construction costs would be expected to be lower due to the shallower depth of the Sandstone Aquifer. Additionally, the lower required pumping rates (without BWRO treatment) would reduce both capital and operational costs of the pumping system.

Table 3 - Proposed Well Construction to Satisfy Projected Demand – Option 2

Year	Projected Water Demand	Well No.	Well Flow Rates
2031 (Phase 1)	0.62 MGD	1	450 GPM (0.648 MGD)
2036	1.5 MGD	2 & 3	450 GPM x 3 = 1,350 GPM (1.9 MGD)
2041	2.42 MGD	4	450 GPM x 4 = 1,800 GPM (2.6 MGD)
2046	3.3 MGD	1A	450 GPM x 3 + 900 GPM x 1 = 2250 GPM (3.2 MGD)
2050 (Build Out)	3.54 MGD	2A	450 GPM x 2 + 900 GPM x 2 = 2700 GPM (3.9 MGD)

2.3 WATER TREATMENT FACILITY ALTERNATIVE ANALYSIS

Upper Floridan Aquifer (Option 1A)

The water treatment plant under consideration is assumed to draw its source water from the Upper Floridan Aquifer, a regionally significant groundwater resource. To establish a basis for the treatment process, the nearby city of Fort Myers is used as a comparative benchmark due to its similar reliance on this aquifer. Drawing from this example, the new potable water treatment system proposed for Immokalee is expected to utilize a multi-step process tailored to the aquifer's water quality characteristics. This process is anticipated to include low-pressure reverse osmosis (RO) as the primary treatment method, followed by a degasification step to remove dissolved gases (such as hydrogen sulfide), pH stabilization to adjust the water's acidity or alkalinity to safe levels, and disinfection to eliminate pathogens and ensure the water meets potable standards.

In addition to these core treatment steps, there is uncertainty regarding the potential presence of volatile organic compounds (VOCs), pesticide, and emerging contaminants in the groundwater of the area targeted for development. The Upper Floridan Aquifer's vulnerability to such contaminants depends on local land use, historical agricultural activity, and other environmental factors, which are not fully characterized at this stage. To proactively address this uncertainty and ensure compliance with water quality standards, the treatment process incorporates a granular activated carbon (GAC) filtration step. GAC is highly effective at adsorbing organic contaminants, including VOCs and pesticides, thereby providing an additional layer of protection for the finished water. This GAC process flow diagram is illustrated in Figure 4, which outlines the complete treatment train proposed for the facility.

Based on the designed capacity of the water treatment plant and the complexity of the treatment processes involved, namely low-pressure RO, degasification, pH stabilization, disinfection, and GAC filtration it is expected that the FDEP will classify the facility under its regulatory framework. Specifically, the plant will likely be designated as a Category 2 facility, with a classification of either Class C or Class B. This classification reflects the plant's size, treatment methods, and operational requirements, as defined by FDEP guidelines for public water systems. The Category 2 designation typically applies to systems of moderate complexity and capacity, while the Class C or B distinction depends on factors such as the volume of water treated, and the specific operational oversight required.

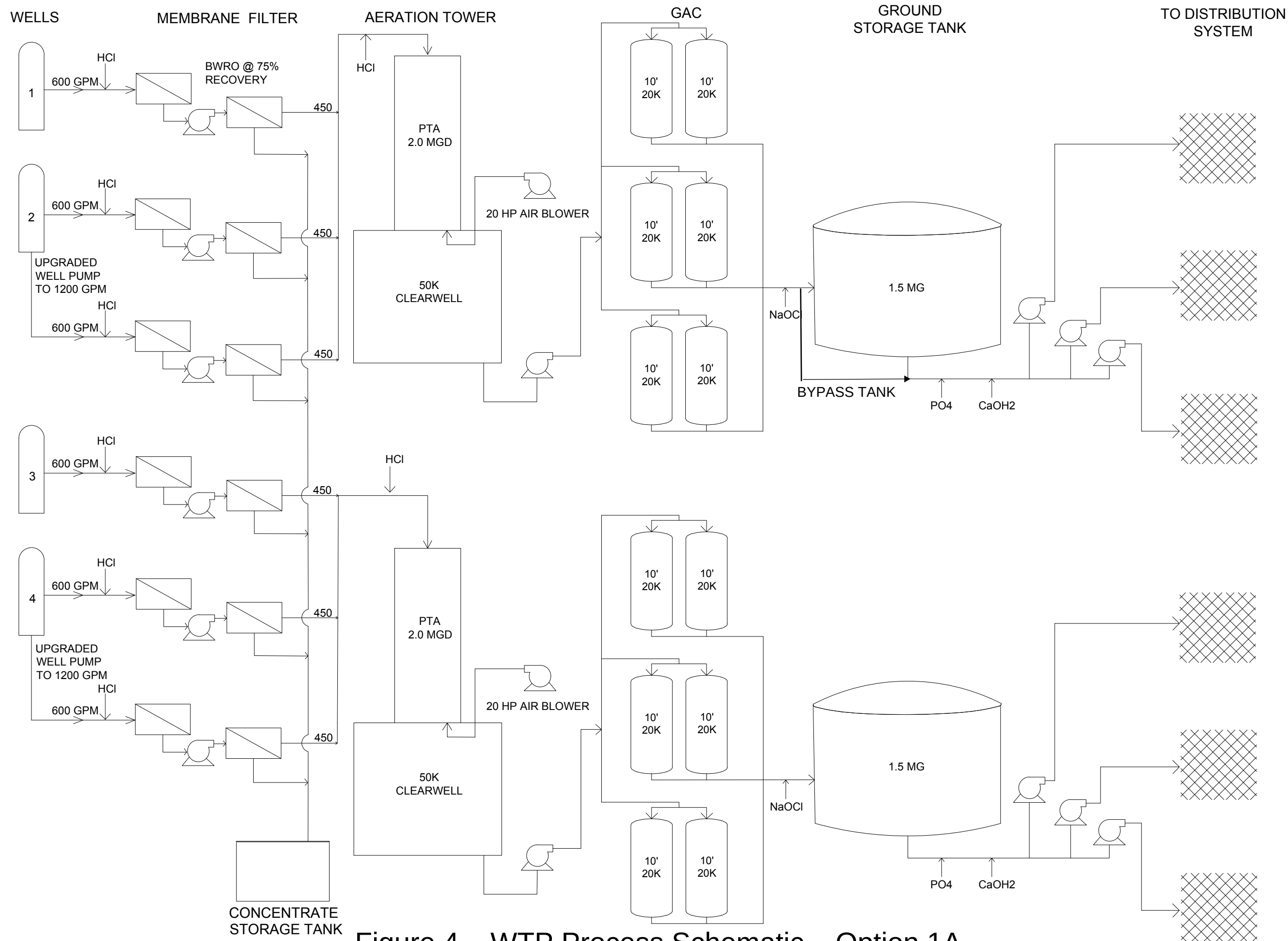


Figure 4 – WTP Process Schematic – Option 1A

Required Treatment

The design of the required water treatment system is centered on the deployment of Veolia Pro-Flex 108-3 units, which are specialized reverse osmosis (RO) modules engineered for efficient potable water production. Each RO train within this system is designed to produce a finished water output of 450 GPM, equivalent to approximately 0.65 MGD per train. In terms of physical specifications, each train is assumed to have a compact core dimension of approximately 23 feet in length by 4 feet in width. However, to accommodate operational needs such as maintenance access, piping, and equipment handling an additional working area is required around each unit. This results in an estimated total footprint of 12 feet by 30 feet per skid, providing sufficient space for safe and effective operation.

The treatment system is planned to be implemented in phases to meet growing water demand over time. Initially, the system will commence operations with two RO trains. Together, these two trains will deliver a combined treated water capacity of 900 GPM, which translates to 1.3 MGD. This initial configuration is intended to satisfy near-term requirements. As demand increases, the system is scheduled for incremental expansions. In the year 2036, a third RO train will be added, boosting the total capacity to 1,350 GPM, or approximately 1.9 MGD. By 2041, the installation of a fourth train will further elevate the system's output to 1,800 GPM, equivalent to 2.6 MGD. Figure 5 shows typical dimensions of a 0.72 MGD RO Skid, and Figure 6 presents the typical layout of an RO Skid.

The expansion plan culminates in 2046, when a fifth and sixth train will be incorporated into the system. With all six trains operational, the treatment facility will achieve a total capacity of 2,700 GPM, or approximately 3.9 MGD. This phased approach allows the system to scale efficiently in response to projected population growth and associated increased water usage, ensuring a reliable supply of treated water over the long term. The complete schedule of these capacity milestones is detailed in Table 4, which provides a clear timeline and corresponding production figures for each stage of development.

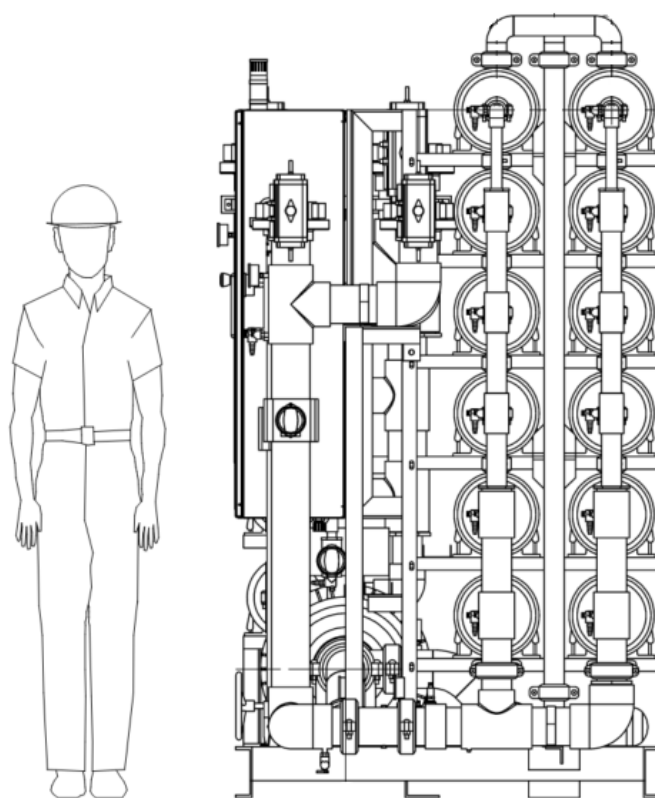


Figure 5 – Typical Size of a 0.72 MGD RO Skid

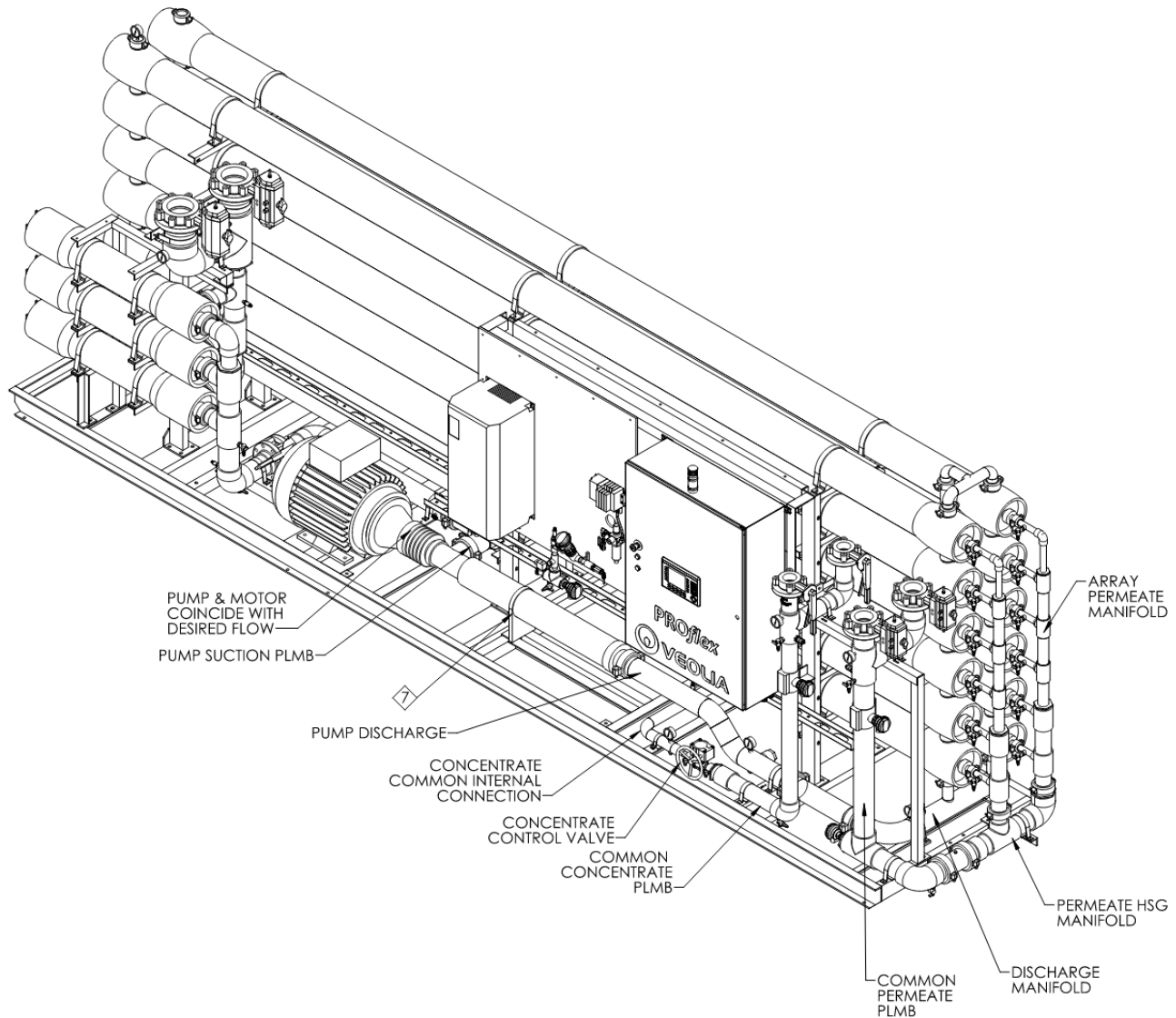


Figure 6 – Typical Layout of a RO Skid

Table 4 – WTP Expansion Criteria

Time	Action	GPM
Initial	2 trains at 450 GPM permeate/train	900 GPM (1.3 MGD)
2036	Add 3rd train at 450 GPM permeate	1350 GPM (1.9 MGD)
2041	Add 4th train at 450 GPM permeate	1800 GPM (2.6 MGD)
2046	Add 5th & 6 th train at 450 GPM permeate	2700 GPM (3.9 MGD)

De-Gasification – Packed Tower Aeration

De-gasification is a process used to remove dissolved gases (such as CO₂, H₂S, VOCs) from water, often in water treatment systems. Two common methods are Packed Tower Aeration (PTA) and Tray Aeration. Here's a comparison of the two:

Feature	Packed Tower Aeration	Tray Aeration
Efficiency	High (especially for VOCs)	Moderate
Cost	Higher	Lower
Maintenance	More complex	Easier
Footprint	Compact (vertical)	Larger (horizontal/vertical)
Gas Removal	CO ₂ , H ₂ S, VOCs	Mostly CO ₂ , H ₂ S
Flow Rate Capacity	High	Low to medium
Clogging Potential	Moderate to high	Low

The water treatment system for the Immokalee project assumes that the raw water will contain hydrogen sulfide gas (H₂S). While H₂S is a flammable and toxic gas at high concentrations, the levels typically found in Florida groundwater are relatively low, generally below 5 milligrams per liter (mg/L). At these concentrations, hydrogen sulfide gas does not pose a direct health risk to consumers. However, it is classified as a nuisance contaminant due to its characteristic odor, which becomes noticeable and objectionable to most people at concentrations as low as 0.1 to 0.5 mg/L. Beyond its sensory impact, H₂S can also corrode plumbing infrastructure and stain fixtures when present at concentrations of 1.0 mg/L or higher, making its removal a priority for both aesthetic and practical reasons.

To address H₂S in the raw water, the treatment process is expected to employ packed tower aeration (PTA), commonly referred to as air stripping. PTA is a widely used, straightforward method for removing volatile compounds like H₂S from groundwater. Figure 7 shows an example of PTA

installation. In this process, water is pumped to the top of a tall, cylindrical tower filled with specialized packing material. The water then flows downward through the packing, which is engineered to maximize surface area for gas exchange. Simultaneously, air is blown upward through the tower by a blower, creating a countercurrent flow that facilitates the transfer of H_2S from the water into the air. The tower's design typically includes a distribution plate at the top to ensure even water flow, along with additional redistribution plates spaced throughout the tower's height to maintain uniform water distribution across its cross-sectional area. The packing material itself is selected for its high surface area per cubic foot, optimizing the efficiency of volatile contaminant removal. Key design parameters such as the air-to-water ratio and tower height are determined based on the volatility of H_2S and the desired removal efficiency. After treatment, the water collects in a clearwell for storage, where it undergoes disinfection before being pumped into the distribution system.

Beyond H_2S removal, PTA offers additional water quality benefits. It can assist in meeting pH and alkalinity targets for the treated water by stripping out dissolved carbon dioxide (CO_2), which reduces carbonate alkalinity. To enhance H_2S removal, acid is typically added to the raw water to maintain a low pH, as H_2S is more volatile in its gaseous form under acidic conditions. This acid addition also increases CO_2 removal, further aiding in alkalinity adjustment and stabilizing the treated water's chemistry.

The equipment required for a typical PTA installation includes several key components:

- **Packed Tower:** This is the primary structure housing the packing material and facilitating gas transfer. Towers are commonly constructed from durable materials such as aluminum, steel, fiberglass, or concrete, depending on site-specific needs and budget. Internal components including the packing, support structures, distribution plates, and a mist eliminator to capture water droplets are typically made of plastic or metal for corrosion resistance and longevity.
- **Blower:** A centrifugal blower is used to supply the necessary airflow, measured in cubic feet per minute (cfm), to strip H_2S from the water. The blower is sized based on the target contaminant's volatility and the system's design flow rate. Noise attenuation measures, such as silencers or enclosures, may be required depending on the blower's size and proximity to populated areas.



Figure 7 – Packed Tower Aeration
(H2K Technologies)

- **Clearwell:** Positioned beneath the tower, the clearwell stores treated water before it is pumped to the proposed 1.5 million gallon storage tank or directly to the distribution system (bypass the tank). It is typically sized to provide a minimum detention time of 30 minutes at the design flow rate. For a PTA system designed to treat 1,400 GPM, a 50,000-gallon clearwell is proposed per tower to ensure adequate storage and contact time for disinfection.
- **High Service Pumps (HSP):** These pumps transfer water from the clearwell to the distribution system. Vertical turbine pumps, often mounted above the clearwell, are a common choice due to their efficiency and reliability. For this design, high lift pumps are specified with a duty point of 450 GPM at 250 feet of total dynamic head (TDH), tailored to the system's hydraulic requirements.
- **Building:** In warmer climates like Florida, packed towers are frequently installed outdoors without enclosure. However, housing the blower and high lift pumps in a permanent structure may be desirable to protect equipment from environmental exposure and mitigate noise, enhancing operational reliability and community acceptance.
- For the Immokalee system, the proposed H₂S removal strategy includes two packed towers, each with a 9-foot diameter and 21-foot height. Each tower is designed to treat up to 1,500 GPM of raw water, supported by a 20-horsepower blower delivering 9,500 cfm of air at a pressure of 3.6 inches of water column (w.c.). The initial tower will be constructed as part of the water treatment plant's original buildout to address immediate H₂S treatment needs. A second tower will be added later, when the plant's production exceeds 2.0 MGD, a milestone projected for 2041, coinciding with the construction of Well #4. This phased approach ensures that treatment capacity scales with demand while maintaining water quality standards. The proposed design, incorporating two strategically timed packed towers and supporting equipment, provides a robust, scalable solution that also contributes to broader water quality goals, such as pH and alkalinity management.
- **Ground Storage Tanks (GSTs):** Downstream of the PTAs, GSTs would be designed to provide adequate storage capacity to meet fire flow requirements and system demands, as per FDEP. Based on the projected system demands, an initial 1.5 MG tank would be constructed at the start of Phase 1 development. Though the tank would initially be slightly oversized, tank controls would limit the useable storage volume in the tank and ensure acceptable turnover / water age. A second 1.5 MG GST is expected to be constructed around 2041.

Granular Activated Carbon (GAC) – Removal Of Organic Contaminants

As previously discussed, the Upper Floridan Aquifer, which serves as the raw water source for the Immokalee water treatment system, has the potential to contain volatile organic compounds (VOCs) and pesticide residues. These contaminants may arise from historical or ongoing agricultural activities, industrial influences, or other environmental factors in the region. While the exact extent of contamination remains uncertain, proactive measures are necessary to ensure the treated water meets stringent potable water standards. To address this, the treatment process incorporates granular activated carbon (GAC) filtration as a safeguard, specifically targeting the permeate (treated water) produced by the Brackish Water Reverse Osmosis (BWRO) system from each well. Figure 8 presents an example of a GAC treatment installation.

It is recommended that GAC vessels be integrated into the treatment train to polish the BWRO permeate from each well. This modular strategy ensures flexibility, allowing the system to scale with the addition of wells and RO trains while maintaining water quality. The GAC vessels are sized based on the flow rate of each RO train, which is standardized at 450 gallons per minute (GPM) of finished water per train. This flow rate aligns with the capacity of the Veolia Pro-Flex 108-3 RO units described earlier.



Figure 8 – GAC Treatment
(Flowing Wells Irrigation District)

For effective treatment of the 450 GPM permeate from each well, a pair of GAC vessels, each with an 8-foot diameter, is proposed. This sizing is designed to achieve an empty bed contact time (EBCT) of approximately 10 minutes, a widely accepted standard for the adsorption of emerging contaminants such as VOCs, pesticides, and other organic compounds. EBCT represents the duration that water remains in contact with the GAC media, allowing sufficient time for contaminants to be adsorbed onto the carbon's porous surface. An EBCT of 10 minutes balances treatment efficiency with practical vessel sizing, ensuring robust removal of target contaminants without requiring excessively large equipment.

At full build-out of the water treatment facility, the system is projected to handle a total permeate flow of 2,900 GPM, corresponding to the combined output of six RO trains (each at 450 GPM, with an additional margin reflecting operational realities). To manage this total flow, the GAC treatment will be distributed across six pairs of vessels one pair per RO train. This configuration maintains the modular design philosophy, allowing each well's permeate to be treated independently while collectively addressing the facility's maximum capacity. With six pairs of 8-foot GAC vessels, the system ensures consistent water quality across all trains, even as production scales up overtime (e.g., reaching 2,700 GPM or 3.9 MGD by 2046, as noted in earlier discussions, with slight adjustments for design flow).

The use of GAC vessels complements the BWRO process, which primarily addresses salinity and inorganic constituents in the brackish Upper Floridan Aquifer water. While BWRO effectively reduces total dissolved solids, it is less efficient at removing trace organic contaminants like VOCs and pesticides, which may persist in the permeate. GAC filtration serves as a critical polishing step, leveraging the carbon's high adsorption capacity to capture these compounds. This dual-treatment approach BWRO followed by GAC ensures comprehensive water purification, addressing both the aquifer's brackish nature and its potential organic contamination risks.

The recommendation to incorporate GAC vessels into the Immokalee water treatment system reflects a proactive and modular response to the Upper Floridan Aquifer's potential for VOC and

pesticide contamination. Each pair of 8-foot GAC vessels, sized for 450 GPM with a 10-minute EBCT, provides targeted treatment for the BWRO permeate from individual wells. At full build-out, six vessel pairs will handle the facility's 2,900 GPM capacity, ensuring scalability and water quality resilience. The decision to include GAC treatment would be based on actual water quality results from the system wells.

Land and Space Requirements

The development of the Immokalee water treatment facility necessitates careful planning to ensure sufficient land is available to accommodate both the main treatment building and its associated infrastructure. One potential strategy to optimize land use, streamline operational efficiency, and consolidate utility services is to co-locate the water treatment facility with the planned wastewater treatment plant. Co-location can reduce overall project costs and simplify management by centralizing critical infrastructure. However, even with this approach, adequate space must be reserved to maintain proper separation between the water and wastewater treatment processes, ensuring operational integrity and compliance with regulatory standards.

The core of the facility is the main treatment building, which will house essential process equipment, control systems, and administrative functions. The process-related infrastructure encompasses components like reverse osmosis (RO) units, pumps, and instrumentation requires an estimated minimum footprint of 60 feet by 60 feet, or 3,600 square feet. This size accommodates the modular Veolia Pro-Flex 108-3 RO trains (each with a skid footprint of 12 feet by 30 feet, as noted earlier) and associated piping and controls, with room for expansion as additional trains are added over time.

Beyond the process area, an additional 1,000 square feet is allocated for administrative and support functions. This space includes a Supervisory Control and Data Acquisition (SCADA) control room for real-time monitoring and system management, office space for operational staff, restrooms, and an electrical room to house power distribution panels, backup systems, and control hardware. Together, the building's total minimum footprint is approximately 4,600 square feet, though this could increase depending on final design specifications and future growth considerations.

Several critical components of the treatment system will be situated outside the main building, requiring additional land allocation. These include:

- **Bulk Chemical Storage Tanks:** These tanks will store chemicals such as acids (for pH adjustment in packed tower aeration), antiscalants (for RO membrane protection), and disinfectants (e.g., chlorine). Their placement must comply with safety and spill containment regulations, necessitating sufficient space for tank footprints, secondary containment structures, and access for delivery trucks.
- **Clearwells:** As described previously, clearwells store treated water post-aeration or RO treatment, with a proposed capacity of 50,000 gallons per packed tower unit (based on a 1,400 GPM design flow and 30-minute detention time). Multiple clearwells may be required as the facility scales to its full capacity of 2,900 GPM, demanding a significant outdoor footprint with room for pumps and piping.

- **Finished Water Storage:** Ground Storage Tanks (GSTs) would be required to provide adequate storage capacity to meet fire flow requirements and provide system demands as per FDEP. Based on the projected system demands, an initial 1.5 MG pre-stressed concrete tank would be constructed at the start of Phase 1 development. Though the tank would initially be slightly oversized, tank controls would limit the useable storage volume in the tank and ensure acceptable turnover and water age. A second 1.5 MG pre-stressed concrete tank would be constructed once the system demand required construction of the 4th well.
- **GAC Filters:** The GAC vessels, designed to treat BWRO permeate for VOCs and pesticides, consist of pairs of 8-foot-diameter units per RO train. At full build-out, six pairs (12 total vessels) will be needed, each requiring space for installation, maintenance access, and interconnecting piping.
- **Concentrate handling:** During the Initial Phase, it is intended that the concentrate will be diverted to the percolation system, which will be constructed to handle the new wastewater treatment plant (WWTP) effluent. During Phase II, a deep injection well will be constructed to manage both the concentrate and the WWTP effluent.

In addition to these components, the placement of groundwater wells and raw water transmission piping presents further spatial and logistical considerations. The wells, tapping into the Upper Floridan Aquifer, must be strategically positioned to minimize hydraulic interference and maintain operational efficiency. Proper well spacing is determined through hydrogeological assessments, which evaluate factors such as aquifer drawdown (the lowering of the water table during pumping), well interference (where pumping at one well affects another's yield), sustainable yield (the long-term capacity of the aquifer), and regulatory wellhead protection requirements. The raw water transmission piping, which conveys water from the wells to the treatment facility, must be routed within property owned by the District or secured within a recorded easement. This ensures legal access for construction, inspection, and maintenance over the facility's lifespan, avoiding conflicts with private landowners or future developments.

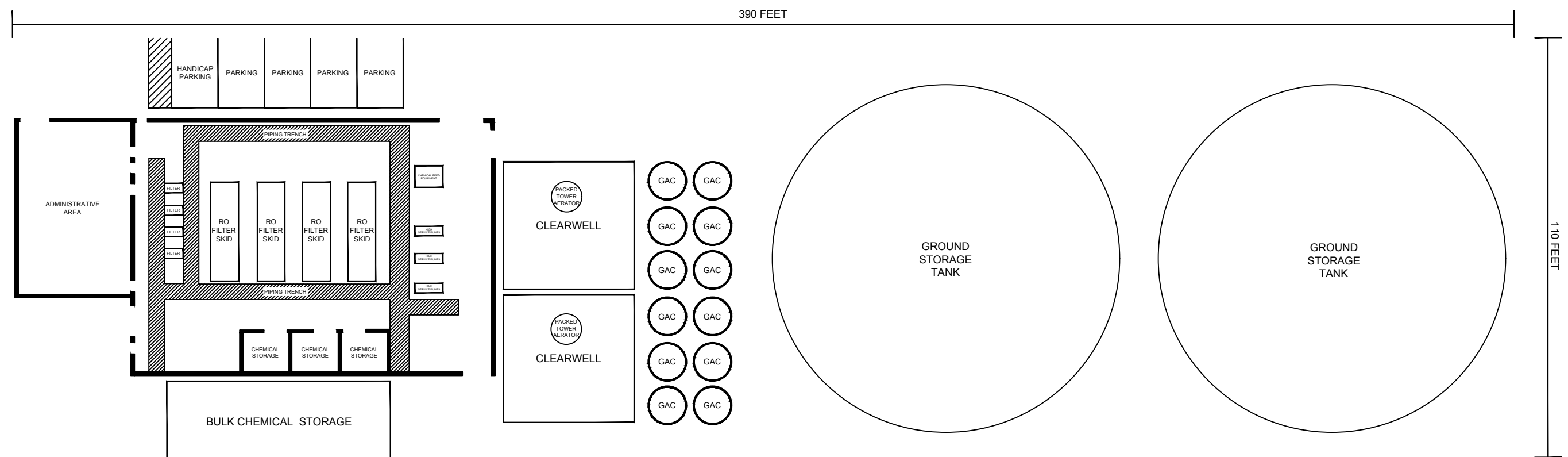


Figure 9 – Example WTP Layout

Potential Problems

- Groundwater and Well Siting Issues
 - Confined aquifer challenges affecting well placement and drawdown
 - Regulatory restrictions on well spacing and water withdrawals
- Regulatory and Permitting Challenges
 - Permitting process involving the FDEP and SFWMD allocation.
 - Coordination with multiple jurisdictions, including county and municipal governments
 - Permitting constraints related to protected species and habitats
- Environmental and Ecological Concerns
 - Proximity to wetlands and protected natural areas may limit site options
 - Potential disruption to endangered species habitats (e.g., manatees, panthers)
 - Floodplain and storm surge vulnerability, requiring elevated construction
 - Groundwater contamination concerns from nearby land uses (e.g., agriculture, industry)
- Infrastructure and Utility Constraints
 - Availability of electricity, roads, and sewer connections for the plant
 - Need for easements for raw water and treated water pipelines
 - Need for high-capacity transmission mains for water distribution
 - Hurricane vulnerability requiring storm-hardened structures and backup power
- Community and Public Concerns
 - Potential opposition from nearby residents due to noise, aesthetics, or traffic impacts
 - Concerns about water rates and affordability for local customers
 - Coordination with existing developments and land-use planning efforts
- Water Quality and Treatment Considerations
 - High levels of natural organic matter, hardness, or hydrogen sulfide in groundwater
 - Need for advanced treatment methods such as reverse osmosis (RO) or granular activated carbon (GAC)
 - Regulatory compliance with evolving water quality standards
- Funding and Budgetary Constraints
 - Securing state or federal grants, loans, or funding assistance
 - Long-term financial sustainability and ratepayer impact

Cost Estimate – Floridan Aquifer (Option 1A)

The estimated capital cost of the project is \$20 million, classified as a Class 5 Order of Probable Construction Cost (OPCC) and includes a 30% contingency. This estimate also accounts for 27% to cover general conditions, permits, bonds, insurance, sales tax, and contractor overhead and profit.

Table 5 – Proposed WTP Engineer's Estimate of Construction Cost

Component		Initial Construction	2041 Build-out	2050 Build-out
Wells		\$3,000,000	\$1,000,000	
Well upgrade				\$1,000,000
Building		\$1,330,000	\$1,000,000	
Site work & Onsite piping		\$800,000	\$650,000	\$500,000
Membrane BWRO		\$2,000,000	\$2,000,000	\$2,000,000
Air Stripper / Clearwell		\$700,000	\$700,000	
Ground Storage Tank		\$1,500,000	\$1,500,000	
High Service Pumps		\$500,000	\$500,000	
GAC Vessels		\$2,000,000	\$2,000,000	\$500,000
Chemical Feed Equipment		\$250,000	\$250,000	
SUBTOTAL		\$12,080,000	\$9,600,000	\$4,000,000
CONSTRUCTION SUBTOTAL	27%	\$15,341,600	\$12,192,000	\$5,080,000
Contingency	30%	\$4,602,480	\$3,657,600	\$1,524,000
Total		\$19,944,080	\$15,849,600	\$6,604,000

The cost estimate is based on the following assumptions:

- During the Initial Phase, concentrate will be diverted to a percolation system, which will be constructed as part of Phase I of the wastewater treatment plant (WWTP) to manage the new WWTP effluent.
- In Phase II, a deep injection well will be constructed as part of Phase II of the WWTP to accommodate both the concentrate and the WWTP effluent.
- The proposed well will be in proximity to the water treatment plant.

Design Criteria & Required Treatment - Upper Floridan Aquifer (Option 1B)

Option 1B is like Option 1A; however, it assumes improved source water quality from the Floridan Aquifer. As a result, certain treatment process units included in Option 1A may not be required under Option 1B.

Figure 10 presents the complete treatment train proposed for the facility under Option 1B.

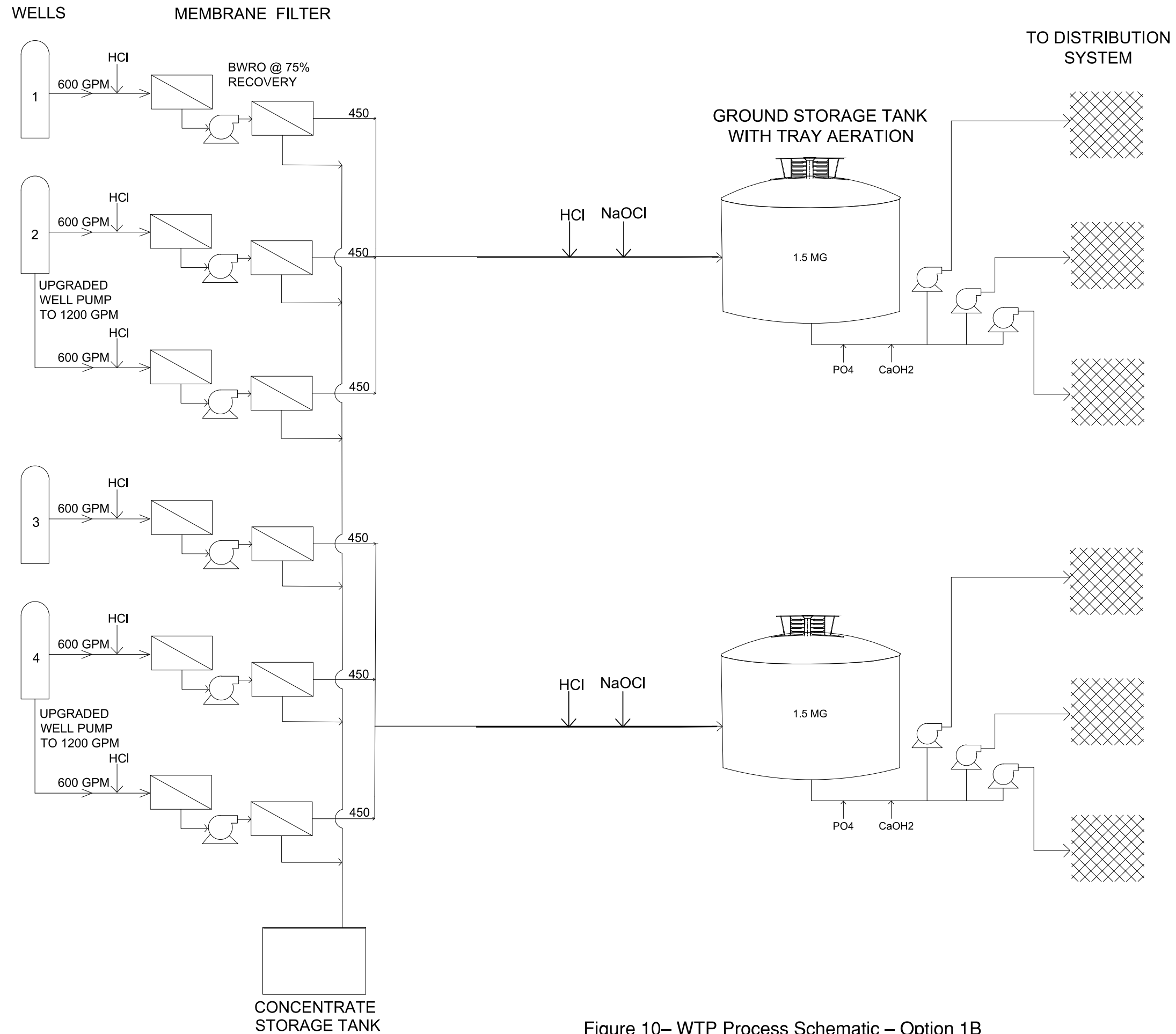


Figure 10– WTP Process Schematic – Option 1B

Cost Estimate – Floridan Aquifer (Option 1B)

The estimated capital cost of the project is \$16 million, classified as a Class 5 OPCC and includes a 30% contingency. This estimate also accounts for 27% to cover general conditions, permits, bonds, insurance, sales tax, and contractor overhead and profit.

Table 6 – Proposed WTP Engineer's Estimate of Construction Cost in 2025 dollars

Component		Initial Construction	2041 Build-out	2050 Build-out
Wells		\$3,000,000	\$1,000,000	
Well upgrade				\$1,000,000
Building		\$1,200,000	\$1,000,000	
Site work & Onsite Piping		\$800,000	\$650,000	\$500,000
Membrane BWRO		\$2,000,000	\$2,000,000	\$2,000,000
Ground Storage Tank		\$1,900,000	\$1,900,000	
High Lift Pumps		\$500,000	\$500,000	
Chemical Feed Equipment		\$250,000	\$250,000	
SUBTOTAL		\$9,650,000	\$7,300,000	\$3,500,000
CONSTRUCTION SUBTOTAL	27%	\$12,255,500	\$9,271,000	\$4,445,000
Contingency	30%	\$3,676,650	\$2,781,300	\$1,333,500
	Total	\$15,932,150	\$12,052,300	\$5,778,500

The cost estimate is based on the following assumptions:

- During the Initial Phase, concentrate will be diverted to a percolation system, which will be constructed as part of Phase I of the wastewater treatment plant (WWTP) to manage the new WWTP effluent.
- In Phase II, a deep injection well will be constructed as part of Phase II of the WWTP to accommodate both the concentrate and the WWTP effluent.
- The proposed well will be in proximity to the water treatment plant.

Design Criteria & Required Treatment – Sandstone Aquifer (Option 2)

Due to differences in water quality, the water treatment requirements for the Sandstone Aquifer will be different than those required for the Floridan Aquifer. The assumed WQ characteristics for the Sandstone Aquifer are lower total dissolved solids, relatively low iron, manganese and TOC, and slightly elevated hydrogen sulfide (H₂S) concentrations. Due to the lower TDS, BWRO treatment should not be required, which would greatly simplify the treatment train. The assumed Option 2 treatment requirements are tray aeration for H₂S removal, and chemical treatment consisting of chlorine disinfection, and fluoride and polyphosphate addition, similar to that used in the existing IWD treatment plants. For aeration, the use of ground storage tanks that include tray aeration are assumed to provide adequate H₂S removal, similar to those used at the Warden, Carson Rd. and Airport Rd. WTPs.

In terms of well construction costs, the use of the Sandstone Aquifer would require shallow wells and lower capacity pumps. The projected well build-out includes four (4) wells initially constructed to produce 900 gpm, but with an initial pump design to produce only 450 gpm. As future growth demands, the production capacity in two (2) of the wells would be increased from 450 gpm to 900 gpm using pump modifications. The Option 2 Treatment Process shown in Fig 10 includes four (4) wells, an aeration step to remove dissolved gases (e.g. hydrogen sulfide), pH stabilization to adjust the water's acidity or alkalinity to safe levels, and disinfection to eliminate pathogens and ensure the water meets potable standards.

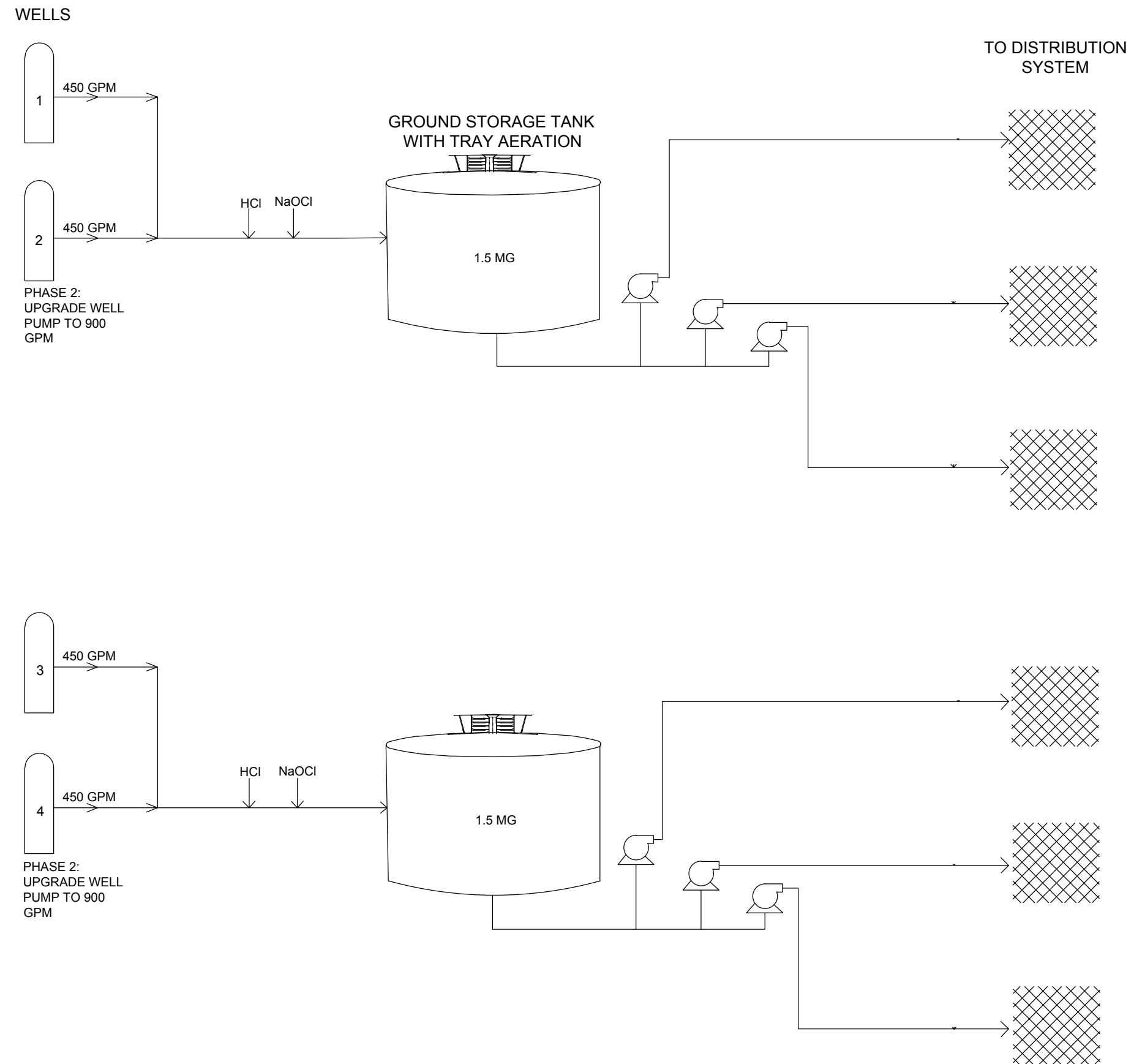


Figure 11– WTP Process Schematic – Option 2

Cost Estimate – Sandstone Aquifer (Option 2)

The estimated capital cost of the project is \$10 million, classified as a Class 5 Order of OPCC and includes a 30% contingency. This estimate also accounts for 27% to cover general conditions, permits, bonds, insurance, sales tax, and contractor overhead and profit. The cost estimate assumes that the proposed well will be in proximity to the water treatment plant.

Table 7 – Proposed WTP Engineer's Estimate of Construction Cost in 2025 dollars

Component		Initial Construction	2041 Build-out	2050 Build-out
Wells		\$2,000,000	\$1,000,000	
Well upgrade				\$1,000,000
Building		\$520,000	\$1,000,000	
Site work & Onsite Piping		\$800,000	\$650,000	
Ground Storage Tankw/Tray Aeration		\$2,000,000	\$2,000,000	
High Service Pumps		\$500,000	\$500,000	
Chemical Feed Equipment		\$250,000	\$250,000	
SUBTOTAL		\$6,070,000	\$5,400,000	\$1,000,000
CONSTRUCTION SUBTOTAL	27%	\$7,708,900	\$6,858,000	\$1,270,000
Contingency	30%	\$2,312,670	\$2,057,400	\$381,000
	Total	\$10,021,570	\$8,915,400	\$1,651,000

The water quality in the Alico agricultural wells needs to be determined. The treatment and associated costs for Option 2 reflect the “best-case” water quality scenario – i.e., simple aeration for H₂S removal and chemical treatment for disinfection and stability. It is assumed that treatment will not be required for metal, organic/inorganic contaminants, or emerging contaminants.

As with the Floridan aquifer, there is uncertainty regarding the potential presence of volatile organic compounds (VOCs), pesticide, and emerging contaminants in the groundwater of the area targeted for development. The Sandstone / Upper Tamiami Aquifer’s vulnerability to such contaminants depends on local land use, historical agricultural activity, and other environmental factors, which are not fully characterized at this stage. In addition, localized areas may be impacted by higher iron, manganese, TOC and other naturally occurring contaminants.

3.0 SUMMARY

To meet the projected water demands in the Northwest region of IWD’s service area, the development of new well capacity, finished water storage and distribution will be needed. Ground storage of finished water will be needed to meet both domestic water demand and fire flow requirements. The amount of water treatment required will likely vary depending on the aquifer(s) used.

Ideally, IWD will have several useable aquifers to meet the projected potable water demand. The choice of which aquifer(s) to use should be based on an assessment of both the water quality and water quantity available in each. It is assumed the Upper Floridan aquifer can be permitted to provide

adequate capacity, but their water quality will likely be characterized by high TDS requiring BWRO treatment, high H₂S requiring packed aeration, and trace organic contaminants that will require GAC adsorption. Thus, it is assumed the use of wells in these aquifers will increase the cost and complexity of required treatment. Local water quality results in these aquifers should be obtained to better assess the specific contaminant concentrations occurring in the area.

The ability to assume Alico's consumptive water use permits for wells in the Lower Tamiami or Sandstone aquifers may provide another viable option for ground water development. It is assumed the WQ characteristics for the Sandstone Aquifer will be lower total dissolved solids, relatively low iron, manganese and TOC, and slightly elevated hydrogen sulfide (H₂S) concentrations. Due to the lower TDS, BWRO treatment should not be required, which would greatly simplify the treatment train in terms of cost and complexity.

IWD should continue researching the use of the Alico agricultural wells for potable water use. Agricultural wells that can be converted to potable use should be reviewed for any construction and development records, well permit records and all water quality data obtained to date. The ability of the wells to integrate into the IWD water production strategy should be confirmed.

Assuming the Alico wells will be available and can provide adequate capacity, water quality (WQ) sampling should be conducted as needed, to provide a comprehensive understanding of actual raw water quality in the wells. Alico agricultural wells located in the Lower Tamiami aquifer may contain higher iron, manganese, and TOC levels than the Sandstone Aquifer.

For any of the acquirers in question, obtaining representative water quality data is important to confirm actual treatment needs, complexity, and costs. WQ sampling should include all EPA regulated contaminants and other organic/inorganic parameters that impact treatment and finished water quality.

Potable Water

To meet projected potable water demands a new water storage infrastructure and water treatment is recommended. A ground storage tank is necessary to meet both domestic water demand and fire flow requirements. At a minimum, the tank must provide 180,000 gallons to support a fire flow of 1,500 gallons per minute for two hours, in accordance with the National Fire Protection Association (NFPA) and Florida Administrative Code standards. Storage volume would need to increase with projected growth in the service area.

A new water treatment plant is proposed to support projected population and demand growth beginning in 2028, over a 20-year planning horizon. To ensure cost-effectiveness and adaptability, a phased, modular design approach is recommended. This will allow infrastructure to be developed incrementally in alignment with actual growth in demand.

Groundwater Source Options

Two groundwater source options have been evaluated:

- Option 1: Source water from the Upper Floridan Aquifer, subject to availability.

- Option 2: Source water from the Sandstone Aquifer, involving a transfer of a portion of the existing consumptive use permits from Alico.

Option No. 1 Analysis Summary

Option 1 Upper Floridan Aquifer: Two scenarios under Option 1 were analyzed based on source water quality:

- Option 1A: Assumes lower source water quality.
- Option 1B: Assumes improved source water quality.

Both scenarios utilize a modular brackish water reverse osmosis (BWRO) treatment system. The design includes BWRO skids that can be added incrementally, each providing 450–500 GPM of treatment capacity.

Well Development Strategy:

- Construct four (4) wells, wells initially constructed/permitted to allow 1200 gpm initial pumps will be sized to deliver 600 GPM per well.
- This well development schedule should satisfy the residential demand up until Year 10. For growth beyond that, the production capacity in two (2) of the wells would be increased to the full 1200 gpm using pump modifications.

Treatment Components:

- Filtration
- Low-pressure reverse osmosis (BWRO)
- Degasification
- pH stabilization
- Disinfection
- Water storage
- Option 1A only: Includes granular activated carbon (GAC) filtration to address potential emerging contaminants.

Estimated Costs and Timeline:

Option 1A (Lower Quality):

- Estimated Phase I construction cost: \$20 million
- Design and construction duration: ~24 months

Option 1B (Improved Quality):

- Estimated Phase I construction cost: \$16 million
- Design and construction duration: ~24 months

The cost estimate for options 1A & 1B is based on the following assumptions:

- During the Initial Phase, concentrate will be diverted to a percolation system, which will be constructed as part of Phase I of the wastewater treatment plant (WWTP) to manage the new WWTP effluent.
- In Phase II, a deep injection well will be constructed as part of Phase II of the WWTP to accommodate both the concentrate and the WWTP effluent.
- The proposed well will be in proximity to the water treatment plant.

Option No. 2 Analysis Summary

Option 2: Source water from the Sandstone Aquifer

Well Development Strategy:

- Construct four (4) wells, wells initially constructed/permitted to allow 900 gpm, initial pumps will be sized to deliver 450 GPM per well
- This well development schedule should satisfy the residential demand up until Year 10. For growth beyond that, the production capacity in two (2) of the wells would be increased to the full 900 gpm using pump modifications.

Well construction costs would be expected to be lower due to the shallower depth of the Sandstone Aquifer. Additionally, the lower required pumping rates (without BWRO treatment) would reduce both capital and operational costs of the pumping system.

Treatment Components:

The Option 2 treatment is expected to include degasification using tray aeration inside ground storage tanks (GSTs). Chemical treatment is limited to disinfection and pH stabilization.

Estimated Costs and Timeline:

- Estimated Phase I construction cost: \$10 million
- Design and construction duration: ~24 months

Suggested Next Steps

- Evaluate water quality data from Alico's existing wells (Kirk Martin from Water Science Associates is working on providing a scope & fee proposal to IWSD to do this work)
- Further explore consumptive water use permit transfer from Alico with SFWMD, depending on water quality data review
- Review/refine treatment technology based on actual water quality data results
- Proceed with design & permitting phase as soon as practicable to meet the deadline to have the Phase 1 WTP online by the end of 2027/start of 2028.

Appendix A
Proposal from Manufacturer



Budget Proposal for the

Florida BWRO - Weston & Sampson

Reverse Osmosis Water Treatment System

Submitted To:
Weston & Sampson
Attention: Joe Roccaro

January 2025

Proposal Number: 635609

Submitted By:
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laura.stock@veolia.com

Local Representation By:
Technology Sales NE
Mike Caso
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Note: See end of this proposal for a list of Veolia Company trademarks that might appear in this document.



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Veolia Water Technologies & Solutions

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1 Technical and Engineering Details

1.1 Basis of Design

This proposal is based on the following design values for the feed well water source to be treated with reverse osmosis (RO) membrane processes for potable water.

The proposal reflects the Seller supplying a reverse osmosis system, for the Florida BWRO project with Weston & Sampson, designed to treat an initial net permeate flow of 450 gpm, with a 20-year stepped build out to a final net permeate flow of 1750 gpm.

RO Design Conditions

Design Temperature Range	72 – 80°F
Phase 1 - Design Capacity (Net) With All Trains In Service At 72°F	450 gpm
Phase 2 - Design Capacity (Net) With All Trains In Service At 72°F	900 gpm
Phase 3 - Design Capacity (Net) With All Trains In Service At 72°F	1350 gpm
Phase 4 - Design Capacity (Net) With All Trains In Service At 72°F	1750 gpm
RO Array Recovery (At Design Capacity)	75%
RO System Recovery (At Design Capacity)	76%

Physical parameters

The raw well water quality parameters from the source are described below.

Parameter	Specified or Assumed Note 1	Units	Average	Minimum	Maximum
Alkalinity Note 2	Assumed	mg/L as CaCO ₃	114	63	186
Total Hardness	Assumed	mg/L as CaCO ₃	500	400	600
pH Note 3	Assumed	-	7	6.5	7.5
Temperature Note 4	Assumed	°F	76	72	80
Turbidity	Assumed	NTU	0.1	0	1.0
Total Dissolved Solids (TDS)	Assumed	mg/L	4000	2000	6000
Conductivity	Assumed	µmhos/cm	6000	4000	8000
Ammonia	Assumed	mg/L	TBD	TBD	TBD
Sodium	Assumed	mg/L	1287.52	663.69	1968.7

Potassium	Assumed	mg/L	7.17	3.97	11.79
Calcium	Assumed	mg/L	150	119	181
Magnesium	Assumed	mg/L	31	25	36
Ammonia	Assumed	mg/L	7	5	8
Barium	Assumed	mg/L	TBD	TBD	TBD
Strontium	Assumed	mg/L	TBD	TBD	TBD
Dissolved Iron ^{Note 5}	Assumed	mg/L	0.05	0.03	0.1
Dissolved Manganese ^{Note 5}	Assumed	mg/L	0.05	0.03	0.1
Chloride	Assumed	mg/L	1950.56	1080.62	2894.33
Fluoride	Assumed	mg/L	TBD	TBD	TBD
Sulfate	Assumed	mg/L	425	250	600
Phosphate	Assumed	mg/L	3.59	2	5.89
Nitrate	Assumed	mg/L	0.72	0.4	1.18
Bromide	Assumed	mg/L	TBD	TBD	TBD
Silica (SiO ₂) ^{Note 5}	Assumed	mg/L	6.09	3.37	10
Boron	Assumed	mg/L	TBD	TBD	TBD
Hydrogen Sulfide (H ₂ S)	Assumed	mg/L	TBD	TBD	TBD
Bicarbonate	Assumed	mg/L	136.82	76.28	222.75
Carbon Dioxide	Assumed	mg/L	15.96	30.32	7.71
Carbonate	Assumed	mg/L	0.13	0.02	0.71
Langelier Saturation Index (LSI)	Assumed	-	negative	negative	negative
SDI ₁₅	Assumed	-	≤3		

Note 1: This column identifies whether the parameters listed in each row are assumed values because they were not supplied to Veolia during the preparation of this proposal or if the values were specified.

Note 2: The pH must be controlled to 7.0-7.6 to control scaling in the RO membrane system.

Note 3: The use of any chemicals added to the treatment process (i.e. polymers, flocculants, coagulants, coagulant aids, oxidants, acids, bases etc.) that may come in contact with the Veolia membranes must be approved by Veolia prior to use as part of this proposal or at a subsequent date later on during plant operation.

Note 4: The RO design basis is centered around the assumption that the influent water quality has a maximum temperature value of 80°F.

Note 5: The RO design basis is centered around the assumptions that the influent water quality has a maximum value of dissolved manganese and dissolved iron of <0.1 mg/L, and a maximum value of 10 mg/L of Silica (SiO₂).

Note 6: Seller's antiscalant product selection and dosing rate are based on the chemistry described herein.

Other Design Assumptions

The plant is designed assuming that no streams such as concentrate or chemical wastes from the membrane system or any other unit operations in other parts of the plant are directly or indirectly recycled back ahead of the membrane system.

The current RO design assumes that any required pre-treatment systems to achieve the water quality ranges outlined in the above table (including but not limited to greensand filters for iron and manganese removal, or TSS removal to achieve an SDI < 3) will be installed upstream of the proposed RO system.

Product Water/Finished Water Quality

The table below summarizes the performance parameters expected from the proposed system upon start-up based on the data listed in **Section 1.1**.

Parameter	Permeate Water Quality
Blend Ratio	6.8%
TDS (mg/L)	≤ 500
Hardness (mg/L as CaCO ₃)	≤ 100

Note 1: The values listed above are projected values for the listed constituents in the RO permeate, per the RO membrane projection design software and are not guaranteed values. If the influent parameters exceed those defined in **Section 1.1**, or if effluent exceeds a non-specified requirement, modifications to treatment system may be required by others to achieve desired effluent quality goals.

Note 2: Veolia has made no design considerations for any downstream chemical addition required for the final product water. It is possible that the RO permeate may need further post treatment before meeting pH, LSI, and disinfection requirements and this has not been addressed in the scope of supply of this proposal.

1.2 Proposed System Configuration

The proposed system configuration has been based on the water quality as shown in **Section 1.1**.

Parameter	Phase 1	Phase 2	Phase 3	Phase 4
Type of RO Unit	Proflex 108-3S			
Number of RO Units	1	2	3	4
Type of RO Membrane	AG-400 H			
RO Array Configuration Per Unit	9:6:3			
Number of RO Housings Per Unit	18			
Number of RO Modules Per Housing	7			
Number of RO Modules Installed Per Unit	126			



RO Membrane Surface Area (ft ²)	400	
Recovery (%)	76%	
Net Capacity Per Train (gpm)	450	437.5
Clean In Place (CIP) Protocol Per Train	4 times per year for High pH Cleaner 4 times per year for Low pH Cleaner RCs are heated to 40°C in ≤ 4 hours prior to each clean 6-8 hours per chemical	

2 System Process Description and Scope

2.1 Reverse Osmosis Process Description

In the reverse osmosis process, water under pressure is forced across a membrane element with a portion of the feed permeating (by diffusion) the membrane, the RO permeate, and the balance of the feed water sweeping along the membrane surface and exiting without passing through the membrane, this is called the RO concentrate.

During that diffusion process, the membrane will freely pass the water molecules but will reject most of the dissolved salts and metal ions, the small particles as well as organic compounds and bacteria. The degree to which a particular substance is rejected by the membrane depends on the type of membrane used, and the resulting difference between the liquid transport characteristics and the salt transport characteristics of the membrane that is used. The final effluent quality from a reverse osmosis unit is the result of the unique combination of these factors.

The reverse osmosis process will typically convert, or “recover”, a certain percentage, between 50 to 80%, of the initial incoming feed water into “RO permeate”. The remaining by-product, or the “RO concentrate”, is concentrated by the salts rejected by the membrane.

2.2 PROflex RO description

With the Veolia PROflex RO Series line of reverse osmosis systems, the customer gets modular economies in a solution tailored to their municipal water use application. Due to lower membrane flux, PROflex RO Series systems are robust and able to treat water with TDS of 6,000 ppm and BOD up to 20 ppm, providing the opportunity to further purify permeate water streams. Use of low energy membranes increases the energy-efficiency of the process and cuts capital costs.

The PROflex RO Series offers quality stand-alone components in addition to completely integrated systems, providing the perfect fit for applications such as municipal drinking water production.

The result is a system you can trust for daily performance, year after year. Veolia builds this line for you, and builds it to last.

The RO train is fed through four (4) cartridge filter housing with Veolia HF.ZS single cartridges for ease of maintenance and replacement, providing safety for the downstream RO membranes. The high pressure RO feed pump operates with a boost average of 160 psi. In this arrangement, the VFD on the high pressure supply pump motor (by others) provides the necessary control range to accommodate changes in temperature, salinity, and membrane age.

In the reverse osmosis process, water under pressure is forced across a membrane element with a portion of the feed permeating the membrane by diffusion (the RO permeate), and the balance of the feed water sweeping along the membrane surface and exiting without passing through the membrane (the RO concentrate). During that diffusion process, the membrane will freely pass the water molecules but will reject most of the dissolved salts, metal ions, small particles, organic compounds and bacteria. The degree to which a particular substance is rejected by the membrane



depends on the type of membrane used, and the resulting difference between the liquid transport characteristics and the salt transport characteristics of the membrane that is used. The final effluent quality from a reverse osmosis unit is the result of the unique combination of these factors.

The reverse osmosis process will typically convert, or “recover,” a certain percentage of the initial incoming feed water into “RO permeate.” The remaining by-product, or the “RO concentrate,” is concentrated by the salts rejected by the membrane.

2.3 Scope of Supply by Veolia

Veolia’s scope of supply for a reverse osmosis membrane water treatment system, for the Florida BWRO project with Weston & Sampson, designed to treat an initial net permeate flow of 450 gpm, with a 20-year stepped build out to a final net permeate flow of 1750 gpm is as follows.

Please note:

- Electrical rating on all motors is 460V / 3ph / 60 Hz. Single phase power requirement is 120V.
- Please note that the proposed equipment and instrumentation quoted is to be installed in a NFPA 820 non classified area.
- All devices will be Veolia standard devices and the proposed equipment will be supplied to Veolia specifications. Any changes to the proposed equipment to meet the Buyer’s specification, including custom tag numbering, will require re-evaluation.
- Equipment conforms to NSF ANSI Standard materials as outlined in Annex C of the NSF/ANSI 61 Standard, for those components and/or materials that come into contact with potable water, to the extent that is commercially reasonable. The proposed NF/RO membrane is also certified to ANSI/NSF Standard 61 for drinking water system components.
- Equipment will be **supplied loose shipped** unless otherwise noted.

RO Membrane System

Phase 1	Phase 2	Phase 3	Phase 4	Description
RO Bypass Line				
1	1	1	1	Automatic feed water bypass modulating valve and flowmeter, supplied loose (one (1) per train)
RO Pre-treatment Dosing Panels (One (1) Antiscalant panel per train)^{Note 1}				
1	1	1	1	Chemical dosing panel complete with dosing pumps (one (1) duty + one (1) standby), calibration column, pressure relief valve(s), pressure gauge with diaphragm seal and one (1) lot associated isolation valves. Piping contained on the panel will be Sch. 80 PVC.



				The following are for tank / tote connection supplied loose ship: Two (2) level switches, and foot valve

Note 1: It is assumed that all chemical day tanks or totes will be by others. Veolia's chemical feed pump panels may be wall-mounted over the Customer-supplied tank or tote and draw directly from the tank or tote.

1.1.1 RO Membrane System PROflex 108-3S

Phase 1	Phase 2	Phase 3	Phase 4	Description
RO PROflex 108-3S Process Skid				
1 Set	1 Set	1 Set	1 Set	RO feed cartridge filters (four (4) per skid) each complete with 1 micron cartridge filters and FRP housing, with one (1) vent valve and one (1) drain valve, three (3) sample valves at the inlet and/or outlet of each cartridge filter
1 Set	1 Set	1 Set	1 Set	RO feed instruments (one (1) set per skid) : two (2) pressure transmitters, one (1) conductivity analyzer, one (1) temperature transmitter, one (1) pH analyzers, one (1) chlorine and one (1) ORP analyzers
1	1	1	1	RO feed high pressure booster pumps (one (1) per skid), complete with motor(s) (VFD – VFD supplied by Others), inlet pressure switch, discharge isolation valve, and inlet and discharge pressure gauges
1 Set	1 Set	1 Set	1 Set	RO FRP membrane housings (eighteen (18) per skid) arranged in a 9:6:3 array complete with 128 Veolia RO AG-400H membranes per train, installed as seven (7) membranes per housing, two (2) pressure gauges, two (2) inlet and discharge pressure transmitters
1 Set	1 Set	1 Set	1 Set	RO permeate instruments (one (1) set per skid) : one (1) conductivity analyzer, one (1) flow meter, one (1) pressure switch and one (1) pressure transmitter
1 Set	1 Set	1 Set	1 Set	RO concentrate instruments (one (1) set per skid) : one (1) flow meter, one (1) pressure switch and one (1) pressure gauge
Lot	Lot	Lot	Lot	Pressure gauges and transmitters, process valves (manual and automatic), on-skid Sch.80 PVC and Sch. 10 SS piping, painted carbon steel frame
1	-	-		Allen-Bradley PLC system complete with one (1) HMI located on the Master Control Panel Nema 12 CS
1	1	1	1	One (1) remote I/O train panel (One (1) per train)
CIP Tank				
1	-	-	-	Cone bottom CIP tank (150 gallons), HDPE construction, supplied loose complete with temperature indicator and drain valve
CIP Skid				



1	-	-	-	CIP pump, complete with motor (starter by Others), one (1) discharge pressure gauge, one (1) sample and one (1) isolation valves
1	-	-	-	Recirculation loop in-line electric heater (40 kW) with control enclosure and one (1) isolation valve
1	-	-	-	Eductor for cleaning chemical addition with two (2) isolation and one (1) check valves
Lot	-	-	-	On-skid manual process valves and Sch. 80 PVC piping, painted carbon steel frame

Services for the RO Systems

General	
Included	Engineering services including trips to site or the engineer's office during the design phase of the project
Included	Equipment P&IDs, electrical, and general arrangement drawings
Included	Operating & maintenance manuals
Included	Field service and process start-up assistance ^{Note 1}
Included	Operator training ^{Note 1}
Included	One (1) Year mechanical warranty on equipment
Included	Three (3) Year pro-rated RO membrane warranty
Included	One (1) Year 24/7 emergency telephone support
Included	One (1) year InSight Basic – Digital Asset Monitoring ^{Note 2}
Included	Equipment delivery ^{Note 4}

Note 1: 25 days over 5 trips have been included for equipment off-loading and installation assistance, commissioning and start-up assistance, membrane installation assistance, operator training, and performance testing for Phase 1 Only.

Note 2: Includes data acquisition computer and software set-up.

Note 3: Spare parts are NOT included in Veolia's scope of supply as a part of this proposal. For a list spare parts and adder price for those spare parts, please contact Veolia.

Note 4: Refer to **Section 3.3** for freight terms.

Note 5: MCC and SCADA by others.

3 Commercial Offer

3.1 Pricing

Pricing for the proposed equipment and services for **Phase 1** as described in this budget proposal:

Phase 1 - Budgetary System Price

\$905,000 USD

All pricing is based on the operating conditions and influent analysis detailed in **Section 1**. The pricing herein is for budgetary purposes only and does not constitute an offer of sale.

3.2 Equipment Shipment and Delivery

Equipment shipment is estimated at 34 to 38 weeks after order acceptance. The Buyer and Seller will arrange a kick off meeting after contract acceptance to develop a firm shipment schedule.

Typical Drawing Submission and Equipment Shipment Schedule

		8-12 Weeks	2-3 Weeks	26 - 30 Weeks		2 Weeks
Acceptance of PO	Blue					
Submission of Drawings		Green				
Drawings Approval			Orange			
Equipment Manufacturing				Dark Blue		
Equipment Shipment					Red	
Plant Operations Manuals						Yellow

The delivery schedule is presented based on current workload backlogs and production capacity. This estimated delivery schedule assumes no more than two weeks for Buyer review of submittal drawings. Any delays in Buyer approvals or requested changes may result in additional charges and/or delay to the schedule.

3.3 Freight

The following freight terms used are as defined by INCOTERMS 2020.

All pricing is CIP designated to the project site. Delivery to the project site is conditional upon provision of access roads of a nature that will permit access by tractor-trailers. Off-loading and positioning of equipment at the job site is not included.

3.4 Bonds

Performance or Payment Bonds are not included in the system price. These bonds can be purchased on request but will be at additional cost.



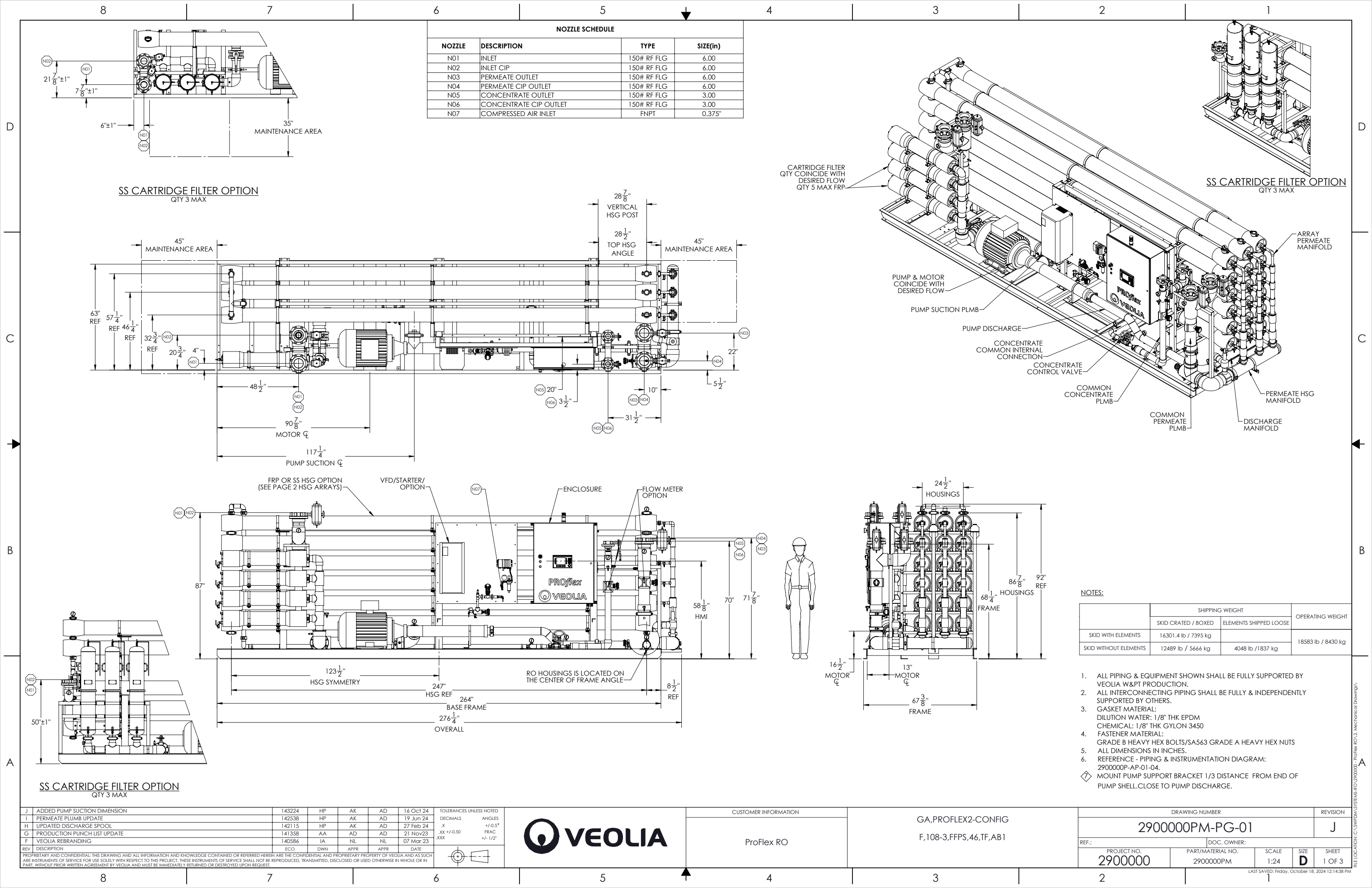
3.5 Pricing Notes

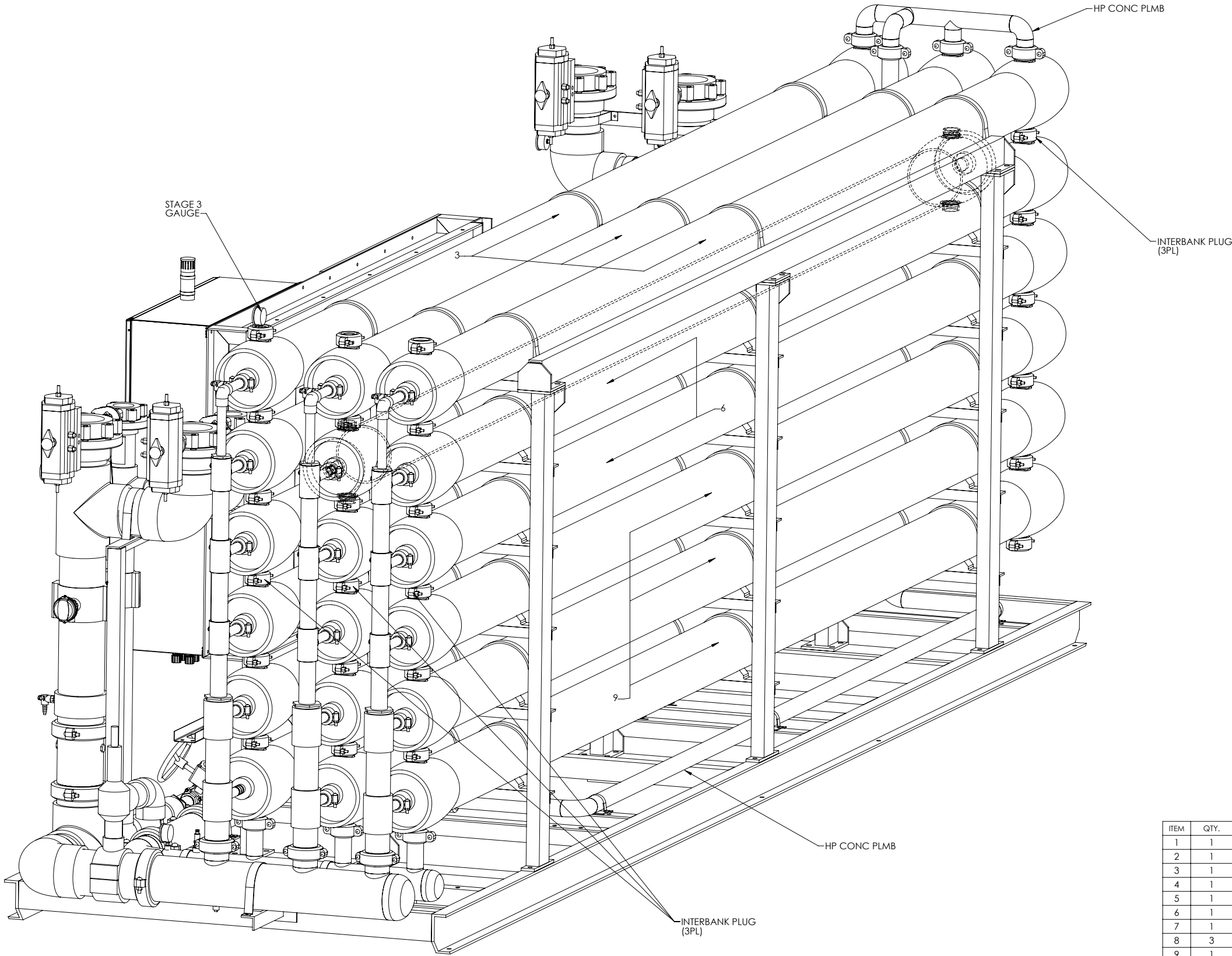
- All prices quoted are in **USD**;
- Any applicable sales or value added tax is not included;
- The Buyer will pay all applicable Local, **State**, or **Federal** taxes and Duties;
- The equipment delivery date, start date, and date of commencement of operations are to be negotiated;
- Commercial Terms and Conditions shall be in accordance with Seller's Standard Terms and Conditions of Sale.

3.6 Conditional Offering

Buyer understands that this proposal has been issued based upon the information provided by Buyer, and currently available to Seller, at the time of proposal issuance. Any changes or discrepancies in site conditions (including but not limited to system influent characteristics, changes in Environmental Health and Safety ("EH&S") conditions, and/or newly discovered EH&S concerns, Buyer's financial standing, Buyer's requirements, or any other relevant change, or discrepancy in, the factual basis upon which this proposal was created, may lead to changes in the offering, including but not limited to changes in pricing, warranties, quoted specifications, or terms and conditions. Seller's offering in this proposal is conditioned upon a full Seller EH&S, and Buyer financial review.

Appendix A: General Arrangement Drawings





HSG ARRAY PM,
108 MEMBRANE (3 STAGE)
BANKING 9-6-3
INTERBANK PLUG

ITEM	QTY.	SAP	DESCRIPTION	U/M
1	1	2900000PJ-MZ-01	ASSY-INLET,PVC,FRP,6.0,4FLT	EA
2	1	2900000PD-MZ-05	ASSY-ICE,AB,SIGNET,6.00,3.00	EA
3	1	2900000PJ-PP-21	PLMB-DISCH,316,4.0XAS62505,100HP	EA
4	1	2900000PJ-PP-24	PLMB-INLET,316,6.0XAS62505,100HP	EA
5	1	2900000PJ-PS-25	SPOOL-PUMP,316,4.0X4.0,PF	EA
6	1	2900000PN-PP-31	PLMB-BANK 1,316,4.0,108,PF-108	EA
7	1	2900000PM-PP-33	PLMB-CONC HP,316,2.0,108-3S,9-6-3,PF-108	EA
8	3	2900000PJ-PP-34	PLMB-ARRAY,PERM,PVC,3.0,123456,PF	EA
9	1	2900000PJ-PP-40	PLMB-PERM,PVC,6.0,PF	EA
10	1	2900000PH-PP-41	PLMB-CONC,PVC,3.0,PF	EA
11	1	2900000PN-PS-35	SPOOL-ARRAY,PERM,316,6.0X3.0,3S,PF	EA
12	1	2900000PN-PS-36	SPOOL,VALVE-VBALL,316,1.50,GEAR,ADPTR	EA
13	1	2900000PN-PP-42	PLMB-CONC HP,316,2.0,PF,COMMON	EA
14	1	2900000PZ-SA-20	ASSY-FRAME,CS,PF108	EA
15	1	3211199	ENCL-ASSY,PROFLEX,A-B,120/60,SIG/EH/RS	EA
16	18	3151003	HSG-RO,8",FRP,6L,2.0MC,WAV,4P,450#,V,COD	EA
17	1	3171818	PUMP,TF,AS62505WB,100HP,F3,460/60/3	EA

J	ADDED PUMP SUCTION DIMENSION	143224	HP	AK	AD	16 Oct 24	TOLERANCES UNLESS NOTED DECIMALS ANGLES .XX +/-0.5" FRAC XXX +/- 1/2"
I	PERMEATE PLUMB UPDATE	142538	HP	AK	AD	19 Jun 24	
H	UPDATED DISCHARGE SPOOL	142115	HP	AK	AD	27 Feb 24	
G	PRODUCTION PUNCH LIST UPDATE	141358	AA	AD	AD	21 Nov23	
F	VEOLIA REBRANDING	140586	IA	NL	NL	07 Mar 23	
REV	DESCRIPTION	ECO	DWN	APPR	APPR	DATE	
PROPRIETARY AND CONFIDENTIAL: THIS DRAWING AND ALL INFORMATION AND KNOWLEDGE CONTAINED OR REFERRED HEREIN ARE THE CONFIDENTIAL AND PROPRIETARY PROPERTY OF VEOLIA AND AS SUCH ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THESE INSTRUMENTS OF SERVICE SHALL NOT BE REPRODUCED, TRANSMITTED, DISCLOSED OR USED OTHERWISE IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN AGREEMENT BY VEOLIA AND MUST BE IMMEDIATELY RETURNED OR DESTROYED UPON REQUEST.							



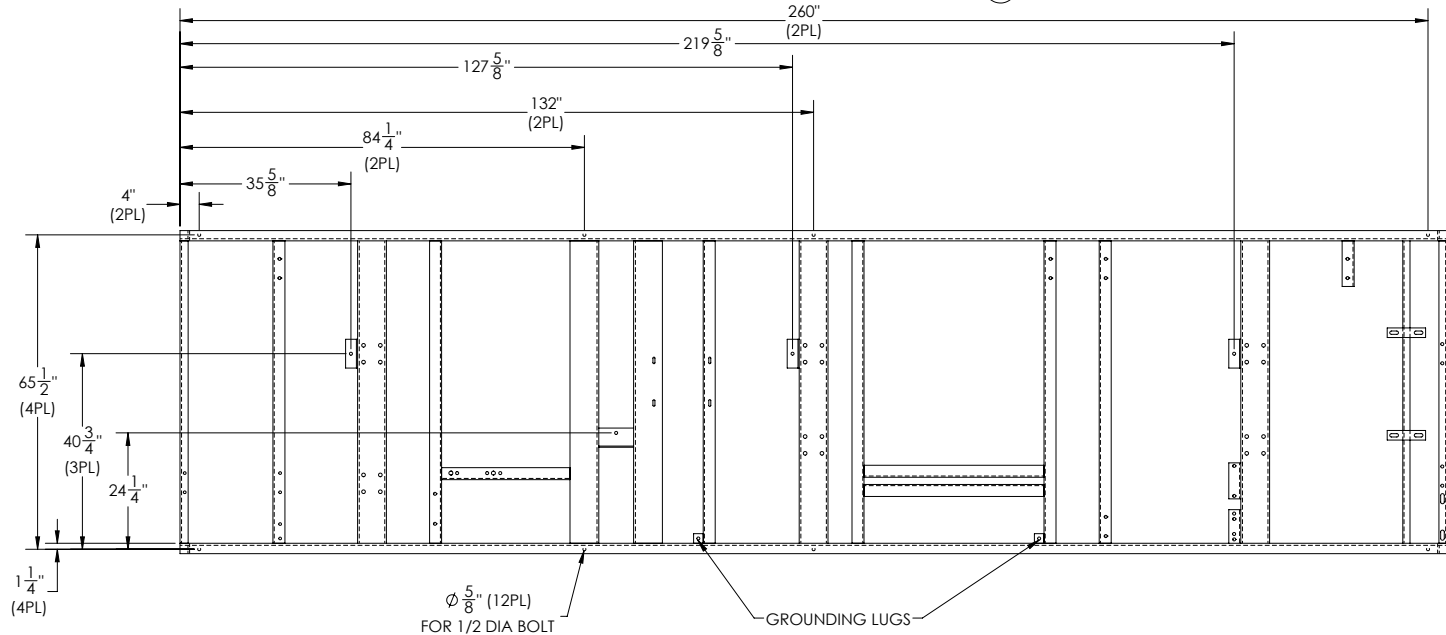
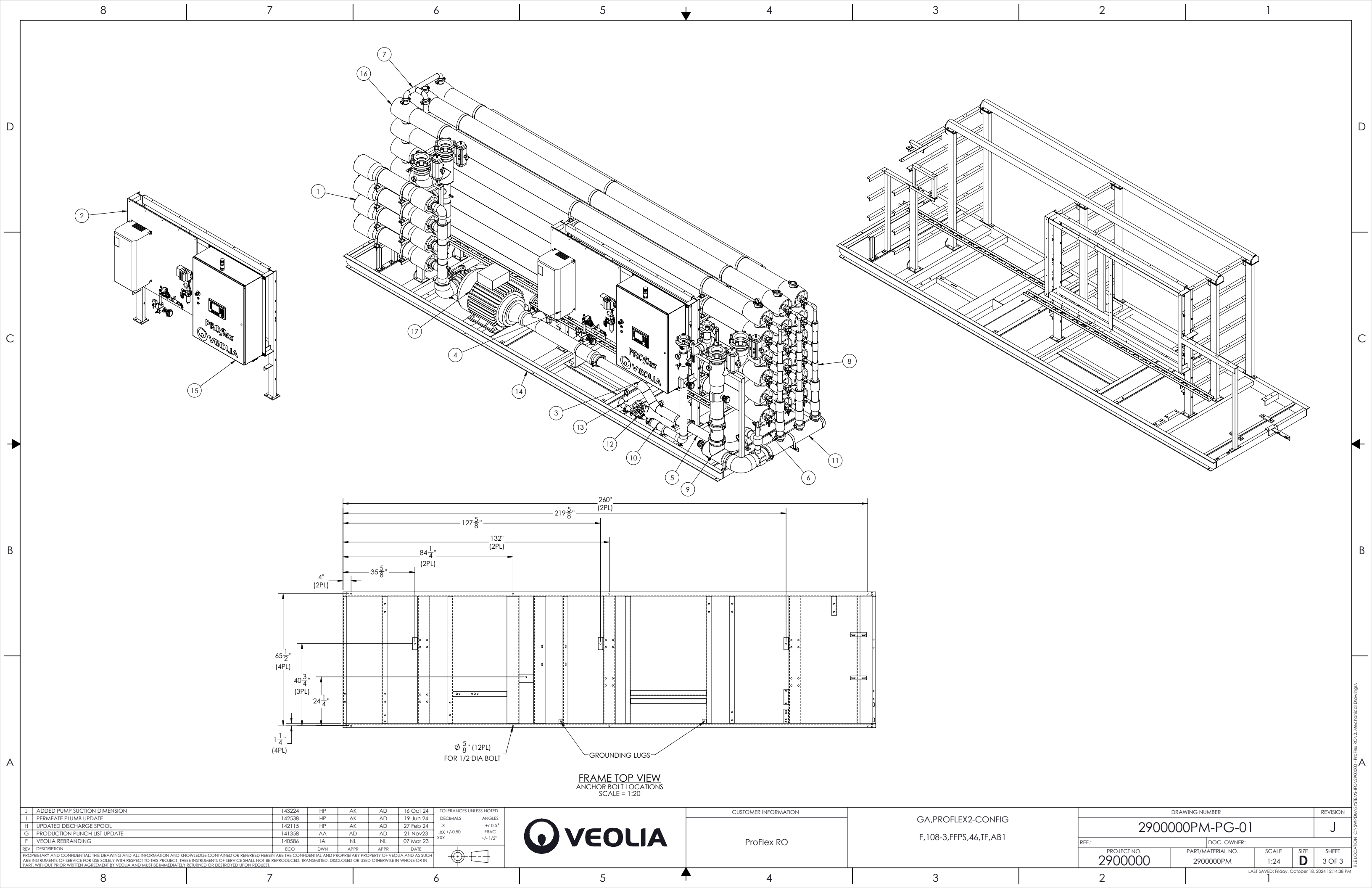
CUSTOMER INFORMATION

ProFlex RO

GA,PROFLEX2-CONFIG
F,108-3,FFPS,46,TF,AB1

DRAWING NUMBER				REVISION
2900000PM-PG-01				J
REF.:	DOC. OWNER:			
PROJECT NO. 2900000	PART/MATERIAL NO. 2900000PM	SCALE 1:24	SIZE D	SHEET 2 OF 3

LAST SAVED: Friday, October 18, 2024 12:14:38 PM



FRAME TOP VIEW
ANCHOR BOLT LOCATIONS
SCALE = 1:20

J	ADDED PUMP SUCTION DIMENSION	143224	HP	AK	AD	16 Oct 24
I	PERMEATE PLUMB UPDATE	142538	HP	AK	AD	19 Jun 24
H	UPDATED DISCHARGE SPOOL	142115	HP	AK	AD	27 Feb 24
G	PRODUCTION PUNCH LIST UPDATE	141358	AA	AD	AD	21 Nov23
F	VEOLIA REBRANDING	140586	IA	NL	NL	07 Mar 23
REV	DESCRIPTION	ECO	DWN	APPR	APPR	DATE

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TOLERANCES UNLESS NOTED	
DECIMALS	ANGLES
.XX	+/-0.5°
XXX	FRAC
	+/- 1/2"



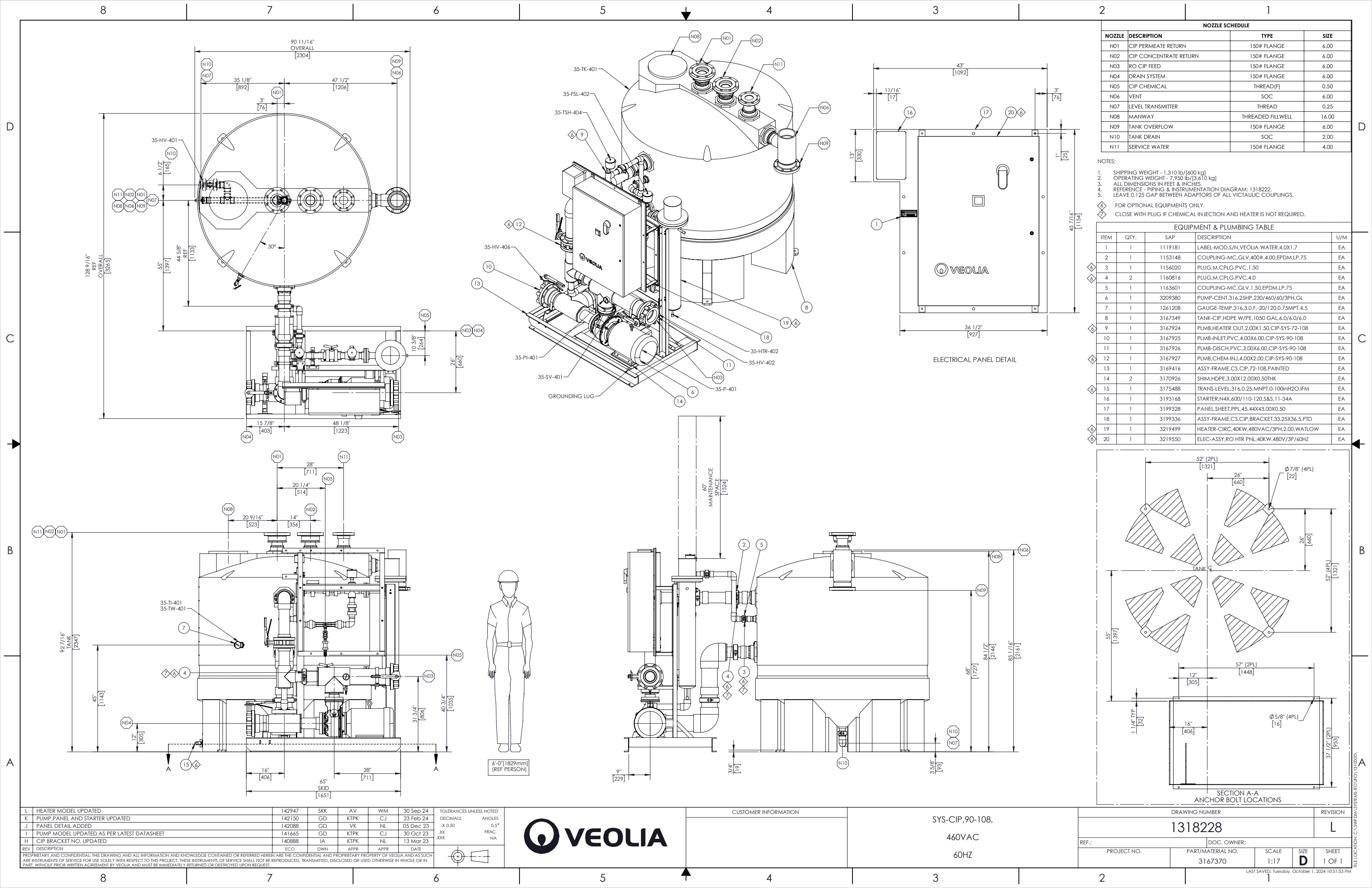
CUSTOMER INFORMATION

ProFlex RO

GA,PROFLEX2-CONFIG
F,108-3,FFPS,46,TF,AB1

DRAWING NUMBER					REVISION
2900000PM-PG-01					J
REF.:	DOC. OWNER:				
PROJECT NO. 29000000	PART/MATERIAL NO. 2900000PM	SCALE 1:24	SIZE D	SHEET 3 OF 3	

LAST SAVED: Friday, October 18, 2024 12:14:38 PM



L	HEATER MODEL UPDATED	142947	SKK	AV	WM	30 Sep 24
K	PUMP, PANEL AND STARTER UPDATED	142150	GD	KTPK	CJ	23 Feb 24
J	PANEL DETAIL ADDED	142088	GD	VK	NL	05 Dec 23
I	PUMP MODEL UPDATED AS PER LATEST DATASHEET	141665	GD	KTPK	CJ	30 Oct 23
H	CIP BRACKET NO. UPDATED	140888	IA	KTPK	NL	13 Mar 23
REV	DESCRIPTION	ECO	DWN	APPR	APPR	DATE

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TOLERANCES UNLESS NOTED	DECIMALS	ANGLES
	.X 0.50	0.5°
	XX	FRAC
	XXX	NA



CUSTOMER INFORMATION

SYS-CIP, 90-108, 460VAC 60HZ

DRAWING NUMBER					REVISION	
1318228					L	
REF.:			DOC. OWNER:			
PROJECT NO.		PART/MATERIAL NO.		SCALE	SIZE	SHEET
		3167370		1:17	D	1 OF 1

Appendix B: RO Projections

Input Data Summary

Project Information

Project Name 635609 - Florida BWRO - RO Projection - Max WQ - 22 deg C
 Engineer
 Location
 Mail ID
 Phone No.
 Comments

Flowsheet Configuration

Flowsheet Type	Single Pass Flowsheet	Feed Dosing	No
AfterFeed Dosing	No	Product Dosing 1	No
Product Dosing 2	No	Feed Stripping	No
Product Stripping	No	Raw Feed Bypass	Yes

Feed Information

Temperature, °C	26	RO-1:	26
Feed pH	7.5	Silt Density Index:	3

Feed Stream Composition(mg/L): Source - Brackish Wellwater

Calcium (Ca)	181.000	Sulfate (SO4)	600.000
Magnesium (Mg)	36.000	Chloride (Cl)	2894.330
Sodium (Na)	1968.674	Fluoride (F)	0.000
Potassium (K)	11.789	Nitrate (NO3)	1.179
Ammonia - N (NH4)	0.000	Bromide (Br)	0.000
Barium (Ba)	0.000	Phosphate (PO4)	5.895
Strontium (Sr)	0.000	Boron (B)	0.000
Iron (Fe)	0.100	Silica (SiO2)	10.000
Manganese (Mn)	0.100	Hydrogen Sulfide (H2S)	0.000
		Bicarbonate (HCO3)	222.755
		Carbon Dioxide (CO2)	7.709
		Carbonate (CO3)	0.710

Flow Rate Specifications

Product Flow: 450.00 gpm
 Recovery % RO1 75

First Pass Array Data

Stage	Housing	Element	Element Type	Element Age (yr)	Pre-stage Pressure Change psi		Permeate Pressure psi	Annual Change %	
					Boost	Drop		A-Value	B-Value
1	9	7	AG-400 H	0	0.00	0.00	25.00	3	5
2	6	7	AG-400 H	0	0.00	0.00	15.00	3	5
3	3	7	AG-400 H	0	0.00	0.00	10.00	3	5

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Winflows Version 4.06

DataBase Version 4.13

Results Summary

Flow Data	gpm	Analytical Data	mg/L
Raw Feed	589.67	Raw Feed TDS	5932.53
Product	449.86	Product TDS	494.75
Concentrate	139.84	Concentrate TDS	23418.46

System Data

Single Pass Design

Temperature: °C RO-1: 26 System Rec. 76.29%

Average Flux (gfd), Pass and Stage

Pass	Average	Stage 1	Stage 2	Stage 3
Pass 1	11.97	19.05	6.49	1.69

Array Data

Pass 1

Recovery %: 75.0 Conc. TDS mg/L: 23418.46 Conc. Flow gpm: 139.84

Stage	Total		Element Type	Flow gpm		Pressure psi		Perm TDS
	Housing	Element		Feed	Perm	Feed	DP	mg/L
1	9	63	AG-400 H	558.67	333.34	274.44	14.80	35.32
2	6	42	AG-400 H	225.35	75.66	259.64	9.12	222.46
3	3	21	AG-400 H	149.70	9.87	250.53	18.01	1015.26
Total	18	126						

Analytical Data

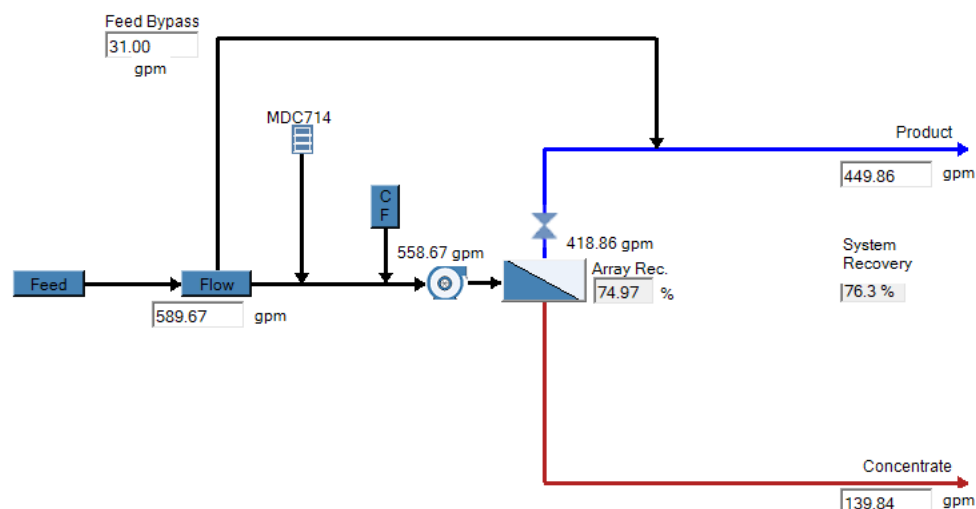
Cation	mg/L				Anion	mg/L		
	Product	Feed	Conc			Product	Feed	Conc
Ca	12.83	181.00	721.98		SO4	42.64	600.00	2392.93
Mg	2.55	36.00	143.60		Cl	246.42	2894.33	11412.22
Na	167.63	1968.67	7762.34		F	0.00	0.00	0.00
K	1.25	11.79	45.69		NO3	0.11	1.18	4.60
NH4	0.00	0.00	0.00		Br	0.00	0.00	0.00
Ba	0.00	0.00	0.00		PO4	0.45	5.89	23.42
Sr	0.00	0.00	0.00		B	0.00	0.00	0.00
Fe	0.01	0.10	0.40		SiO2	0.83	10.00	39.49
Mn	0.01	0.10	0.40		H2S	0.00	0.00	0.00
TDS mg/L	494.75	5932.53	23418.46		HCO3	20.02	222.75	863.43
pH	6.54	7.50	7.80		CO2	8.30	7.71	10.44
					CO3	0.00	0.71	7.96
Saturation Data								
BaSO4 %	0.00	0.00	0.00		CaF2 %	0.00	0.00	0.00
CaSO4 %	0.30	8.83	49.23		SiO2 %	0.60	7.96	31.19
SrSO4 %	0.00	0.00	0.00		LSI	-2.31	0.30	1.40
Struvite %	0.00	0.00	0.00		Pi psi	5.45	60.79	236.94

Design Notes, Errors and Warnings

Disclaimer

This projection is provided as a complimentary service and does not constitute a performance warranty.

Process Data Sheet



Flow Data	gpm	Analytical Data	mg/L
Raw Feed	589.67	Raw Feed TDS	5932.53
Product	449.86	Product TDS	494.75
Concentrate	139.84	Concentrate TDS	23418.46

System Data	Single Pass Design
Temperature: °C	RO-1: 26

		Pass 1	Pass 2	Pass 3
Feed Flow to 1st Stage Housing	gpm	558.67		
Feed Pressure	psi	274.44		
Array Recovery	%	75.0		
Permeate Flow	gpm	418.86		
Split Permeate Flow	gpm	0.00		

Pump Summary					
Main Pump					
Feed Flow	gpm	558.67			
Inlet Pressure	psi	0.00			
Discharge Pressure	psi	274.44			
Total Efficiency	%	69.43			
Power	kW	96.06			

Total Power Consumption	kW	96.06

Chemical Additions			
Addition (chemical as 100 %)	Kg/Day	mg/L in feed	

Antiscalant in Feed *	MDC714	1.30	1.78		

* Argo Analyzer calculations are based on the Winflows calculated concentrate concentrations

Streams Analytical Data

Parameter	Unit	Raw Feed	Feed Bypass	RO1 Element Feed	Final RO Permeate
Calcium	mg/L	181.00	181.00	181.00	0.38
Magnesium	mg/L	36.00	36.00	36.00	0.08
Sodium	mg/L	1968.67	1968.67	1968.67	34.33
Potassium	mg/L	11.79	11.79	11.79	0.47
Ammonia - N (NH4)	mg/L	0.00	0.00	0.00	0.00
Barium	mg/L	0.00	0.00	0.00	0.00
Strontium	mg/L	0.00	0.00	0.00	0.00
Iron	mg/L	0.10	0.10	0.10	0.00
Manganese	mg/L	0.10	0.10	0.10	0.00
Sulfate	mg/L	600.00	600.00	600.00	1.39
Chloride	mg/L	2894.33	2894.33	2894.33	50.44
Fluoride	mg/L	0.00	0.00	0.00	0.00
Nitrate	mg/L	1.18	1.18	1.18	0.04
Bromide	mg/L	0.00	0.00	0.00	0.00
Phosphate	mg/L	5.89	5.89	5.89	0.04
Boron	mg/L	0.00	0.00	0.00	0.00
Silica	mg/L	10.00	10.00	10.00	0.15
Hydrogen Sulfide	mg/L	0.00	0.00	0.00	0.00
Bicarbonate	mg/L	222.75	222.75	222.75	4.82
Carbon Dioxide	mg/L	7.71	7.71	7.71	8.45
Carbonate	mg/L	0.71	0.71	0.71	0.00
TDS	mg/L	5932.53	5932.53	5932.53	92.15
Flow	gpm	589.67	31.00	558.67	418.86
Temperature	°C	26.00	26.00	26.00	26.00
Pressure	psi	0.00	0.00	274.44	10.00
Hardness	ppmasCaCO3	600.26	600.26	600.26	1.27
Density	kg/m3	1000.94	1000.94	1000.94	996.81
Ionic Strength		0.11	0.11	0.11	0.00
Osm. Pressure	psi	60.79	60.79	60.79	1.15
pH		7.50	7.50	7.50	5.94
Conductivity at 25°C	µS/cm	9805.00	9805.00	9805.00	187.00
BaSO4	%	0.00	0.00	0.00	0.00
CaF2	%	0.00	0.00	0.00	0.00
CaSO4	%	8.83	8.83	8.83	0.00
SiO2	%	7.96	7.96	7.96	0.10
SrSO4	%	0.00	0.00	0.00	0.00
Struvite	%	0.00	0.00	0.00	0.00
LSI		0.30	0.30	0.30	-5.11
S&DI		0.17	0.17	0.17	-5.55

Parameter	Unit	Product	RO1 Concentrate
Calcium	mg/L	12.83	721.98
Magnesium	mg/L	2.55	143.60
Sodium	mg/L	167.63	7762.34
Potassium	mg/L	1.25	45.69
Ammonia - N (NH4)	mg/L	0.00	0.00
Barium	mg/L	0.00	0.00
Strontium	mg/L	0.00	0.00
Iron	mg/L	0.01	0.40
Manganese	mg/L	0.01	0.40
Sulfate	mg/L	42.64	2392.93
Chloride	mg/L	246.42	11412.22
Fluoride	mg/L	0.00	0.00
Nitrate	mg/L	0.11	4.60
Bromide	mg/L	0.00	0.00
Phosphate	mg/L	0.45	23.42
Boron	mg/L	0.00	0.00
Silica	mg/L	0.83	39.49
Hydrogen Sulfide	mg/L	0.00	0.00
Bicarbonate	mg/L	20.02	863.43
Carbon Dioxide	mg/L	8.30	10.44
Carbonate	mg/L	0.00	7.96
TDS	mg/L	494.75	23418.46
Flow	gpm	449.86	139.84
Temperature	°C	26.00	26.00
Pressure	psi	0.00	232.52
Hardness	ppmasCaCO3	42.55	2394.33
Density	kg/m3	997.09	1013.11
Ionic Strength		0.01	0.44
Osm. Pressure	psi	5.45	236.94
pH		6.54	7.80
Conductivity at 25°C	µS/cm	948.00	33878.00
BaSO4	%	0.00	0.00
CaF2	%	0.00	0.00
CaSO4	%	0.30	49.23
SiO2	%	0.60	31.19
SrSO4	%	0.00	0.00
Struvite	%	0.00	0.00
LSI		-2.31	1.40
S&DI		-2.82	1.17

Stage Permeate Data RO 1

Parameter	Unit	RO 1 Stage 1	RO 1 Stage 2	RO 1 Stage 3
Calcium	mg/L	0.15	0.91	4.25
Magnesium	mg/L	0.03	0.18	0.85
Sodium	mg/L	13.10	82.94	378.77
Potassium	mg/L	0.18	1.15	4.98
Ammonia - N (NH ₄)	mg/L	0.00	0.00	0.00
Barium	mg/L	0.00	0.00	0.00
Strontium	mg/L	0.00	0.00	0.00
Iron	mg/L	0.00	0.00	0.00
Manganese	mg/L	0.00	0.00	0.00
Sulfate	mg/L	0.53	3.33	15.52
Chloride	mg/L	19.25	121.85	556.58
Fluoride	mg/L	0.00	0.00	0.00
Nitrate	mg/L	0.01	0.09	0.39
Bromide	mg/L	0.00	0.00	0.00
Phosphate	mg/L	0.02	0.10	0.41
Boron	mg/L	0.00	0.00	0.00
Silica	mg/L	0.06	0.37	1.64
Hydrogen Sulfide	mg/L	0.00	0.00	0.00
Bicarbonate	mg/L	1.98	11.54	51.85
Carbon Dioxide	mg/L	8.08	9.58	10.37
Carbonate	mg/L	0.00	0.00	0.02
TDS	mg/L	35.32	222.46	1015.26
Flow	gpm	333.34	75.66	9.87
Temperature	°C	26.00	26.00	26.00
Pressure	psi	25.00	15.00	10.00
Osm. Pressure	psi	0.48	2.67	11.70
pH		5.58	6.25	6.84
Conductivity at 25°C	μS/cm	73	443	1938

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Element detail Data

Element By Element Data							
Pass 1 Stage 1	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	62.07	55.05	48.58	42.60	37.20	32.45	28.40
Perm	7.02	6.47	5.99	5.39	4.75	4.06	3.36
Feed	274.44	271.01	268.12	265.72	263.74	262.11	260.76
Net Driving	174.91	162.59	149.02	134.20	118.04	100.80	83.41
Delta P	3.44	2.88	2.40	1.98	1.63	1.35	1.12
Feed Osm. Press	60.79	68.37	77.30	87.96	100.51	114.99	131.20
Recovery, %	11.33	11.78	12.35	12.70	12.80	12.55	11.87
Beta (Conc. Pol.)	1.13	1.14	1.14	1.14	1.13	1.12	1.11
Flux, gfd	25.25	23.50	21.55	19.42	17.10	14.61	12.09
A-Value, µm/(s-MPa)	9.84	9.86	9.86	9.87	9.88	9.88	9.89
Calcium	0.06	0.08	0.10	0.14	0.18	0.25	0.35
Magnesium	0.01	0.02	0.02	0.03	0.04	0.05	0.07
Sodium	5.82	7.35	9.32	12.20	16.35	22.49	31.66
Potassium	0.08	0.10	0.13	0.17	0.23	0.32	0.44
Ammonia - N (NH4)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	0.23	0.30	0.38	0.50	0.67	0.92	1.29
Chloride	8.55	10.80	13.70	17.92	24.03	33.05	46.53
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.01	0.01	0.01	0.01	0.02	0.02	0.03
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.01	0.01	0.02	0.02	0.02	0.03	0.04
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.03	0.04	0.05	0.06	0.08	0.10	0.15
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	1.08	1.26	1.50	1.86	2.41	3.23	4.48
Carbon Dioxide	7.58	7.72	7.90	8.10	8.34	8.61	8.90
Carbonate	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TDS, mg/L	15.89	19.95	25.22	32.90	44.03	60.47	85.05
pH	5.35	5.41	5.47	5.55	5.65	5.76	5.89
Conductivity at 25°C, µS/cm	34.00	42.00	53.00	68.00	91.00	124.00	173.00
Hardness, ppm as CaCO3	0.22	0.27	0.35	0.46	0.61	0.84	1.18
Density, kg/m3	996.75	996.76	996.76	996.77	996.77	996.79	996.80
Ionic Strength	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BaSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF2, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SiO2, %	0.02	0.02	0.03	0.03	0.05	0.06	0.09
SrSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-7.07	-6.85	-6.61	-6.32	-5.99	-5.63	-5.23
S&DI	-7.56	-7.33	-7.09	-6.79	-6.46	-6.08	-5.67

Element By Element Data							
Pass 1 Stage 2	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	37.56	34.41	31.81	29.71	28.05	26.75	25.73
Perm	3.15	2.60	2.10	1.66	1.30	1.01	0.78
Feed	259.64	257.94	256.42	255.05	253.81	252.65	251.56
Net Driving	78.40	64.70	52.24	41.37	32.28	24.97	19.44
Delta P	1.71	1.52	1.37	1.25	1.16	1.09	1.03
Feed Osm. Press	148.14	161.59	174.68	186.91	197.88	207.37	215.38
Recovery, %	8.42	7.59	6.63	5.63	4.67	3.81	3.06
Beta (Conc. Pol.)	1.08	1.07	1.06	1.05	1.04	1.03	1.02
Flux, gfd	11.33	9.36	7.56	5.99	4.68	3.62	2.82
A-Value, $\mu\text{m}/(\text{s-MPa})$	9.86	9.86	9.87	9.87	9.88	9.88	9.88
Calcium	0.42	0.56	0.74	1.00	1.35	1.82	2.43
Magnesium	0.08	0.11	0.15	0.20	0.27	0.36	0.49
Sodium	37.92	50.47	67.74	91.39	123.34	165.44	220.52
Potassium	0.53	0.71	0.95	1.27	1.71	2.28	3.00
Ammonia - N (NH4)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	1.53	2.03	2.72	3.66	4.94	6.63	8.87
Chloride	55.72	74.15	99.53	134.27	181.22	243.07	324.01
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.04	0.05	0.07	0.10	0.13	0.17	0.23
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.05	0.06	0.08	0.11	0.14	0.19	0.25
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.17	0.23	0.30	0.40	0.54	0.72	0.96
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	5.34	7.07	9.46	12.73	17.13	22.92	30.47
Carbon Dioxide	9.15	9.38	9.59	9.78	9.94	10.08	10.20
Carbonate	0.00	0.00	0.00	0.00	0.00	0.00	0.01
TDS, mg/L	101.81	135.45	181.74	245.13	330.78	443.61	591.24
pH	5.95	6.06	6.17	6.29	6.40	6.52	6.63
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	206.00	273.00	364.00	487.00	653.00	870.00	1150.00
Hardness, ppm as CaCO_3	1.40	1.85	2.48	3.33	4.50	6.04	8.07
Density, kg/m^3	996.81	996.84	996.87	996.92	996.98	997.06	997.16
Ionic Strength	0.00	0.00	0.00	0.00	0.01	0.01	0.01
BaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF ₂ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO ₄ , %	0.00	0.00	0.00	0.00	0.01	0.01	0.01
SiO ₂ , %	0.11	0.15	0.20	0.27	0.38	0.51	0.70
SrSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-5.02	-4.68	-4.57	-3.99	-3.56	-3.20	-2.86
S&DI	-5.45	-5.10	-4.74	-4.37	-3.99	-3.63	-3.27

Element By Element Data							
Pass 1 Stage 3	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	49.90	49.13	48.50	47.98	47.55	47.19	46.88
Perm	0.77	0.63	0.52	0.43	0.36	0.31	0.27
Feed	250.53	247.83	245.19	242.60	240.04	237.51	235.00
Net Driving	19.24	15.67	12.83	10.60	8.92	7.57	6.55
Delta P	2.70	2.64	2.60	2.56	2.53	2.50	2.48
Feed Osm. Press	221.97	225.38	228.22	230.59	232.58	234.26	235.70
Recovery, %	1.56	1.29	1.08	0.90	0.76	0.66	0.57
Beta (Conc. Pol.)	1.02	1.01	1.01	1.01	1.01	1.01	1.00
Flux, gfd	2.79	2.27	1.86	1.54	1.30	1.10	0.95
A-Value, $\mu\text{m}/(\text{s-MPa})$	9.87	9.88	9.89	9.90	9.91	9.91	9.92
Calcium	2.51	3.11	3.83	4.66	5.60	6.60	7.68
Magnesium	0.50	0.62	0.76	0.93	1.11	1.31	1.53
Sodium	228.09	281.88	344.78	415.69	494.90	577.82	665.53
Potassium	3.10	3.80	4.60	5.48	6.43	7.41	8.41
Ammonia - N (NH4)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	9.15	11.37	13.99	16.99	20.40	24.04	27.97
Chloride	335.13	414.18	506.61	610.84	727.26	849.17	978.12
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.24	0.29	0.36	0.43	0.51	0.59	0.67
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.25	0.31	0.37	0.45	0.53	0.61	0.70
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.99	1.22	1.49	1.80	2.14	2.51	2.89
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	31.51	38.84	47.36	56.91	67.52	78.54	90.13
Carbon Dioxide	10.27	10.32	10.37	10.41	10.44	10.48	10.52
Carbonate	0.01	0.01	0.02	0.03	0.04	0.06	0.08
TDS, mg/L	611.49	755.64	924.18	1114.21	1326.45	1548.67	1783.71
pH	6.64	6.72	6.80	6.87	6.94	7.00	7.05
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	1188.00	1459.00	1771.00	2119.00	2503.00	2901.00	3318.00
Hardness, ppm as CaCO3	8.32	10.34	12.72	15.46	18.57	21.89	25.47
Density, kg/m3	997.18	997.28	997.40	997.53	997.68	997.84	998.01
Ionic Strength	0.01	0.01	0.02	0.02	0.02	0.03	0.03
BaSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF2, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO4, %	0.01	0.01	0.02	0.02	0.03	0.04	0.05
SiO2, %	0.72	0.91	1.14	1.39	1.69	2.00	2.31
SrSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-2.82	-2.58	-2.36	-2.15	-1.96	-1.79	-1.64
S&DI	-3.23	-2.97	-2.72	-2.49	-2.27	-2.08	-1.91

Input Data Summary

Project Information

Project Name 635609 - Florida BWRO - RO Projection - Max WQ - 22 deg C
 Engineer
 Location
 Mail ID
 Phone No.
 Comments

Flowsheet Configuration

Flowsheet Type	Single Pass Flowsheet	Feed Dosing	No
AfterFeed Dosing	No	Product Dosing 1	No
Product Dosing 2	No	Feed Stripping	No
Product Stripping	No	Raw Feed Bypass	Yes

Feed Information

Temperature, °C	26	RO-1:	26
Feed pH	7.5	Silt Density Index:	3

Feed Stream Composition(mg/L): Source - Brackish Wellwater

Calcium (Ca)	181.000	Sulfate (SO4)	600.000
Magnesium (Mg)	36.000	Chloride (Cl)	2894.330
Sodium (Na)	1968.674	Fluoride (F)	0.000
Potassium (K)	11.789	Nitrate (NO3)	1.179
Ammonia - N (NH4)	0.000	Bromide (Br)	0.000
Barium (Ba)	0.000	Phosphate (PO4)	5.895
Strontium (Sr)	0.000	Boron (B)	0.000
Iron (Fe)	0.100	Silica (SiO2)	10.000
Manganese (Mn)	0.100	Hydrogen Sulfide (H2S)	0.000
		Bicarbonate (HCO3)	222.755
		Carbon Dioxide (CO2)	7.709
		Carbonate (CO3)	0.710

Flow Rate Specifications

Product Flow: 450.00 gpm
 Recovery % RO1 75

First Pass Array Data

Stage	Housing	Element	Element Type	Element Age (yr)	Pre-stage Pressure Change psi		Permeate Pressure psi	Annual Change %	
					Boost	Drop		A-Value	B-Value
1	9	7	AG-400 H	3	0.00	0.00	25.00	3	5
2	6	7	AG-400 H	3	0.00	0.00	15.00	3	5
3	3	7	AG-400 H	3	0.00	0.00	10.00	3	5

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Winflows Version 4.06

DataBase Version 4.13

Results Summary

Flow Data	gpm	Analytical Data	mg/L
Raw Feed	589.67	Raw Feed TDS	5932.53
Product	449.89	Product TDS	502.58
Concentrate	139.81	Concentrate TDS	23398.34

System Data	Single Pass Design		
Temperature: °C	RO-1: 26	System Rec.	76.3%

Average Flux (gfd), Pass and Stage

Pass	Average	Stage 1	Stage 2	Stage 3
Pass 1	11.97	18.01	7.70	2.38

Array Data

Pass 1

Recovery %:	75.0	Conc. TDS mg/L:	23398.34	Conc. Flow gpm:	139.81

Stage	Total		Element Type	Flow gpm		Pressure psi		Perm TDS
	Housing	Element		Feed	Perm	Feed	DP	mg/L
1	9	63	AG-400 H	558.67	315.21	284.48	15.58	39.76
2	6	42	AG-400 H	243.47	89.81	268.90	9.97	201.74
3	3	21	AG-400 H	153.67	13.86	258.93	18.30	829.59
Total	18	126						

Analytical Data

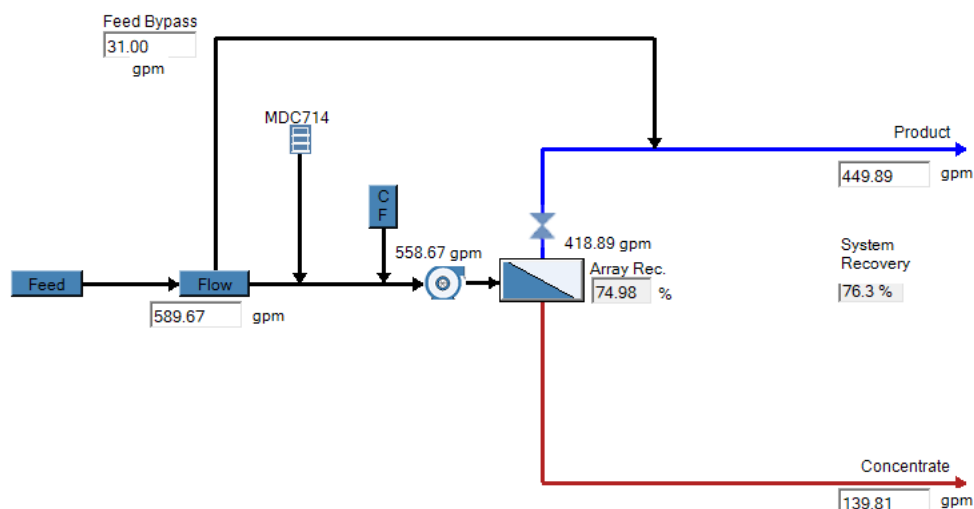
Cation	mg/L			Anion	mg/L		
	Product	Feed	Conc		Product	Feed	Conc
Ca	12.86	181.00	722.04	SO4	42.76	600.00	2393.08
Mg	2.56	36.00	143.61	Cl	250.71	2894.33	11400.88
Na	170.55	1968.67	7754.62	F	0.00	0.00	0.00
K	1.29	11.79	45.56	NO3	0.12	1.18	4.59
NH4	0.00	0.00	0.00	Br	0.00	0.00	0.00
Ba	0.00	0.00	0.00	PO4	0.45	5.89	23.41
Sr	0.00	0.00	0.00	B	0.00	0.00	0.00
Fe	0.01	0.10	0.40	SiO2	0.85	10.00	39.45
Mn	0.01	0.10	0.40	H2S	0.00	0.00	0.00
TDS mg/L	502.58	5932.53	23398.34	HCO3	20.43	222.75	862.35
pH	6.55	7.50	7.80	CO2	8.30	7.71	10.43
				CO3	0.00	0.71	7.95
Saturation Data							
BaSO4 %	0.00	0.00	0.00	CaF2 %	0.00	0.00	0.00
CaSO4 %	0.30	8.83	49.26	SiO2 %	0.61	7.96	31.16
SrSO4 %	0.00	0.00	0.00	LSI	-2.30	0.30	1.40
Struvite %	0.00	0.00	0.00	Pi psi	5.54	60.79	236.71

Design Notes, Errors and Warnings

Disclaimer

This projection is provided as a complimentary service and does not constitute a performance warranty.

Process Data Sheet



Flow Data	gpm	Analytical Data	mg/L
Raw Feed	589.67	Raw Feed TDS	5932.53
Product	449.89	Product TDS	502.58
Concentrate	139.81	Concentrate TDS	23398.34

System Data	Single Pass Design
Temperature: °C	RO-1: 26

		Pass 1	Pass 2	Pass 3
Feed Flow to 1st Stage Housing	gpm	558.67		
Feed Pressure	psi	284.48		
Array Recovery	%	75.0		
Permeate Flow	gpm	418.89		
Split Permeate Flow	gpm	0.00		

Pump Summary					
Main Pump					
Feed Flow	gpm	558.67			
Inlet Pressure	psi	0.00			
Discharge Pressure	psi	284.48			
Total Efficiency	%	69.43			
Power	kW	99.57			

Total Power Consumption	kW	99.57

Chemical Additions			
Addition (chemical as 100 %)	Kg/Day	mg/L in feed	

Antiscalant in Feed *	MDC714	1.30	1.78		

* Argo Analyzer calculations are based on the Winflows calculated concentrate concentrations

Streams Analytical Data

Parameter	Unit	Raw Feed	Feed Bypass	RO1 Element Feed	Final RO Permeate
Calcium	mg/L	181.00	181.00	181.00	0.42
Magnesium	mg/L	36.00	36.00	36.00	0.08
Sodium	mg/L	1968.67	1968.67	1968.67	37.47
Potassium	mg/L	11.79	11.79	11.79	0.52
Ammonia - N (NH4)	mg/L	0.00	0.00	0.00	0.00
Barium	mg/L	0.00	0.00	0.00	0.00
Strontium	mg/L	0.00	0.00	0.00	0.00
Iron	mg/L	0.10	0.10	0.10	0.00
Manganese	mg/L	0.10	0.10	0.10	0.00
Sulfate	mg/L	600.00	600.00	600.00	1.52
Chloride	mg/L	2894.33	2894.33	2894.33	55.06
Fluoride	mg/L	0.00	0.00	0.00	0.00
Nitrate	mg/L	1.18	1.18	1.18	0.04
Bromide	mg/L	0.00	0.00	0.00	0.00
Phosphate	mg/L	5.89	5.89	5.89	0.05
Boron	mg/L	0.00	0.00	0.00	0.00
Silica	mg/L	10.00	10.00	10.00	0.17
Hydrogen Sulfide	mg/L	0.00	0.00	0.00	0.00
Bicarbonate	mg/L	222.75	222.75	222.75	5.25
Carbon Dioxide	mg/L	7.71	7.71	7.71	8.45
Carbonate	mg/L	0.71	0.71	0.71	0.00
TDS	mg/L	5932.53	5932.53	5932.53	100.58
Flow	gpm	589.67	31.00	558.67	418.89
Temperature	°C	26.00	26.00	26.00	26.00
Pressure	psi	0.00	0.00	284.48	10.00
Hardness	ppmasCaCO3	600.26	600.26	600.26	1.38
Density	kg/m3	1000.94	1000.94	1000.94	996.81
Ionic Strength		0.11	0.11	0.11	0.00
Osm. Pressure	psi	60.79	60.79	60.79	1.25
pH		7.50	7.50	7.50	5.98
Conductivity at 25°C	µS/cm	9805.00	9805.00	9805.00	204.00
BaSO4	%	0.00	0.00	0.00	0.00
CaF2	%	0.00	0.00	0.00	0.00
CaSO4	%	8.83	8.83	8.83	0.00
SiO2	%	7.96	7.96	7.96	0.11
SrSO4	%	0.00	0.00	0.00	0.00
Struvite	%	0.00	0.00	0.00	0.00
LSI		0.30	0.30	0.30	-5.01
S&DI		0.17	0.17	0.17	-5.44

Parameter	Unit	Product	RO1 Concentrate
Calcium	mg/L	12.86	722.04
Magnesium	mg/L	2.56	143.61
Sodium	mg/L	170.55	7754.62
Potassium	mg/L	1.29	45.56
Ammonia - N (NH4)	mg/L	0.00	0.00
Barium	mg/L	0.00	0.00
Strontium	mg/L	0.00	0.00
Iron	mg/L	0.01	0.40
Manganese	mg/L	0.01	0.40
Sulfate	mg/L	42.76	2393.08
Chloride	mg/L	250.71	11400.88
Fluoride	mg/L	0.00	0.00
Nitrate	mg/L	0.12	4.59
Bromide	mg/L	0.00	0.00
Phosphate	mg/L	0.45	23.41
Boron	mg/L	0.00	0.00
Silica	mg/L	0.85	39.45
Hydrogen Sulfide	mg/L	0.00	0.00
Bicarbonate	mg/L	20.43	862.35
Carbon Dioxide	mg/L	8.30	10.43
Carbonate	mg/L	0.00	7.95
TDS	mg/L	502.58	23398.34
Flow	gpm	449.89	139.81
Temperature	°C	26.00	26.00
Pressure	psi	0.00	240.63
Hardness	ppmasCaCO3	42.65	2394.51
Density	kg/m3	997.10	1013.09
Ionic Strength		0.01	0.44
Osm. Pressure	psi	5.54	236.71
pH		6.55	7.80
Conductivity at 25°C	µS/cm	963.00	33849.00
BaSO4	%	0.00	0.00
CaF2	%	0.00	0.00
CaSO4	%	0.30	49.26
SiO2	%	0.61	31.16
SrSO4	%	0.00	0.00
Struvite	%	0.00	0.00
LSI		-2.30	1.40
S&DI		-2.80	1.17

Stage Permeate Data RO 1

Parameter	Unit	RO 1 Stage 1	RO 1 Stage 2	RO 1 Stage 3
Calcium	mg/L	0.16	0.83	3.46
Magnesium	mg/L	0.03	0.17	0.69
Sodium	mg/L	14.76	75.20	309.47
Potassium	mg/L	0.21	1.04	4.12
Ammonia - N (NH ₄)	mg/L	0.00	0.00	0.00
Barium	mg/L	0.00	0.00	0.00
Strontium	mg/L	0.00	0.00	0.00
Iron	mg/L	0.00	0.00	0.00
Manganese	mg/L	0.00	0.00	0.00
Sulfate	mg/L	0.60	3.03	12.61
Chloride	mg/L	21.69	110.49	454.73
Fluoride	mg/L	0.00	0.00	0.00
Nitrate	mg/L	0.02	0.08	0.32
Bromide	mg/L	0.00	0.00	0.00
Phosphate	mg/L	0.02	0.09	0.34
Boron	mg/L	0.00	0.00	0.00
Silica	mg/L	0.07	0.33	1.34
Hydrogen Sulfide	mg/L	0.00	0.00	0.00
Bicarbonate	mg/L	2.19	10.47	42.50
Carbon Dioxide	mg/L	8.04	9.43	10.31
Carbonate	mg/L	0.00	0.00	0.02
TDS	mg/L	39.76	201.74	829.59
Flow	gpm	315.21	89.81	13.86
Temperature	°C	26.00	26.00	26.00
Pressure	psi	25.00	15.00	10.00
Osm. Pressure	psi	0.54	2.43	9.60
pH		5.63	6.22	6.76
Conductivity at 25°C	µS/cm	82	403	1596

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Element detail Data

Element By Element Data							
Pass 1 Stage 1	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	62.07	55.79	49.87	44.38	39.28	34.67	30.59
Perm	6.29	5.91	5.50	5.10	4.61	4.08	3.53
Feed	284.48	281.02	278.05	275.53	273.41	271.63	270.15
Net Driving	186.44	175.17	163.10	149.87	135.50	119.95	103.80
Delta P	3.47	2.96	2.52	2.12	1.78	1.49	1.24
Feed Osm. Press	60.79	67.49	75.32	84.47	95.23	107.69	121.84
Recovery, %	10.15	10.62	11.05	11.51	11.77	11.81	11.60
Beta (Conc. Pol.)	1.12	1.13	1.13	1.12	1.12	1.11	1.11
Flux, gfd	22.76	21.41	19.95	18.35	16.60	14.70	12.73
A-Value, $\mu\text{m}/(\text{s-MPa})$	8.33	8.33	8.34	8.35	8.35	8.36	8.36
Calcium	0.08	0.10	0.12	0.15	0.20	0.26	0.35
Magnesium	0.02	0.02	0.02	0.03	0.04	0.05	0.07
Sodium	7.27	8.87	11.01	13.79	17.76	23.36	31.33
Potassium	0.10	0.12	0.15	0.19	0.25	0.33	0.44
Ammonia - N (NH ₄)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	0.29	0.36	0.45	0.56	0.72	0.95	1.27
Chloride	10.69	13.04	16.18	20.27	26.10	34.32	46.03
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.01	0.01	0.01	0.01	0.02	0.02	0.03
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.01	0.02	0.02	0.02	0.03	0.03	0.04
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.04	0.04	0.05	0.07	0.09	0.11	0.15
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	1.24	1.44	1.70	2.06	2.59	3.34	4.43
Carbon Dioxide	7.59	7.72	7.87	8.05	8.25	8.48	8.73
Carbonate	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TDS, mg/L	19.75	24.02	29.73	37.17	47.78	62.78	84.15
pH	5.41	5.46	5.53	5.60	5.69	5.78	5.89
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	42.00	50.00	62.00	77.00	98.00	129.00	171.00
Hardness, ppm as CaCO ₃	0.27	0.33	0.41	0.51	0.66	0.87	1.17
Density, kg/m ³	996.76	996.76	996.76	996.77	996.78	996.79	996.80
Ionic Strength	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF ₂ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SiO ₂ , %	0.02	0.03	0.03	0.04	0.05	0.07	0.09
SrSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-6.86	-6.66	-6.43	-6.18	-5.89	-5.58	-5.23
S&DI	-7.34	-7.14	-6.90	-6.65	-6.36	-6.03	-5.67

Element By Element Data							
Pass 1 Stage 2	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	40.58	37.19	34.27	31.80	29.74	28.06	26.70
Perm	3.38	2.92	2.47	2.06	1.68	1.36	1.09
Feed	268.90	266.99	265.30	263.79	262.42	261.17	260.02
Net Driving	99.66	85.93	72.74	60.47	49.44	39.87	31.86
Delta P	1.91	1.69	1.51	1.37	1.25	1.16	1.08
Feed Osm. Press	137.52	149.46	162.07	174.55	186.49	197.53	207.42
Recovery, %	8.38	7.89	7.25	6.50	5.69	4.87	4.10
Beta (Conc. Pol.)	1.08	1.08	1.07	1.06	1.05	1.04	1.03
Flux, gfd	12.19	10.51	8.91	7.41	6.06	4.89	3.91
A-Value, $\mu\text{m}/(\text{s-MPa})$	8.34	8.34	8.35	8.35	8.36	8.36	8.36
Calcium	0.41	0.52	0.67	0.87	1.14	1.49	1.96
Magnesium	0.08	0.10	0.14	0.18	0.23	0.30	0.39
Sodium	36.72	46.99	60.70	79.03	103.42	135.57	177.13
Potassium	0.52	0.66	0.85	1.10	1.44	1.87	2.43
Ammonia - N (NH4)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	1.48	1.90	2.45	3.18	4.16	5.45	7.14
Chloride	53.95	69.04	89.19	116.11	151.95	199.18	260.25
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.04	0.05	0.06	0.08	0.11	0.14	0.19
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.05	0.06	0.08	0.10	0.12	0.16	0.20
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.17	0.21	0.27	0.35	0.46	0.59	0.77
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	5.17	6.58	8.48	11.01	14.38	18.81	24.52
Carbon Dioxide	8.96	9.17	9.38	9.58	9.77	9.94	10.08
Carbonate	0.00	0.00	0.00	0.00	0.00	0.00	0.01
TDS, mg/L	98.58	126.11	162.88	212.01	277.41	363.57	474.98
pH	5.94	6.04	6.13	6.23	6.34	6.44	6.54
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	200.00	254.00	327.00	423.00	550.00	716.00	930.00
Hardness, ppm as CaCO3	1.35	1.73	2.23	2.90	3.79	4.96	6.50
Density, kg/m3	996.81	996.83	996.86	996.89	996.94	997.00	997.08
Ionic Strength	0.00	0.00	0.00	0.00	0.00	0.01	0.01
BaSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF2, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO4, %	0.00	0.00	0.00	0.00	0.00	0.01	0.01
SiO2, %	0.11	0.14	0.18	0.24	0.31	0.42	0.55
SrSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-5.05	-4.76	-4.95	-4.23	-3.80	-3.44	-3.11
S&DI	-5.49	-5.18	-4.87	-4.54	-4.21	-3.87	-3.54

Element By Element Data							
Pass 1 Stage 3	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	51.22	50.17	49.30	48.56	47.94	47.42	46.98
Perm	1.05	0.88	0.74	0.62	0.52	0.44	0.38
Feed	258.93	256.15	253.43	250.78	248.19	245.63	243.12
Net Driving	30.77	25.73	21.49	18.04	15.19	12.88	11.02
Delta P	2.79	2.71	2.65	2.60	2.55	2.52	2.49
Feed Osm. Press	216.06	220.48	224.32	227.62	230.43	232.84	234.92
Recovery, %	2.06	1.76	1.51	1.28	1.09	0.94	0.81
Beta (Conc. Pol.)	1.02	1.02	1.02	1.01	1.01	1.01	1.01
Flux, gfd	3.77	3.16	2.64	2.22	1.87	1.59	1.36
A-Value, $\mu\text{m}/(\text{s-MPa})$	8.35	8.36	8.37	8.38	8.38	8.39	8.40
Calcium	2.08	2.53	3.07	3.72	4.46	5.30	6.21
Magnesium	0.42	0.50	0.61	0.74	0.89	1.06	1.24
Sodium	189.54	229.26	276.71	333.88	397.62	468.34	544.81
Potassium	2.59	3.11	3.73	4.45	5.24	6.11	7.01
Ammonia - N (NH4)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	7.61	9.23	11.19	13.57	16.27	19.31	22.65
Chloride	278.48	336.85	406.58	490.59	584.28	688.23	800.63
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.20	0.24	0.29	0.35	0.41	0.48	0.55
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.21	0.25	0.30	0.36	0.43	0.50	0.58
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.82	0.99	1.20	1.45	1.72	2.03	2.36
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	26.23	31.66	38.12	45.87	54.47	63.95	74.15
Carbon Dioxide	10.18	10.25	10.30	10.35	10.40	10.44	10.48
Carbonate	0.01	0.01	0.01	0.02	0.03	0.04	0.05
TDS, mg/L	508.19	614.64	741.82	895.01	1065.82	1255.34	1460.25
pH	6.57	6.64	6.72	6.79	6.86	6.92	6.97
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	993.00	1194.00	1433.00	1717.00	2031.00	2375.00	2743.00
Hardness, ppm as CaCO3	6.92	8.39	10.18	12.35	14.80	17.57	20.61
Density, kg/m3	997.10	997.18	997.27	997.38	997.50	997.63	997.78
Ionic Strength	0.01	0.01	0.01	0.02	0.02	0.02	0.02
BaSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF2, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO4, %	0.01	0.01	0.01	0.02	0.02	0.03	0.04
SiO2, %	0.59	0.73	0.89	1.10	1.33	1.59	1.87
SrSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-3.04	-2.82	-2.60	-2.39	-2.20	-2.02	-1.85
S&DI	-3.46	-3.22	-2.99	-2.76	-2.54	-2.34	-2.15

Input Data Summary

Project Information

Project Name 635609 - Florida BWRO - RO Projection - Max WQ - 22 deg C
 Engineer
 Location
 Mail ID
 Phone No.
 Comments

Flowsheet Configuration

Flowsheet Type	Single Pass Flowsheet	Feed Dosing	No
AfterFeed Dosing	No	Product Dosing 1	No
Product Dosing 2	No	Feed Stripping	No
Product Stripping	No	Raw Feed Bypass	Yes

Feed Information

Temperature, °C	26	RO-1:	26
Feed pH	7.5	Silt Density Index:	3

Feed Stream Composition(mg/L): Source - Brackish Wellwater

Calcium (Ca)	181.000	Sulfate (SO4)	600.000
Magnesium (Mg)	36.000	Chloride (Cl)	2894.330
Sodium (Na)	1968.674	Fluoride (F)	0.000
Potassium (K)	11.789	Nitrate (NO3)	1.179
Ammonia - N (NH4)	0.000	Bromide (Br)	0.000
Barium (Ba)	0.000	Phosphate (PO4)	5.895
Strontium (Sr)	0.000	Boron (B)	0.000
Iron (Fe)	0.100	Silica (SiO2)	10.000
Manganese (Mn)	0.100	Hydrogen Sulfide (H2S)	0.000
		Bicarbonate (HCO3)	222.755
		Carbon Dioxide (CO2)	7.709
		Carbonate (CO3)	0.710

Flow Rate Specifications

Product Flow: 450.00 gpm
 Recovery % RO1 75

First Pass Array Data

Stage	Housing	Element	Element Type	Element Age (yr)	Pre-stage Pressure Change psi		Permeate Pressure psi	Annual Change %	
					Boost	Drop		A-Value	B-Value
1	9	7	AG-400 H	5	0.00	0.00	25.00	3	5
2	6	7	AG-400 H	5	0.00	0.00	15.00	3	5
3	3	7	AG-400 H	5	0.00	0.00	10.00	3	5

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Winflows Version 4.06

DataBase Version 4.13

Results Summary

Flow Data		gpm	Analytical Data		mg/L
Raw Feed		590.00	Raw Feed TDS		5932.53
Product		449.92	Product TDS		495.03
Concentrate		140.10	Concentrate TDS		23386.60

System Data

Single Pass Design

Temperature: °C RO-1: 26 System Rec. 76.26%

Average Flux (gfd), Pass and Stage

Pass	Average	Stage 1	Stage 2	Stage 3
Pass 1	12	17.59	8.22	2.78

Array Data

Pass 1

Recovery %: 75.0 Conc. TDS mg/L: 23386.60 Conc. Flow gpm: 140.10

Stage	Total		Element Type	Flow gpm		Pressure psi		Perm TDS
	Housing	Element		Feed	Perm	Feed	DP	mg/L
1	9	63	AG-400 H	560.00	307.81	290.20	15.96	42.87
2	6	42	AG-400 H	252.20	95.90	274.24	10.43	198.68
3	3	21	AG-400 H	156.31	16.21	263.81	18.54	768.23
Total	18	126						

Analytical Data

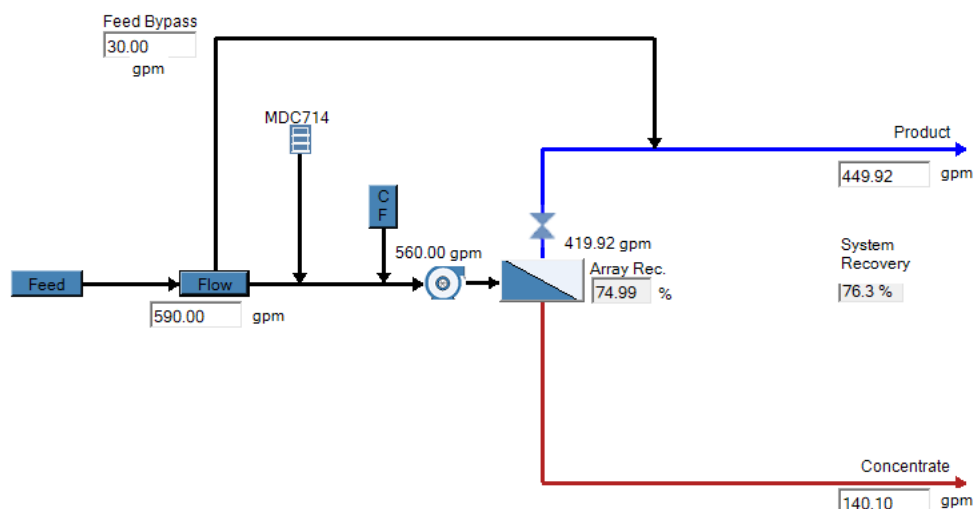
Cation	mg/L				Anion	mg/L		
	Product	Feed	Conc			Product	Feed	Conc
Ca	12.48	181.00	722.14		SO4	41.51	600.00	2393.40
Mg	2.48	36.00	143.63		Cl	247.36	2894.33	11394.09
Na	168.27	1968.67	7750.00		F	0.00	0.00	0.00
K	1.30	11.79	45.49		NO3	0.12	1.18	4.59
NH4	0.00	0.00	0.00		Br	0.00	0.00	0.00
Ba	0.00	0.00	0.00		PO4	0.44	5.89	23.40
Sr	0.00	0.00	0.00		B	0.00	0.00	0.00
Fe	0.01	0.10	0.40		SiO2	0.83	10.00	39.43
Mn	0.01	0.10	0.40		H2S	0.00	0.00	0.00
TDS mg/L	495.03	5932.53	23386.60		HCO3	20.22	222.75	861.69
pH	6.54	7.50	7.80		CO2	8.30	7.71	10.43
					CO3	0.00	0.71	7.94
Saturation Data								
BaSO4 %	0.00	0.00	0.00		CaF2 %	0.00	0.00	0.00
CaSO4 %	0.28	8.83	49.29		SiO2 %	0.60	7.96	31.15
SrSO4 %	0.00	0.00	0.00		LSI	-2.32	0.30	1.40
Struvite %	0.00	0.00	0.00		Pi psi	5.46	60.79	236.58

Design Notes, Errors and Warnings

Disclaimer

This projection is provided as a complimentary service and does not constitute a performance warranty.

Process Data Sheet



Flow Data	gpm	Analytical Data	mg/L
Raw Feed	590.00	Raw Feed TDS	5932.53
Product	449.92	Product TDS	495.03
Concentrate	140.10	Concentrate TDS	23386.60

System Data	Single Pass Design		
Temperature: °C	RO-1:	26	

		Pass 1	Pass 2	Pass 3
Feed Flow to 1st Stage Housing	gpm	560.00		
Feed Pressure	psi	290.20		
Array Recovery	%	75.0		
Permeate Flow	gpm	419.92		
Split Permeate Flow	gpm	0.00		

Pump Summary					
Main Pump					
Feed Flow	gpm	560.00			
Inlet Pressure	psi	0.00			
Discharge Pressure	psi	290.20			
Total Efficiency	%	69.44			
Power	kW	101.80			

Total Power Consumption	kW	101.80

Chemical Additions		
Addition (chemical as 100 %)	Kg/Day	mg/L in feed

Antiscalant in Feed *	MDC714	1.30	1.78		

* Argo Analyzer calculations are based on the Winflows calculated concentrate concentrations

Streams Analytical Data

Parameter	Unit	Raw Feed	Feed Bypass	RO1 Element Feed	Final RO Permeate
Calcium	mg/L	181.00	181.00	181.00	0.44
Magnesium	mg/L	36.00	36.00	36.00	0.09
Sodium	mg/L	1968.67	1968.67	1968.67	39.65
Potassium	mg/L	11.79	11.79	11.79	0.55
Ammonia - N (NH4)	mg/L	0.00	0.00	0.00	0.00
Barium	mg/L	0.00	0.00	0.00	0.00
Strontium	mg/L	0.00	0.00	0.00	0.00
Iron	mg/L	0.10	0.10	0.10	0.00
Manganese	mg/L	0.10	0.10	0.10	0.00
Sulfate	mg/L	600.00	600.00	600.00	1.61
Chloride	mg/L	2894.33	2894.33	2894.33	58.26
Fluoride	mg/L	0.00	0.00	0.00	0.00
Nitrate	mg/L	1.18	1.18	1.18	0.04
Bromide	mg/L	0.00	0.00	0.00	0.00
Phosphate	mg/L	5.89	5.89	5.89	0.05
Boron	mg/L	0.00	0.00	0.00	0.00
Silica	mg/L	10.00	10.00	10.00	0.18
Hydrogen Sulfide	mg/L	0.00	0.00	0.00	0.00
Bicarbonate	mg/L	222.75	222.75	222.75	5.55
Carbon Dioxide	mg/L	7.71	7.71	7.71	8.45
Carbonate	mg/L	0.71	0.71	0.71	0.00
TDS	mg/L	5932.53	5932.53	5932.53	106.41
Flow	gpm	590.00	30.00	560.00	419.92
Temperature	°C	26.00	26.00	26.00	26.00
Pressure	psi	0.00	0.00	290.20	10.00
Hardness	ppmasCaCO3	600.26	600.26	600.26	1.47
Density	kg/m3	1000.94	1000.94	1000.94	996.82
Ionic Strength		0.11	0.11	0.11	0.00
Osm. Pressure	psi	60.79	60.79	60.79	1.32
pH		7.50	7.50	7.50	6.00
Conductivity at 25°C	µS/cm	9805.00	9805.00	9805.00	216.00
BaSO4	%	0.00	0.00	0.00	0.00
CaF2	%	0.00	0.00	0.00	0.00
CaSO4	%	8.83	8.83	8.83	0.00
SiO2	%	7.96	7.96	7.96	0.12
SrSO4	%	0.00	0.00	0.00	0.00
Struvite	%	0.00	0.00	0.00	0.00
LSI		0.30	0.30	0.30	-4.94
S&DI		0.17	0.17	0.17	-5.37

Parameter	Unit	Product	RO1 Concentrate
Calcium	mg/L	12.48	722.14
Magnesium	mg/L	2.48	143.63
Sodium	mg/L	168.27	7750.00
Potassium	mg/L	1.30	45.49
Ammonia - N (NH ₄)	mg/L	0.00	0.00
Barium	mg/L	0.00	0.00
Strontium	mg/L	0.00	0.00
Iron	mg/L	0.01	0.40
Manganese	mg/L	0.01	0.40
Sulfate	mg/L	41.51	2393.40
Chloride	mg/L	247.36	11394.09
Fluoride	mg/L	0.00	0.00
Nitrate	mg/L	0.12	4.59
Bromide	mg/L	0.00	0.00
Phosphate	mg/L	0.44	23.40
Boron	mg/L	0.00	0.00
Silica	mg/L	0.83	39.43
Hydrogen Sulfide	mg/L	0.00	0.00
Bicarbonate	mg/L	20.22	861.69
Carbon Dioxide	mg/L	8.30	10.43
Carbonate	mg/L	0.00	7.94
TDS	mg/L	495.03	23386.60
Flow	gpm	449.92	140.10
Temperature	°C	26.00	26.00
Pressure	psi	0.00	245.27
Hardness	ppmasCaCO ₃	41.39	2394.86
Density	kg/m ³	997.09	1013.08
Ionic Strength		0.01	0.44
Osm. Pressure	psi	5.46	236.58
pH		6.54	7.80
Conductivity at 25°C	μS/cm	949.00	33832.00
BaSO ₄	%	0.00	0.00
CaF ₂	%	0.00	0.00
CaSO ₄	%	0.28	49.29
SiO ₂	%	0.60	31.15
SrSO ₄	%	0.00	0.00
Struvite	%	0.00	0.00
LSI		-2.32	1.40
S&DI		-2.82	1.17

Stage Permeate Data RO 1

Parameter	Unit	RO 1 Stage 1	RO 1 Stage 2	RO 1 Stage 3
Calcium	mg/L	0.18	0.82	3.20
Magnesium	mg/L	0.04	0.16	0.64
Sodium	mg/L	15.92	74.06	286.57
Potassium	mg/L	0.22	1.03	3.83
Ammonia - N (NH ₄)	mg/L	0.00	0.00	0.00
Barium	mg/L	0.00	0.00	0.00
Strontium	mg/L	0.00	0.00	0.00
Iron	mg/L	0.00	0.00	0.00
Manganese	mg/L	0.00	0.00	0.00
Sulfate	mg/L	0.65	2.99	11.67
Chloride	mg/L	23.40	108.81	421.07
Fluoride	mg/L	0.00	0.00	0.00
Nitrate	mg/L	0.02	0.08	0.30
Bromide	mg/L	0.00	0.00	0.00
Phosphate	mg/L	0.03	0.09	0.31
Boron	mg/L	0.00	0.00	0.00
Silica	mg/L	0.08	0.33	1.24
Hydrogen Sulfide	mg/L	0.00	0.00	0.00
Bicarbonate	mg/L	2.34	10.31	39.40
Carbon Dioxide	mg/L	8.03	9.36	10.28
Carbonate	mg/L	0.00	0.00	0.01
TDS	mg/L	42.87	198.68	768.23
Flow	gpm	307.81	95.90	16.21
Temperature	°C	26.00	26.00	26.00
Pressure	psi	25.00	15.00	10.00
Osm. Pressure	psi	0.57	2.39	8.90
pH		5.65	6.22	6.73
Conductivity at 25°C	µS/cm	89	397	1482

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Element detail Data

Element By Element Data							
Pass 1 Stage 1	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	62.22	56.19	50.49	45.16	40.23	35.68	31.60
Perm	6.04	5.70	5.33	4.93	4.55	4.08	3.58
Feed	290.20	286.71	283.71	281.13	278.95	277.10	275.55
Net Driving	192.69	181.82	170.24	157.77	144.04	129.19	113.30
Delta P	3.49	3.01	2.57	2.19	1.85	1.55	1.31
Feed Osm. Press	60.79	67.17	74.59	83.22	93.22	104.89	118.21
Recovery, %	9.72	10.16	10.58	10.94	11.33	11.47	11.37
Beta (Conc. Pol.)	1.11	1.12	1.12	1.12	1.12	1.11	1.11
Flux, gfd	21.82	20.61	19.32	17.92	16.37	14.69	12.89
A-Value, $\mu\text{m}/(\text{s-MPa})$	7.72	7.73	7.74	7.74	7.75	7.75	7.76
Calcium	0.09	0.11	0.13	0.17	0.21	0.27	0.36
Magnesium	0.02	0.02	0.03	0.03	0.04	0.06	0.07
Sodium	8.15	9.85	12.07	15.04	18.89	24.42	32.20
Potassium	0.11	0.14	0.17	0.21	0.26	0.34	0.45
Ammonia - N (NH ₄)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	0.33	0.40	0.49	0.61	0.77	0.99	1.31
Chloride	11.98	14.47	17.74	22.10	27.76	35.88	47.32
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.01	0.01	0.01	0.02	0.02	0.03	0.03
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.02	0.02	0.02	0.02	0.03	0.04	0.05
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.04	0.05	0.06	0.07	0.09	0.12	0.15
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	1.35	1.55	1.84	2.22	2.74	3.48	4.54
Carbon Dioxide	7.60	7.73	7.87	8.03	8.21	8.43	8.67
Carbonate	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TDS, mg/L	22.09	26.62	32.56	40.50	50.81	65.62	86.50
pH	5.44	5.50	5.56	5.63	5.71	5.80	5.90
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	47.00	56.00	68.00	84.00	105.00	134.00	176.00
Hardness, ppm as CaCO ₃	0.30	0.36	0.45	0.56	0.70	0.91	1.20
Density, kg/m ³	996.76	996.76	996.77	996.77	996.78	996.79	996.80
Ionic Strength	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF ₂ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SiO ₂ , %	0.02	0.03	0.04	0.04	0.06	0.07	0.09
SrSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-6.74	-6.55	-6.33	-6.08	-5.82	-5.52	-5.20
S&DI	-7.23	-7.03	-6.80	-6.55	-6.28	-5.97	-5.64

Element By Element Data							
Pass 1 Stage 2	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	42.03	38.59	35.54	32.92	30.69	28.83	27.30
Perm	3.45	3.04	2.63	2.23	1.86	1.53	1.25
Feed	274.24	272.23	270.45	268.86	267.42	266.12	264.93
Net Driving	110.14	96.54	83.26	70.60	58.89	48.42	39.37
Delta P	2.01	1.78	1.59	1.43	1.30	1.20	1.11
Feed Osm. Press	133.07	144.37	156.61	168.97	181.10	192.62	203.25
Recovery, %	8.23	7.92	7.42	6.80	6.09	5.34	4.59
Beta (Conc. Pol.)	1.08	1.08	1.07	1.06	1.05	1.05	1.04
Flux, gfd	12.49	10.96	9.46	8.02	6.70	5.51	4.48
A-Value, $\mu\text{m}/(\text{s-MPa})$	7.74	7.74	7.74	7.75	7.75	7.76	7.76
Calcium	0.42	0.52	0.66	0.84	1.09	1.41	1.83
Magnesium	0.08	0.10	0.13	0.17	0.22	0.28	0.37
Sodium	37.47	46.90	59.63	76.43	98.60	127.65	165.24
Potassium	0.53	0.66	0.83	1.06	1.37	1.76	2.27
Ammonia - N (NH4)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	1.51	1.89	2.41	3.08	3.97	5.15	6.67
Chloride	55.06	68.91	87.61	112.30	144.86	187.54	242.77
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.04	0.05	0.06	0.08	0.10	0.14	0.17
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.05	0.06	0.08	0.09	0.12	0.15	0.19
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.17	0.21	0.27	0.34	0.44	0.56	0.72
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	5.27	6.57	8.33	10.65	13.71	17.71	22.88
Carbon Dioxide	8.89	9.09	9.29	9.49	9.68	9.86	10.02
Carbonate	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TDS, mg/L	100.61	125.87	160.00	205.06	264.48	342.36	443.12
pH	5.96	6.04	6.13	6.22	6.32	6.42	6.52
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	204.00	254.00	321.00	409.00	525.00	676.00	869.00
Hardness, ppm as CaCO3	1.38	1.73	2.20	2.81	3.62	4.69	6.07
Density, kg/m3	996.81	996.83	996.86	996.89	996.93	996.99	997.06
Ionic Strength	0.00	0.00	0.00	0.00	0.00	0.01	0.01
BaSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF2, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO4, %	0.00	0.00	0.00	0.00	0.00	0.01	0.01
SiO2, %	0.11	0.14	0.18	0.23	0.30	0.39	0.51
SrSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-5.02	-4.76	-5.05	-4.30	-3.87	-3.51	-3.19
S&DI	-5.46	-5.18	-4.89	-4.58	-4.26	-3.94	-3.62

Element By Element Data							
Pass 1 Stage 3	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	52.10	50.91	49.90	49.03	48.30	47.68	47.15
Perm	1.19	1.02	0.86	0.73	0.62	0.53	0.45
Feed	263.81	260.96	258.19	255.50	252.87	250.30	247.76
Net Driving	37.79	32.08	27.15	22.95	19.42	16.61	14.25
Delta P	2.85	2.76	2.69	2.63	2.58	2.53	2.50
Feed Osm. Press	212.79	217.68	222.00	225.79	229.09	231.96	234.43
Recovery, %	2.30	2.01	1.74	1.50	1.30	1.11	0.97
Beta (Conc. Pol.)	1.02	1.02	1.02	1.02	1.01	1.01	1.01
Flux, gfd	4.30	3.65	3.09	2.62	2.22	1.90	1.63
A-Value, $\mu\text{m}/(\text{s-MPa})$	7.75	7.76	7.76	7.77	7.78	7.78	7.79
Calcium	1.96	2.36	2.83	3.39	4.04	4.82	5.67
Magnesium	0.39	0.47	0.57	0.68	0.81	0.96	1.13
Sodium	178.18	213.50	255.56	304.75	361.21	427.73	498.67
Potassium	2.44	2.90	3.45	4.08	4.79	5.61	6.46
Ammonia - N (NH4)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	7.16	8.60	10.33	12.38	14.75	17.59	20.66
Chloride	261.79	313.69	375.50	447.79	530.76	628.52	732.80
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.19	0.22	0.27	0.32	0.37	0.44	0.51
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.20	0.24	0.28	0.33	0.39	0.46	0.53
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.78	0.93	1.11	1.32	1.56	1.85	2.16
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	24.66	29.50	35.24	41.92	49.56	58.50	67.99
Carbon Dioxide	10.13	10.21	10.27	10.32	10.38	10.42	10.47
Carbonate	0.01	0.01	0.01	0.02	0.02	0.03	0.04
TDS, mg/L	477.76	572.42	685.16	816.98	968.28	1146.52	1336.64
pH	6.54	6.61	6.68	6.75	6.82	6.88	6.94
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	935.00	1115.00	1327.00	1573.00	1852.00	2178.00	2522.00
Hardness, ppm as CaCO_3	6.51	7.82	9.40	11.26	13.42	16.00	18.80
Density, kg/m^3	997.08	997.15	997.23	997.32	997.43	997.56	997.69
Ionic Strength	0.01	0.01	0.01	0.01	0.02	0.02	0.02
BaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF ₂ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO ₄ , %	0.01	0.01	0.01	0.02	0.02	0.03	0.03
SiO ₂ , %	0.56	0.68	0.82	0.99	1.20	1.44	1.70
SrSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-3.11	-2.90	-2.69	-2.49	-2.31	-2.12	-1.95
S&DI	-3.54	-3.31	-3.09	-2.87	-2.66	-2.45	-2.26

Input Data Summary

Project Information

Project Name 635609 - Florida BWRO - RO Projection - Average WQ - 26 deg C
 Engineer
 Location
 Mail ID
 Phone No.
 Comments

Flowsheet Configuration

Flowsheet Type	Single Pass Flowsheet	Feed Dosing	No
AfterFeed Dosing	No	Product Dosing 1	No
Product Dosing 2	No	Feed Stripping	No
Product Stripping	No	Raw Feed Bypass	Yes

Feed Information

Temperature, °C	26	RO-1:	26
Feed pH	7	Silt Density Index:	3

Feed Stream Composition(mg/L): Source - Brackish Wellwater

Calcium (Ca)	149.564	Sulfate (SO4)	426.608
Magnesium (Mg)	31.117	Chloride (Cl)	1950.559
Sodium (Na)	1287.524	Fluoride (F)	0.000
Potassium (K)	7.174	Nitrate (NO3)	0.717
Ammonia - N (NH4)	0.000	Bromide (Br)	0.000
Barium (Ba)	0.000	Phosphate (PO4)	3.587
Strontium (Sr)	0.000	Boron (B)	0.000
Iron (Fe)	0.054	Silica (SiO2)	6.085
Manganese (Mn)	0.061	Hydrogen Sulfide (H2S)	0.000
		Bicarbonate (HCO3)	136.823
		Carbon Dioxide (CO2)	15.958
		Carbonate (CO3)	0.126

Flow Rate Specifications

Product Flow: 450.00 gpm
 Recovery % RO1 75

First Pass Array Data

Stage	Housing	Element	Element Type	Element Age (yr)	Pre-stage Pressure Change psi		Permeate Pressure psi	Annual Change %	
					Boost	Drop		A-Value	B-Value
1	9	7	AG-400 H	0	0.00	0.00	25.00	3	5
2	6	7	AG-400 H	0	0.00	0.00	15.00	3	5
3	3	7	AG-400 H	0	0.00	0.00	10.00	3	5

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Winflows Version 4.06

DataBase Version 4.13

Results Summary

Flow Data	gpm	Analytical Data	mg/L
Raw Feed	589.67	Raw Feed TDS	4000
Product	449.95	Product TDS	322.42
Concentrate	139.73	Concentrate TDS	15838.95

System Data	Single Pass Design		
Temperature: °C	RO-1: 26	System Rec.	76.31%

Average Flux (gfd), Pass and Stage

Pass	Average	Stage 1	Stage 2	Stage 3
Pass 1	11.97	17.06	8.80	3.06

Array Data

Pass 1

Recovery %:	75.0	Conc. TDS mg/L:	15838.95	Conc. Flow gpm:	139.73

Stage	Total		Element Type	Flow gpm		Pressure psi		Perm TDS
	Housing	Element		Feed	Perm	Feed	DP	mg/L
1	9	63	AG-400 H	558.67	298.47	216.46	16.22	21.03
2	6	42	AG-400 H	260.21	102.64	200.24	10.81	86.54
3	3	21	AG-400 H	157.57	17.84	189.42	18.57	336.32
Total	18	126						

Analytical Data

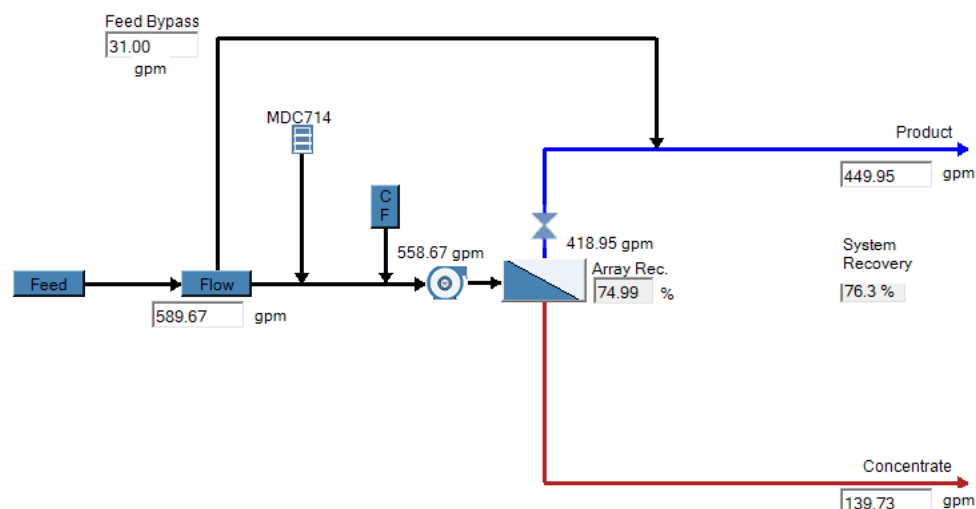
Cation	mg/L				Anion	mg/L		
	Product	Feed	Conc			Product	Feed	Conc
Ca	10.57	149.56	597.13		SO4	30.07	426.61	1703.50
Mg	2.19	31.12	124.25		Cl	160.15	1950.56	7715.90
Na	106.06	1287.52	5091.99		F	0.00	0.00	0.00
K	0.72	7.17	27.97		NO3	0.07	0.72	2.81
NH4	0.00	0.00	0.00		Br	0.00	0.00	0.00
Ba	0.00	0.00	0.00		PO4	0.29	3.59	14.22
Sr	0.00	0.00	0.00		B	0.00	0.00	0.00
Fe	0.00	0.05	0.22		SiO2	0.50	6.09	24.08
Mn	0.00	0.06	0.24		H2S	0.00	0.00	0.00
TDS mg/L	322.42	4000.00	15838.95		HCO3	11.80	136.82	534.78
pH	6.03	7.00	7.42		CO2	16.26	15.96	17.35
					CO3	0.00	0.13	1.86
Saturation Data								
BaSO4 %	0.00	0.00	0.00		CaF2 %	0.00	0.00	0.00
CaSO4 %	0.24	6.91	38.56		SiO2 %	0.32	4.86	19.17
SrSO4 %	0.00	0.00	0.00		LSI	-2.83	-0.37	0.85
Struvite %	0.00	0.00	0.00		Pi psi	3.63	41.01	158.60

Design Notes, Errors and Warnings

Disclaimer

This projection is provided as a complimentary service and does not constitute a performance warranty.

Process Data Sheet



Flow Data	gpm	Analytical Data	mg/L
Raw Feed	589.67	Raw Feed TDS	4000
Product	449.95	Product TDS	322.42
Concentrate	139.73	Concentrate TDS	15838.95

System Data	Single Pass Design		
Temperature: °C	RO-1:	26	

		Pass 1	Pass 2	Pass 3
Feed Flow to 1st Stage Housing	gpm	558.67		
Feed Pressure	psi	216.46		
Array Recovery	%	75.0		
Permeate Flow	gpm	418.95		
Split Permeate Flow	gpm	0.00		

Pump Summary					
Main Pump					
Feed Flow	gpm	558.67			
Inlet Pressure	psi	0.00			
Discharge Pressure	psi	216.46			
Total Efficiency	%	69.43			
Power	kW	75.76			

Total Power Consumption	kW	75.76

Chemical Additions		
Addition (chemical as 100 %)	Kg/Day	mg/L in feed

Antiscalant in Feed *	MDC714	1.10	1.51		

* Argo Analyzer calculations are based on the Winflows calculated concentrate concentrations

Streams Analytical Data

Parameter	Unit	Raw Feed	Feed Bypass	RO1 Element Feed	Final RO Permeate
Calcium	mg/L	149.56	149.56	149.56	0.29
Magnesium	mg/L	31.12	31.12	31.12	0.05
Sodium	mg/L	1287.52	1287.52	1287.52	18.64
Potassium	mg/L	7.17	7.17	7.17	0.24
Ammonia - N (NH4)	mg/L	0.00	0.00	0.00	0.00
Barium	mg/L	0.00	0.00	0.00	0.00
Strontium	mg/L	0.00	0.00	0.00	0.00
Iron	mg/L	0.05	0.05	0.05	0.00
Manganese	mg/L	0.06	0.06	0.06	0.00
Sulfate	mg/L	426.61	426.61	426.61	0.73
Chloride	mg/L	1950.56	1950.56	1950.56	27.67
Fluoride	mg/L	0.00	0.00	0.00	0.00
Nitrate	mg/L	0.72	0.72	0.72	0.02
Bromide	mg/L	0.00	0.00	0.00	0.00
Phosphate	mg/L	3.59	3.59	3.59	0.04
Boron	mg/L	0.00	0.00	0.00	0.00
Silica	mg/L	6.09	6.09	6.09	0.08
Hydrogen Sulfide	mg/L	0.00	0.00	0.00	0.00
Bicarbonate	mg/L	136.82	136.82	136.82	2.64
Carbon Dioxide	mg/L	15.96	15.96	15.96	16.21
Carbonate	mg/L	0.13	0.13	0.13	0.00
TDS	mg/L	4000.00	4000.00	4000.00	50.40
Flow	gpm	589.67	31.00	558.67	418.95
Temperature	°C	26.00	26.00	26.00	26.00
Pressure	psi	0.00	0.00	216.46	10.00
Hardness	ppmasCaCO3	501.65	501.65	501.65	0.95
Density	kg/m3	999.57	999.57	999.57	996.78
Ionic Strength		0.08	0.08	0.08	0.00
Osm. Pressure	psi	41.01	41.01	41.01	0.73
pH		7.00	7.00	7.00	5.40
Conductivity at 25°C	µS/cm	6782.00	6782.00	6782.00	105.00
BaSO4	%	0.00	0.00	0.00	0.00
CaF2	%	0.00	0.00	0.00	0.00
CaSO4	%	6.91	6.91	6.91	0.00
SiO2	%	4.86	4.86	4.86	0.05
SrSO4	%	0.00	0.00	0.00	0.00
Struvite	%	0.00	0.00	0.00	0.00
LSI		-0.37	-0.37	-0.37	-6.01
S&DI		-0.57	-0.57	-0.57	-6.47

Parameter	Unit	Product	RO1 Concentrate
Calcium	mg/L	10.57	597.13
Magnesium	mg/L	2.19	124.25
Sodium	mg/L	106.06	5091.99
Potassium	mg/L	0.72	27.97
Ammonia - N (NH4)	mg/L	0.00	0.00
Barium	mg/L	0.00	0.00
Strontium	mg/L	0.00	0.00
Iron	mg/L	0.00	0.22
Manganese	mg/L	0.00	0.24
Sulfate	mg/L	30.07	1703.50
Chloride	mg/L	160.15	7715.90
Fluoride	mg/L	0.00	0.00
Nitrate	mg/L	0.07	2.81
Bromide	mg/L	0.00	0.00
Phosphate	mg/L	0.29	14.22
Boron	mg/L	0.00	0.00
Silica	mg/L	0.50	24.08
Hydrogen Sulfide	mg/L	0.00	0.00
Bicarbonate	mg/L	11.80	534.78
Carbon Dioxide	mg/L	16.26	17.35
Carbonate	mg/L	0.00	1.86
TDS	mg/L	322.42	15838.95
Flow	gpm	449.95	139.73
Temperature	°C	26.00	26.00
Pressure	psi	0.00	170.86
Hardness	ppmasCaCO3	35.44	2002.88
Density	kg/m3	996.97	1007.87
Ionic Strength		0.01	0.30
Osm. Pressure	psi	3.63	158.60
pH		6.03	7.42
Conductivity at 25°C	µS/cm	629.00	23831.00
BaSO4	%	0.00	0.00
CaF2	%	0.00	0.00
CaSO4	%	0.24	38.56
SiO2	%	0.32	19.17
SrSO4	%	0.00	0.00
Struvite	%	0.00	0.00
LSI		-2.83	0.85
S&DI		-3.64	0.71

Stage Permeate Data RO 1

Parameter	Unit	RO 1 Stage 1	RO 1 Stage 2	RO 1 Stage 3
Calcium	mg/L	0.12	0.50	1.95
Magnesium	mg/L	0.02	0.09	0.36
Sodium	mg/L	7.65	32.10	124.99
Potassium	mg/L	0.10	0.41	1.57
Ammonia - N (NH ₄)	mg/L	0.00	0.00	0.00
Barium	mg/L	0.00	0.00	0.00
Strontium	mg/L	0.00	0.00	0.00
Iron	mg/L	0.00	0.00	0.00
Manganese	mg/L	0.00	0.00	0.00
Sulfate	mg/L	0.30	1.26	4.91
Chloride	mg/L	11.36	47.65	185.57
Fluoride	mg/L	0.00	0.00	0.00
Nitrate	mg/L	0.01	0.03	0.12
Bromide	mg/L	0.00	0.00	0.00
Phosphate	mg/L	0.02	0.07	0.22
Boron	mg/L	0.00	0.00	0.00
Silica	mg/L	0.04	0.14	0.53
Hydrogen Sulfide	mg/L	0.00	0.00	0.00
Bicarbonate	mg/L	1.42	4.29	16.09
Carbon Dioxide	mg/L	15.87	16.70	17.28
Carbonate	mg/L	0.00	0.00	0.00
TDS	mg/L	21.03	86.54	336.32
Flow	gpm	298.47	102.64	17.84
Temperature	°C	26.00	26.00	26.00
Pressure	psi	25.00	15.00	10.00
Osm. Pressure	psi	0.38	1.15	4.04
pH		5.15	5.59	6.13
Conductivity at 25°C	μS/cm	45	177	666

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Element detail Data

Element By Element Data							
Pass 1 Stage 1	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	62.07	56.27	50.80	45.67	40.91	36.49	32.49
Perm	5.80	5.47	5.13	4.76	4.42	4.01	3.57
Feed	216.46	212.97	209.95	207.34	205.11	203.21	201.60
Net Driving	142.34	134.24	125.88	117.11	107.72	97.71	87.06
Delta P	3.49	3.02	2.60	2.23	1.90	1.61	1.36
Feed Osm. Press	41.01	45.12	49.84	55.29	61.57	68.84	77.15
Recovery, %	9.36	9.73	10.11	10.45	10.82	11.01	11.03
Beta (Conc. Pol.)	1.11	1.11	1.11	1.11	1.11	1.11	1.10
Flux, gfd	20.94	19.77	18.56	17.28	15.90	14.43	12.87
A-Value, $\mu\text{m}/(\text{s-MPa})$	10.03	10.04	10.05	10.06	10.07	10.07	10.08
Calcium	0.06	0.07	0.09	0.11	0.14	0.18	0.23
Magnesium	0.01	0.01	0.02	0.02	0.03	0.03	0.04
Sodium	4.07	4.88	5.92	7.27	9.01	11.43	14.76
Potassium	0.05	0.06	0.08	0.09	0.12	0.15	0.19
Ammonia - N (NH ₄)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	0.16	0.19	0.23	0.29	0.36	0.45	0.59
Chloride	6.04	7.25	8.79	10.80	13.38	16.96	21.91
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.00	0.00	0.01	0.01	0.01	0.01	0.01
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.01	0.02	0.02	0.02	0.02	0.03	0.04
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.02	0.02	0.03	0.03	0.04	0.05	0.07
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	1.08	1.15	1.25	1.38	1.56	1.82	2.19
Carbon Dioxide	15.59	15.67	15.76	15.86	15.98	16.11	16.26
Carbonate	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TDS, mg/L	11.51	13.66	16.42	20.03	24.65	31.11	40.03
pH	5.04	5.06	5.09	5.13	5.18	5.24	5.32
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	26.00	31.00	36.00	43.00	53.00	66.00	84.00
Hardness, ppm as CaCO ₃	0.20	0.24	0.30	0.37	0.46	0.58	0.75
Density, kg/m ³	996.75	996.75	996.75	996.76	996.76	996.76	996.77
Ionic Strength	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF ₂ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SiO ₂ , %	0.01	0.01	0.02	0.02	0.02	0.03	0.04
SrSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-7.39	-7.26	-7.11	-6.94	-6.75	-6.52	-6.26
S&DI	-7.89	-7.75	-7.60	-7.43	-7.23	-7.00	-6.73

Element By Element Data							
Pass 1 Stage 2	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	43.37	39.79	36.61	33.82	31.42	29.38	27.67
Perm	3.57	3.18	2.79	2.40	2.04	1.71	1.41
Feed	200.24	198.13	196.27	194.61	193.13	191.78	190.56
Net Driving	87.43	77.67	68.01	58.63	49.72	41.87	34.40
Delta P	2.10	1.86	1.66	1.49	1.34	1.23	1.13
Feed Osm. Press	86.48	94.09	102.12	110.38	118.67	126.75	134.40
Recovery, %	8.26	8.02	7.64	7.13	6.52	5.83	5.13
Beta (Conc. Pol.)	1.08	1.08	1.07	1.07	1.06	1.05	1.04
Flux, gfd	12.89	11.46	10.04	8.66	7.34	6.19	5.09
A-Value, $\mu\text{m}/(\text{s-MPa})$	10.05	10.06	10.06	10.07	10.07	10.08	10.08
Calcium	0.26	0.32	0.40	0.51	0.65	0.83	1.07
Magnesium	0.05	0.06	0.07	0.09	0.12	0.15	0.20
Sodium	16.53	20.54	25.80	32.70	41.77	53.64	68.86
Potassium	0.21	0.26	0.33	0.42	0.54	0.69	0.88
Ammonia - N (NH4)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	0.65	0.81	1.02	1.29	1.64	2.11	2.70
Chloride	24.54	30.50	38.31	48.55	62.01	79.63	102.23
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.02	0.02	0.03	0.03	0.04	0.05	0.07
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.04	0.05	0.06	0.07	0.08	0.11	0.13
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.07	0.09	0.11	0.14	0.18	0.23	0.29
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	2.40	2.87	3.51	4.37	5.51	7.01	8.95
Carbon Dioxide	16.38	16.51	16.64	16.77	16.89	17.00	17.11
Carbonate	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TDS, mg/L	44.78	55.53	69.65	88.18	112.56	144.45	185.38
pH	5.36	5.43	5.51	5.60	5.70	5.79	5.89
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	93.00	115.00	143.00	180.00	229.00	292.00	372.00
Hardness, ppm as CaCO_3	0.84	1.04	1.31	1.66	2.12	2.72	3.49
Density, kg/m^3	996.77	996.78	996.79	996.80	996.82	996.84	996.87
Ionic Strength	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF ₂ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SiO ₂ , %	0.04	0.05	0.07	0.08	0.11	0.14	0.18
SrSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-6.14	-5.90	-5.64	-5.27	-4.78	-4.42	-4.12
S&DI	-6.61	-6.36	-6.09	-5.81	-5.51	-5.19	-4.88

Element By Element Data							
Pass 1 Stage 3	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	52.52	51.15	49.99	49.02	48.21	47.55	47.02
Perm	1.37	1.16	0.97	0.80	0.66	0.54	0.44
Feed	189.42	186.54	183.76	181.07	178.44	175.87	173.34
Net Driving	33.71	28.32	23.58	19.46	15.94	13.05	10.66
Delta P	2.88	2.78	2.70	2.63	2.57	2.52	2.49
Feed Osm. Press	141.08	144.80	148.11	150.97	153.42	155.48	157.19
Recovery, %	2.63	2.28	1.95	1.64	1.38	1.14	0.94
Beta (Conc. Pol.)	1.03	1.03	1.02	1.02	1.01	1.01	1.01
Flux, gfd	4.98	4.19	3.49	2.88	2.36	1.94	1.58
A-Value, $\mu\text{m}/(\text{s-MPa})$	10.07	10.08	10.09	10.10	10.11	10.11	10.12
Calcium	1.14	1.38	1.69	2.08	2.57	3.19	3.93
Magnesium	0.21	0.25	0.31	0.38	0.47	0.59	0.72
Sodium	73.53	88.98	108.80	133.48	164.02	202.47	247.85
Potassium	0.94	1.13	1.38	1.68	2.05	2.50	3.03
Ammonia - N (NH4)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	2.87	3.47	4.25	5.23	6.45	8.01	9.88
Chloride	109.15	132.09	161.52	198.17	243.51	300.63	368.04
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.07	0.09	0.11	0.13	0.16	0.19	0.24
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.14	0.16	0.20	0.24	0.29	0.35	0.43
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.31	0.38	0.46	0.56	0.69	0.86	1.05
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	9.55	11.52	14.05	17.18	21.06	25.92	31.63
Carbon Dioxide	17.18	17.23	17.27	17.31	17.34	17.37	17.40
Carbonate	0.00	0.00	0.00	0.00	0.00	0.00	0.01
TDS, mg/L	197.91	239.46	292.76	359.14	441.27	544.72	666.79
pH	5.92	6.00	6.08	6.16	6.24	6.33	6.41
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	397.00	478.00	582.00	710.00	868.00	1066.00	1296.00
Hardness, ppm as CaCO3	3.71	4.49	5.50	6.77	8.35	10.37	12.78
Density, kg/m3	996.88	996.91	996.95	997.00	997.06	997.13	997.22
Ionic Strength	0.00	0.00	0.00	0.01	0.01	0.01	0.01
BaSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF2, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO4, %	0.00	0.00	0.01	0.01	0.01	0.01	0.02
SiO2, %	0.20	0.24	0.30	0.37	0.47	0.59	0.73
SrSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-4.04	-3.83	-3.61	-3.39	-3.18	-2.96	-2.75
S&DI	-4.80	-4.56	-4.31	-4.05	-3.79	-3.52	-3.27

Input Data Summary

Project Information

Project Name 635609 - Florida BWRO - RO Projection - Max WQ - 22 deg C
 Engineer
 Location
 Mail ID
 Phone No.
 Comments

Flowsheet Configuration

Flowsheet Type	Single Pass Flowsheet	Feed Dosing	No
AfterFeed Dosing	No	Product Dosing 1	No
Product Dosing 2	No	Feed Stripping	No
Product Stripping	No	Raw Feed Bypass	Yes

Feed Information

Temperature, °C	26	RO-1:	26
Feed pH	6.5	Silt Density Index:	3

Feed Stream Composition(mg/L): Source - Brackish Wellwater

Calcium (Ca)	119.000	Sulfate (SO4)	250.000
Magnesium (Mg)	25.000	Chloride (Cl)	1080.622
Sodium (Na)	663.688	Fluoride (F)	0.000
Potassium (K)	3.974	Nitrate (NO3)	0.397
Ammonia - N (NH4)	0.000	Bromide (Br)	0.000
Barium (Ba)	0.000	Phosphate (PO4)	1.987
Strontium (Sr)	0.000	Boron (B)	0.000
Iron (Fe)	0.030	Silica (SiO2)	3.371
Manganese (Mn)	0.034	Hydrogen Sulfide (H2S)	0.000
		Bicarbonate (HCO3)	76.283
		Carbon Dioxide (CO2)	30.321
		Carbonate (CO3)	0.020

Flow Rate Specifications

Product Flow: 450.00 gpm
 Recovery % RO1 75

First Pass Array Data

Stage	Housing	Element	Element Type	Element Age (yr)	Pre-stage Pressure Change psi		Permeate Pressure psi	Annual Change %	
					Boost	Drop		A-Value	B-Value
1	9	7	AG-400 H	0	0.00	0.00	25.00	3	5
2	6	7	AG-400 H	0	0.00	0.00	15.00	3	5
3	3	7	AG-400 H	0	0.00	0.00	10.00	3	5

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Winflows Version 4.06

DataBase Version 4.13

Results Summary

Flow Data	gpm	Analytical Data	mg/L
Raw Feed	589.67	Raw Feed TDS	2224.41
Product	449.93	Product TDS	172.78
Concentrate	139.74	Concentrate TDS	8828.87

System Data

Temperature: °C RO-1: 26 System Rec. 76.3%

Single Pass Design

Average Flux (gfd), Pass and Stage

Pass	Average	Stage 1	Stage 2	Stage 3
Pass 1	11.97	15.04	10.56	5.60

Array Data

Pass 1

Recovery %: 75.0 Conc. TDS mg/L: 8828.87 Conc. Flow gpm: 139.74

Stage	Total		Element Type	Flow gpm		Pressure psi		Perm TDS
	Housing	Element		Feed	Perm	Feed	DP	mg/L
1	9	63	AG-400 H	558.67	263.10	169.16	17.51	10.59
2	6	42	AG-400 H	295.57	123.19	151.65	13.05	28.82
3	3	21	AG-400 H	172.38	32.64	138.60	19.87	81.42
Total	18	126						

Analytical Data

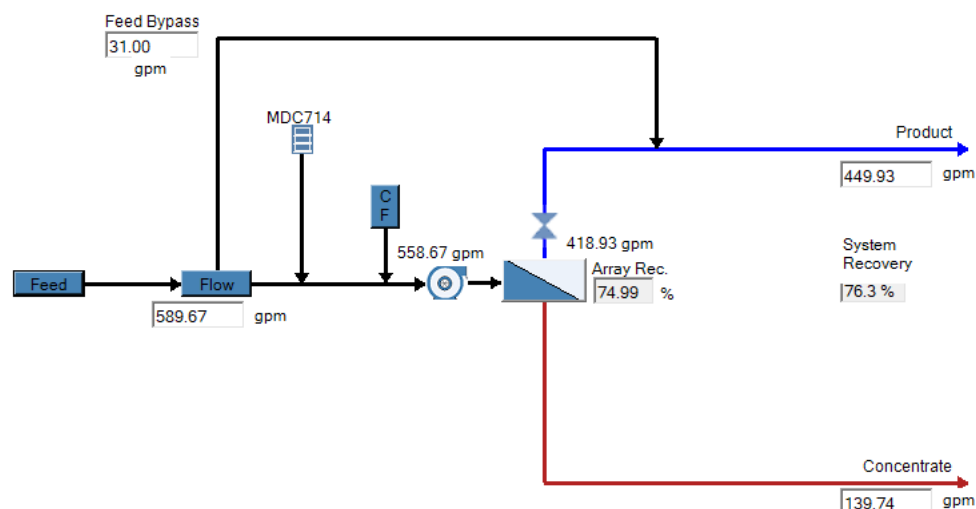
Cation	mg/L				Anion	mg/L		
	Product	Feed	Conc			Product	Feed	Conc
Ca	8.41	119.00	475.08		SO4	17.53	250.00	998.47
Mg	1.75	25.00	99.85		Cl	85.05	1080.62	4286.05
Na	52.76	663.69	2630.66		F	0.00	0.00	0.00
K	0.37	3.97	15.58		NO3	0.04	0.40	1.56
NH4	0.00	0.00	0.00		Br	0.00	0.00	0.00
Ba	0.00	0.00	0.00		PO4	0.17	1.99	7.85
Sr	0.00	0.00	0.00		B	0.00	0.00	0.00
Fe	0.00	0.03	0.12		SiO2	0.27	3.37	13.36
Mn	0.00	0.03	0.13		H2S	0.00	0.00	0.00
TDS mg/L	172.78	2224.41	8828.87		HCO3	6.44	76.28	299.83
pH	5.50	6.50	6.98		CO2	30.36	30.32	30.97
					CO3	0.00	0.02	0.33
Saturation Data								
BaSO4 %	0.00	0.00	0.00		CaF2 %	0.00	0.00	0.00
CaSO4 %	0.17	4.90	27.35		SiO2 %	0.16	2.40	10.63
SrSO4 %	0.00	0.00	0.00		LSI	-3.26	-1.01	0.23
Struvite %	0.00	0.00	0.00		Pi psi	2.11	22.81	87.35

Design Notes, Errors and Warnings

Disclaimer

This projection is provided as a complimentary service and does not constitute a performance warranty.

Process Data Sheet



Flow Data	gpm	Analytical Data	mg/L
Raw Feed	589.67	Raw Feed TDS	2224.41
Product	449.93	Product TDS	172.78
Concentrate	139.74	Concentrate TDS	8828.87

System Data	Single Pass Design		
Temperature: °C	RO-1:	26	

		Pass 1	Pass 2	Pass 3
Feed Flow to 1st Stage Housing	gpm	558.67		
Feed Pressure	psi	169.16		
Array Recovery	%	75.0		
Permeate Flow	gpm	418.93		
Split Permeate Flow	gpm	0.00		

Pump Summary					
Main Pump					
Feed Flow	gpm	558.67			
Inlet Pressure	psi	0.00			
Discharge Pressure	psi	169.16			
Total Efficiency	%	69.43			
Power	kW	59.21			

Total Power Consumption	kW	59.21

Chemical Additions		
Addition (chemical as 100 %)	Kg/Day	mg/L in feed

Antiscalant in Feed *	MDC714	0.75	1.03		

* Argo Analyzer calculations are based on the Winflows calculated concentrate concentrations

Streams Analytical Data

Parameter	Unit	Raw Feed	Feed Bypass	RO1 Element Feed	Final RO Permeate
Calcium	mg/L	119.00	119.00	119.00	0.22
Magnesium	mg/L	25.00	25.00	25.00	0.03
Sodium	mg/L	663.69	663.69	663.69	7.56
Potassium	mg/L	3.97	3.97	3.97	0.10
Ammonia - N (NH4)	mg/L	0.00	0.00	0.00	0.00
Barium	mg/L	0.00	0.00	0.00	0.00
Strontium	mg/L	0.00	0.00	0.00	0.00
Iron	mg/L	0.03	0.03	0.03	0.00
Manganese	mg/L	0.03	0.03	0.03	0.00
Sulfate	mg/L	250.00	250.00	250.00	0.33
Chloride	mg/L	1080.62	1080.62	1080.62	11.37
Fluoride	mg/L	0.00	0.00	0.00	0.00
Nitrate	mg/L	0.40	0.40	0.40	0.01
Bromide	mg/L	0.00	0.00	0.00	0.00
Phosphate	mg/L	1.99	1.99	1.99	0.03
Boron	mg/L	0.00	0.00	0.00	0.00
Silica	mg/L	3.37	3.37	3.37	0.04
Hydrogen Sulfide	mg/L	0.00	0.00	0.00	0.00
Bicarbonate	mg/L	76.28	76.28	76.28	1.72
Carbon Dioxide	mg/L	30.32	30.32	30.32	30.04
Carbonate	mg/L	0.02	0.02	0.02	0.00
TDS	mg/L	2224.41	2224.41	2224.41	21.42
Flow	gpm	589.67	31.00	558.67	418.93
Temperature	°C	26.00	26.00	26.00	26.00
Pressure	psi	0.00	0.00	169.16	10.00
Hardness	ppmasCaCO3	400.13	400.13	400.13	0.69
Density	kg/m3	998.32	998.32	998.32	996.76
Ionic Strength		0.04	0.04	0.04	0.00
Osm. Pressure	psi	22.81	22.81	22.81	0.50
pH		6.50	6.50	6.50	4.95
Conductivity at 25°C	µS/cm	3930.00	3930.00	3930.00	47.00
BaSO4	%	0.00	0.00	0.00	0.00
CaF2	%	0.00	0.00	0.00	0.00
CaSO4	%	4.90	4.90	4.90	0.00
SiO2	%	2.40	2.40	2.40	0.02
SrSO4	%	0.00	0.00	0.00	0.00
Struvite	%	0.00	0.00	0.00	0.00
LSI		-1.01	-1.01	-1.01	-7.14
S&DI		-1.37	-1.37	-1.37	-7.22

Parameter	Unit	Product	RO1 Concentrate
Calcium	mg/L	8.41	475.08
Magnesium	mg/L	1.75	99.85
Sodium	mg/L	52.76	2630.66
Potassium	mg/L	0.37	15.58
Ammonia - N (NH4)	mg/L	0.00	0.00
Barium	mg/L	0.00	0.00
Strontium	mg/L	0.00	0.00
Iron	mg/L	0.00	0.12
Manganese	mg/L	0.00	0.13
Sulfate	mg/L	17.53	998.47
Chloride	mg/L	85.05	4286.05
Fluoride	mg/L	0.00	0.00
Nitrate	mg/L	0.04	1.56
Bromide	mg/L	0.00	0.00
Phosphate	mg/L	0.17	7.85
Boron	mg/L	0.00	0.00
Silica	mg/L	0.27	13.36
Hydrogen Sulfide	mg/L	0.00	0.00
Bicarbonate	mg/L	6.44	299.83
Carbon Dioxide	mg/L	30.36	30.97
Carbonate	mg/L	0.00	0.33
TDS	mg/L	172.78	8828.87
Flow	gpm	449.93	139.74
Temperature	°C	26.00	26.00
Pressure	psi	0.00	118.73
Hardness	ppmasCaCO3	28.21	1597.58
Density	kg/m3	996.86	1002.97
Ionic Strength		0.00	0.17
Osm. Pressure	psi	2.11	87.35
pH		5.50	6.98
Conductivity at 25°C	µS/cm	346.00	14069.00
BaSO4	%	0.00	0.00
CaF2	%	0.00	0.00
CaSO4	%	0.17	27.35
SiO2	%	0.16	10.63
SrSO4	%	0.00	0.00
Struvite	%	0.00	0.00
LSI		-3.26	0.23
S&DI		-4.52	0.09

Stage Permeate Data RO 1

Parameter	Unit	RO 1 Stage 1	RO 1 Stage 2	RO 1 Stage 3
Calcium	mg/L	0.10	0.30	0.88
Magnesium	mg/L	0.02	0.05	0.13
Sodium	mg/L	3.55	10.28	29.56
Potassium	mg/L	0.05	0.14	0.40
Ammonia - N (NH ₄)	mg/L	0.00	0.00	0.00
Barium	mg/L	0.00	0.00	0.00
Strontium	mg/L	0.00	0.00	0.00
Iron	mg/L	0.00	0.00	0.00
Manganese	mg/L	0.00	0.00	0.00
Sulfate	mg/L	0.15	0.45	1.30
Chloride	mg/L	5.34	15.48	44.52
Fluoride	mg/L	0.00	0.00	0.00
Nitrate	mg/L	0.01	0.01	0.03
Bromide	mg/L	0.00	0.00	0.00
Phosphate	mg/L	0.02	0.04	0.11
Boron	mg/L	0.00	0.00	0.00
Silica	mg/L	0.02	0.05	0.15
Hydrogen Sulfide	mg/L	0.00	0.00	0.00
Bicarbonate	mg/L	1.34	2.01	4.35
Carbon Dioxide	mg/L	29.79	30.24	30.74
Carbonate	mg/L	0.00	0.00	0.00
TDS	mg/L	10.59	28.82	81.42
Flow	gpm	263.10	123.19	32.64
Temperature	°C	26.00	26.00	26.00
Pressure	psi	25.00	15.00	10.00
Osm. Pressure	psi	0.37	0.59	1.20
pH		4.85	5.01	5.34
Conductivity at 25°C	μS/cm	26	62	167

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Element detail Data

Element By Element Data							
Pass 1 Stage 1	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	62.07	57.23	52.61	48.21	44.03	40.07	36.33
Perm	4.84	4.62	4.40	4.18	3.96	3.73	3.49
Feed	169.16	165.63	162.49	159.72	157.27	155.13	153.27
Net Driving	116.90	111.44	106.08	100.77	95.41	89.93	84.25
Delta P	3.53	3.14	2.78	2.44	2.14	1.87	1.62
Feed Osm. Press	22.81	24.67	26.76	29.11	31.78	34.81	38.27
Recovery, %	7.80	8.08	8.37	8.68	9.00	9.32	9.63
Beta (Conc. Pol.)	1.09	1.09	1.09	1.09	1.09	1.09	1.09
Flux, gfd	17.46	16.66	15.88	15.10	14.30	13.49	12.65
A-Value, $\mu\text{m}/(\text{s-MPa})$	10.19	10.20	10.21	10.22	10.22	10.23	10.24
Calcium	0.06	0.07	0.08	0.10	0.12	0.14	0.17
Magnesium	0.01	0.01	0.01	0.01	0.02	0.02	0.03
Sodium	2.19	2.52	2.93	3.43	4.04	4.82	5.80
Potassium	0.03	0.03	0.04	0.05	0.05	0.06	0.08
Ammonia - N (NH ₄)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	0.09	0.11	0.12	0.15	0.17	0.21	0.25
Chloride	3.29	3.80	4.41	5.16	6.09	7.25	8.73
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.01	0.01	0.01	0.02	0.02	0.02	0.03
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.01	0.01	0.02	0.02	0.02	0.03	0.03
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	1.23	1.26	1.29	1.33	1.39	1.46	1.55
Carbon Dioxide	29.67	29.71	29.74	29.79	29.84	29.90	29.97
Carbonate	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TDS, mg/L	6.93	7.83	8.93	10.27	11.93	14.01	16.67
pH	4.82	4.82	4.84	4.85	4.86	4.88	4.91
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	18.00	20.00	22.00	25.00	28.00	33.00	38.00
Hardness, ppm as CaCO ₃	0.19	0.22	0.26	0.30	0.36	0.43	0.53
Density, kg/m ³	996.75	996.75	996.75	996.75	996.75	996.75	996.75
Ionic Strength	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF ₂ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SiO ₂ , %	0.01	0.01	0.01	0.01	0.01	0.01	0.02
SrSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-7.56	-7.48	-7.39	-7.29	-7.19	-7.07	-6.94
S&DI	-8.06	-7.98	-7.89	-7.79	-7.68	-7.56	-7.43

Element By Element Data							
Pass 1 Stage 2	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	49.26	45.56	42.14	38.97	36.05	33.35	30.92
Perm	3.70	3.42	3.17	2.92	2.69	2.44	2.19
Feed	151.65	149.11	146.83	144.80	142.99	141.36	139.90
Net Driving	88.66	82.71	76.72	70.71	64.59	58.47	52.37
Delta P	2.54	2.27	2.03	1.82	1.63	1.46	1.31
Feed Osm. Press	42.20	45.51	49.09	52.97	57.13	61.61	66.33
Recovery, %	7.52	7.52	7.54	7.51	7.48	7.33	7.08
Beta (Conc. Pol.)	1.08	1.08	1.08	1.07	1.07	1.07	1.06
Flux, gfd	13.27	12.39	11.50	10.61	9.70	8.78	7.87
A-Value, $\mu\text{m}/(\text{s-MPa})$	10.21	10.22	10.22	10.23	10.24	10.24	10.25
Calcium	0.18	0.21	0.25	0.30	0.36	0.44	0.53
Magnesium	0.03	0.03	0.04	0.05	0.05	0.07	0.08
Sodium	6.06	7.19	8.52	10.16	12.11	14.65	17.85
Potassium	0.08	0.10	0.12	0.14	0.16	0.20	0.24
Ammonia - N (NH4)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	0.26	0.31	0.37	0.45	0.53	0.65	0.79
Chloride	9.12	10.82	12.83	15.30	18.23	22.05	26.88
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.01	0.01	0.01	0.01	0.01	0.02	0.02
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.03	0.03	0.04	0.04	0.05	0.06	0.07
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.03	0.04	0.04	0.05	0.06	0.07	0.09
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	1.58	1.69	1.82	1.99	2.21	2.50	2.88
Carbon Dioxide	30.02	30.09	30.16	30.25	30.33	30.43	30.53
Carbonate	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TDS, mg/L	17.38	20.43	24.04	28.50	33.78	40.69	49.44
pH	4.92	4.94	4.97	5.01	5.05	5.10	5.16
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	39.00	45.00	53.00	62.00	72.00	86.00	103.00
Hardness, ppm as CaCO_3	0.55	0.66	0.78	0.94	1.12	1.36	1.66
Density, kg/m^3	996.75	996.76	996.76	996.76	996.77	996.77	996.78
Ionic Strength	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF ₂ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SiO ₂ , %	0.02	0.02	0.02	0.03	0.03	0.04	0.05
SrSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-6.90	-6.77	-6.16	-5.72	-5.45	-5.21	-4.99
S&DI	-7.39	-7.26	-7.12	-6.96	-6.80	-6.61	-6.40

Element By Element Data							
Pass 1 Stage 3	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	57.46	55.27	53.32	51.59	50.06	48.73	47.57
Perm	2.19	1.95	1.73	1.53	1.33	1.16	0.99
Feed	138.60	135.34	132.26	129.33	126.52	123.83	121.24
Net Driving	52.31	46.73	41.46	36.51	31.89	27.61	23.67
Delta P	3.25	3.08	2.93	2.80	2.69	2.59	2.51
Feed Osm. Press	71.23	73.97	76.60	79.10	81.45	83.61	85.58
Recovery, %	3.81	3.54	3.26	2.97	2.67	2.38	2.09
Beta (Conc. Pol.)	1.04	1.04	1.04	1.03	1.03	1.03	1.02
Flux, gfd	7.85	7.02	6.24	5.50	4.81	4.16	3.57
A-Value, $\mu\text{m}/(\text{s-MPa})$	10.24	10.25	10.26	10.27	10.28	10.28	10.29
Calcium	0.56	0.66	0.77	0.90	1.07	1.27	1.51
Magnesium	0.08	0.10	0.11	0.13	0.16	0.19	0.22
Sodium	18.84	22.02	25.77	30.27	35.70	42.30	50.41
Potassium	0.26	0.30	0.35	0.41	0.48	0.57	0.68
Ammonia - N (NH4)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	0.83	0.96	1.13	1.33	1.56	1.86	2.21
Chloride	28.37	33.16	38.81	45.58	53.76	63.71	75.93
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.02	0.02	0.03	0.03	0.04	0.04	0.05
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.07	0.08	0.09	0.11	0.13	0.15	0.17
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.09	0.11	0.13	0.15	0.18	0.21	0.25
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	3.00	3.39	3.87	4.45	5.16	6.03	7.11
Carbon Dioxide	30.58	30.65	30.71	30.76	30.82	30.86	30.91
Carbonate	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TDS, mg/L	52.12	60.81	71.06	83.36	98.22	116.32	138.55
pH	5.18	5.23	5.29	5.34	5.41	5.47	5.54
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	109.00	126.00	147.00	171.00	201.00	237.00	281.00
Hardness, ppm as CaCO3	1.74	2.04	2.38	2.80	3.31	3.93	4.69
Density, kg/m3	996.78	996.79	996.79	996.80	996.81	996.82	996.84
Ionic Strength	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BaSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF2, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.01
SiO2, %	0.05	0.06	0.07	0.08	0.10	0.12	0.14
SrSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-4.94	-4.78	-4.63	-4.47	-4.32	-4.16	-3.99
S&DI	-6.35	-6.17	-5.99	-5.80	-5.61	-5.40	-5.18

Input Data Summary

Project Information

Project Name 635609 - Florida BWRO - RO Projection - Max WQ - 22 deg C
 Engineer
 Location
 Mail ID
 Phone No.
 Comments

Flowsheet Configuration

Flowsheet Type	Single Pass Flowsheet	Feed Dosing	No
AfterFeed Dosing	No	Product Dosing 1	No
Product Dosing 2	No	Feed Stripping	No
Product Stripping	No	Raw Feed Bypass	Yes

Feed Information

Temperature, °C	22	RO-1:	22
Feed pH	7.5	Silt Density Index:	3

Feed Stream Composition(mg/L): Source - Brackish Wellwater

Calcium (Ca)	181.000	Sulfate (SO4)	600.000
Magnesium (Mg)	36.000	Chloride (Cl)	2894.330
Sodium (Na)	1968.674	Fluoride (F)	0.000
Potassium (K)	11.789	Nitrate (NO3)	1.179
Ammonia - N (NH4)	0.000	Bromide (Br)	0.000
Barium (Ba)	0.000	Phosphate (PO4)	5.895
Strontium (Sr)	0.000	Boron (B)	0.000
Iron (Fe)	0.100	Silica (SiO2)	10.000
Manganese (Mn)	0.100	Hydrogen Sulfide (H2S)	0.000
		Bicarbonate (HCO3)	222.903
		Carbon Dioxide (CO2)	8.137
		Carbonate (CO3)	0.653

Flow Rate Specifications

Product Flow: 450.00 gpm
 Recovery % RO1 75

First Pass Array Data

Stage	Housing	Element	Element Type	Element Age (yr)	Pre-stage Pressure Change psi		Permeate Pressure psi	Annual Change %	
					Boost	Drop		A-Value	B-Value
1	9	7	AG-400 H	0	0.00	0.00	25.00	3	5
2	6	7	AG-400 H	0	0.00	0.00	15.00	3	5
3	3	7	AG-400 H	0	0.00	0.00	10.00	3	5

Veolia Water Technologies & Solutions

Winflows Version 4.06

DataBase Version 4.13

Results Summary

Flow Data	gpm	Analytical Data	mg/L
Raw Feed	589.67	Raw Feed TDS	5932.62
Product	449.86	Product TDS	480.61
Concentrate	139.83	Concentrate TDS	23465.40

System Data	Single Pass Design		
Temperature: °C	RO-1: 22	System Rec.	76.29%

Average Flux (gfd), Pass and Stage

Pass	Average	Stage 1	Stage 2	Stage 3
Pass 1	11.97	18.23	7.49	2.14

Array Data

Pass 1

Recovery %:	75.0	Conc. TDS mg/L:	23465.40	Conc. Flow gpm:	139.83

Stage	Total		Element Type	Flow gpm		Pressure psi		Perm TDS
	Housing	Element		Feed	Perm	Feed	DP	mg/L
1	9	63	AG-400 H	558.67	318.97	283.63	16.27	30.23
2	6	42	AG-400 H	239.71	87.39	267.37	10.29	159.06
3	3	21	AG-400 H	152.34	12.51	257.07	19.17	697.56
Total	18	126						

Analytical Data

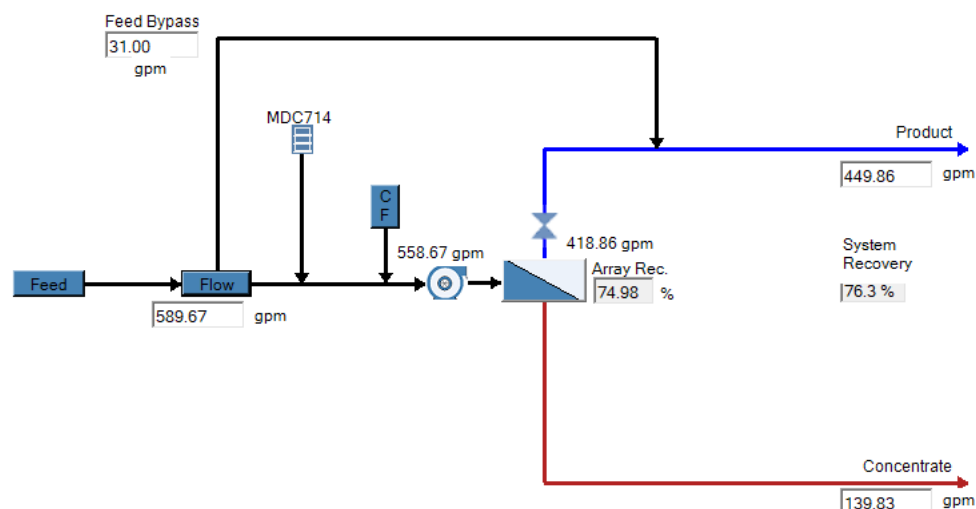
Cation	mg/L			Anion	mg/L		
	Product	Feed	Conc		Product	Feed	Conc
Ca	12.77	181.00	722.20	SO4	42.42	600.00	2393.72
Mg	2.54	36.00	143.64	Cl	238.66	2894.33	11437.60
Na	162.35	1968.67	7779.61	F	0.00	0.00	0.00
K	1.18	11.79	45.91	NO3	0.11	1.18	4.62
NH4	0.00	0.00	0.00	Br	0.00	0.00	0.00
Ba	0.00	0.00	0.00	PO4	0.44	5.89	23.44
Sr	0.00	0.00	0.00	B	0.00	0.00	0.00
Fe	0.01	0.10	0.40	SiO2	0.81	10.00	39.57
Mn	0.01	0.10	0.40	H2S	0.00	0.00	0.00
TDS mg/L	480.61	5932.62	23465.40	HCO3	19.31	222.90	866.77
pH	6.53	7.50	7.81	CO2	8.71	8.14	10.80
				CO3	0.00	0.65	7.52
Saturation Data							
BaSO4 %	0.00	0.00	0.00	CaF2 %	0.00	0.00	0.00
CaSO4 %	0.30	8.84	49.23	SiO2 %	0.58	7.97	31.32
SrSO4 %	0.00	0.00	0.00	LSI	-2.38	0.24	1.36
Struvite %	0.00	0.00	0.00	Pi psi	5.22	59.98	234.25

Design Notes, Errors and Warnings

Disclaimer

This projection is provided as a complimentary service and does not constitute a performance warranty.

Process Data Sheet



Flow Data	gpm	Analytical Data	mg/L
Raw Feed	589.67	Raw Feed TDS	5932.62
Product	449.86	Product TDS	480.61
Concentrate	139.83	Concentrate TDS	23465.40

System Data	Single Pass Design		
Temperature: °C	RO-1:	22	

		Pass 1	Pass 2	Pass 3
Feed Flow to 1st Stage Housing	gpm	558.67		
Feed Pressure	psi	283.63		
Array Recovery	%	75.0		
Permeate Flow	gpm	418.86		
Split Permeate Flow	gpm	0.00		

Pump Summary					
Main Pump					
Feed Flow	gpm	558.67			
Inlet Pressure	psi	0.00			
Discharge Pressure	psi	283.63			
Total Efficiency	%	69.43			
Power	kW	99.28			

Total Power Consumption	kW	99.28

Chemical Additions		
Addition (chemical as 100 %)	Kg/Day	mg/L in feed

Antiscalant in Feed *	MDC714	1.27	1.74		

* Argo Analyzer calculations are based on the Winflows calculated concentrate concentrations

Streams Analytical Data

Parameter	Unit	Raw Feed	Feed Bypass	RO1 Element Feed	Final RO Permeate
Calcium	mg/L	181.00	181.00	181.00	0.32
Magnesium	mg/L	36.00	36.00	36.00	0.06
Sodium	mg/L	1968.67	1968.67	1968.67	28.66
Potassium	mg/L	11.79	11.79	11.79	0.40
Ammonia - N (NH4)	mg/L	0.00	0.00	0.00	0.00
Barium	mg/L	0.00	0.00	0.00	0.00
Strontium	mg/L	0.00	0.00	0.00	0.00
Iron	mg/L	0.10	0.10	0.10	0.00
Manganese	mg/L	0.10	0.10	0.10	0.00
Sulfate	mg/L	600.00	600.00	600.00	1.16
Chloride	mg/L	2894.33	2894.33	2894.33	42.12
Fluoride	mg/L	0.00	0.00	0.00	0.00
Nitrate	mg/L	1.18	1.18	1.18	0.03
Bromide	mg/L	0.00	0.00	0.00	0.00
Phosphate	mg/L	5.89	5.89	5.89	0.04
Boron	mg/L	0.00	0.00	0.00	0.00
Silica	mg/L	10.00	10.00	10.00	0.13
Hydrogen Sulfide	mg/L	0.00	0.00	0.00	0.00
Bicarbonate	mg/L	222.90	222.90	222.90	4.06
Carbon Dioxide	mg/L	8.14	8.14	8.14	8.85
Carbonate	mg/L	0.65	0.65	0.65	0.00
TDS	mg/L	5932.62	5932.62	5932.62	76.97
Flow	gpm	589.67	31.00	558.67	418.86
Temperature	°C	22.00	22.00	22.00	22.00
Pressure	psi	0.00	0.00	283.63	10.00
Hardness	ppmasCaCO3	600.26	600.26	600.26	1.06
Density	kg/m3	1001.95	1001.95	1001.95	997.78
Ionic Strength		0.11	0.11	0.11	0.00
Osm. Pressure	psi	59.98	59.98	59.98	0.96
pH		7.50	7.50	7.50	5.87
Conductivity at 25°C	µS/cm	9805.00	9805.00	9805.00	157.00
BaSO4	%	0.00	0.00	0.00	0.00
CaF2	%	0.00	0.00	0.00	0.00
CaSO4	%	8.84	8.84	8.84	0.00
SiO2	%	7.97	7.97	7.97	0.08
SrSO4	%	0.00	0.00	0.00	0.00
Struvite	%	0.00	0.00	0.00	0.00
LSI		0.24	0.24	0.24	-5.39
S&DI		0.09	0.09	0.09	-5.85

Parameter	Unit	Product	RO1 Concentrate
Calcium	mg/L	12.77	722.20
Magnesium	mg/L	2.54	143.64
Sodium	mg/L	162.35	7779.61
Potassium	mg/L	1.18	45.91
Ammonia - N (NH ₄)	mg/L	0.00	0.00
Barium	mg/L	0.00	0.00
Strontium	mg/L	0.00	0.00
Iron	mg/L	0.01	0.40
Manganese	mg/L	0.01	0.40
Sulfate	mg/L	42.42	2393.72
Chloride	mg/L	238.66	11437.60
Fluoride	mg/L	0.00	0.00
Nitrate	mg/L	0.11	4.62
Bromide	mg/L	0.00	0.00
Phosphate	mg/L	0.44	23.44
Boron	mg/L	0.00	0.00
Silica	mg/L	0.81	39.57
Hydrogen Sulfide	mg/L	0.00	0.00
Bicarbonate	mg/L	19.31	866.77
Carbon Dioxide	mg/L	8.71	10.80
Carbonate	mg/L	0.00	7.52
TDS	mg/L	480.61	23465.40
Flow	gpm	449.86	139.83
Temperature	°C	22.00	22.00
Pressure	psi	0.00	237.90
Hardness	ppmasCaCO ₃	42.35	2395.06
Density	kg/m ³	998.07	1014.25
Ionic Strength		0.01	0.44
Osm. Pressure	psi	5.22	234.25
pH		6.53	7.81
Conductivity at 25°C	µS/cm	922.00	33946.00
BaSO ₄	%	0.00	0.00
CaF ₂	%	0.00	0.00
CaSO ₄	%	0.30	49.23
SiO ₂	%	0.58	31.32
SrSO ₄	%	0.00	0.00
Struvite	%	0.00	0.00
LSI		-2.38	1.36
S&DI		-2.93	1.10

Stage Permeate Data RO 1

Parameter	Unit	RO 1 Stage 1	RO 1 Stage 2	RO 1 Stage 3
Calcium	mg/L	0.13	0.65	2.88
Magnesium	mg/L	0.03	0.13	0.57
Sodium	mg/L	11.19	59.28	260.21
Potassium	mg/L	0.16	0.83	3.50
Ammonia - N (NH ₄)	mg/L	0.00	0.00	0.00
Barium	mg/L	0.00	0.00	0.00
Strontium	mg/L	0.00	0.00	0.00
Iron	mg/L	0.00	0.00	0.00
Manganese	mg/L	0.00	0.00	0.00
Sulfate	mg/L	0.46	2.38	10.50
Chloride	mg/L	16.45	87.10	382.32
Fluoride	mg/L	0.00	0.00	0.00
Nitrate	mg/L	0.01	0.06	0.27
Bromide	mg/L	0.00	0.00	0.00
Phosphate	mg/L	0.02	0.07	0.28
Boron	mg/L	0.00	0.00	0.00
Silica	mg/L	0.05	0.26	1.12
Hydrogen Sulfide	mg/L	0.00	0.00	0.00
Bicarbonate	mg/L	1.73	8.29	35.89
Carbon Dioxide	mg/L	8.44	9.84	10.70
Carbonate	mg/L	0.00	0.00	0.01
TDS	mg/L	30.23	159.06	697.56
Flow	gpm	318.97	87.39	12.51
Temperature	°C	22.00	22.00	22.00
Pressure	psi	25.00	15.00	10.00
Osm. Pressure	psi	0.42	1.91	7.99
pH		5.53	6.13	6.70
Conductivity at 25°C	μS/cm	63	319	1350

Veolia Water Technologies & Solutions

Element detail Data

Element By Element Data							
Pass 1 Stage 1	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	62.07	55.65	49.63	44.05	38.89	34.24	30.15
Perm	6.42	6.02	5.58	5.16	4.65	4.09	3.52
Feed	283.63	279.99	276.88	274.25	272.04	270.19	268.65
Net Driving	185.37	173.73	161.29	147.63	132.84	116.90	100.42
Delta P	3.65	3.11	2.63	2.21	1.85	1.54	1.28
Feed Osm. Press	59.98	66.75	74.69	83.98	94.94	107.62	122.02
Recovery, %	10.36	10.84	11.27	11.74	11.98	11.99	11.70
Beta (Conc. Pol.)	1.14	1.14	1.14	1.14	1.13	1.13	1.12
Flux, gfd	23.26	21.83	20.28	18.58	16.73	14.73	12.66
A-Value, $\mu\text{m}/(\text{s-MPa})$	8.57	8.58	8.58	8.59	8.60	8.60	8.61
Calcium	0.06	0.07	0.09	0.12	0.15	0.20	0.27
Magnesium	0.01	0.02	0.02	0.02	0.03	0.04	0.06
Sodium	5.42	6.64	8.29	10.44	13.54	17.95	24.28
Potassium	0.08	0.09	0.12	0.15	0.19	0.25	0.34
Ammonia - N (NH ₄)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	0.22	0.27	0.34	0.43	0.55	0.73	0.99
Chloride	7.97	9.76	12.19	15.35	19.90	26.38	35.67
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.01	0.01	0.01	0.01	0.01	0.02	0.03
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.01	0.01	0.01	0.02	0.02	0.03	0.03
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.03	0.03	0.04	0.05	0.06	0.08	0.11
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	1.03	1.17	1.37	1.64	2.04	2.62	3.48
Carbon Dioxide	7.99	8.12	8.27	8.45	8.65	8.88	9.14
Carbonate	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TDS, mg/L	14.83	18.08	22.48	28.22	36.51	48.31	65.25
pH	5.33	5.38	5.44	5.50	5.59	5.68	5.79
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	32.00	38.00	47.00	59.00	76.00	99.00	134.00
Hardness, ppm as CaCO ₃	0.20	0.25	0.31	0.39	0.51	0.67	0.91
Density, kg/m ³	997.73	997.73	997.74	997.74	997.75	997.76	997.77
Ionic Strength	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF ₂ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SiO ₂ , %	0.02	0.02	0.02	0.03	0.04	0.05	0.07
SrSO ₄ , %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-7.20	-7.01	-6.79	-6.55	-6.26	-5.95	-5.60
S&DI	-7.71	-7.51	-7.29	-7.05	-6.76	-6.43	-6.07

Element By Element Data							
Pass 1 Stage 2	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	39.95	36.59	33.72	31.30	29.31	27.70	26.41
Perm	3.36	2.88	2.42	1.99	1.61	1.29	1.02
Feed	267.37	265.40	263.66	262.10	260.69	259.40	258.20
Net Driving	96.16	82.30	69.09	56.92	46.08	36.77	29.05
Delta P	1.97	1.74	1.56	1.41	1.29	1.20	1.13
Feed Osm. Press	137.92	150.03	162.73	175.20	187.00	197.78	207.32
Recovery, %	8.44	7.89	7.20	6.39	5.53	4.68	3.89
Beta (Conc. Pol.)	1.09	1.08	1.07	1.06	1.05	1.04	1.04
Flux, gfd	12.09	10.35	8.70	7.17	5.81	4.63	3.66
A-Value, $\mu\text{m}/(\text{s-MPa})$	8.58	8.59	8.59	8.60	8.60	8.60	8.61
Calcium	0.32	0.41	0.53	0.69	0.91	1.20	1.58
Magnesium	0.06	0.08	0.11	0.14	0.18	0.24	0.32
Sodium	28.51	36.75	47.82	62.72	82.71	109.32	144.16
Potassium	0.40	0.52	0.67	0.88	1.16	1.52	1.99
Ammonia - N (NH4)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	1.15	1.48	1.92	2.52	3.31	4.37	5.77
Chloride	41.89	53.99	70.25	92.14	121.52	160.61	211.79
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.03	0.04	0.05	0.07	0.09	0.12	0.15
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.04	0.05	0.06	0.08	0.10	0.13	0.16
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.13	0.16	0.21	0.28	0.36	0.47	0.62
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	4.06	5.19	6.71	8.77	11.54	15.22	20.03
Carbon Dioxide	9.38	9.59	9.80	10.00	10.19	10.35	10.49
Carbonate	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TDS, mg/L	76.59	98.66	128.34	168.28	221.88	293.20	386.59
pH	5.84	5.94	6.04	6.14	6.25	6.36	6.47
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	156.00	200.00	259.00	337.00	442.00	581.00	761.00
Hardness, ppm as CaCO3	1.05	1.35	1.75	2.29	3.02	3.98	5.25
Density, kg/m3	997.78	997.79	997.81	997.84	997.88	997.93	998.00
Ionic Strength	0.00	0.00	0.00	0.00	0.00	0.00	0.01
BaSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF2, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.01
SiO2, %	0.08	0.10	0.14	0.18	0.24	0.33	0.44
SrSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-5.42	-5.12	-4.80	-4.91	-4.22	-3.78	-3.42
S&DI	-5.88	-5.57	-5.25	-4.91	-4.57	-4.22	-3.87

Element By Element Data							
Pass 1 Stage 3	Elem 1	Elem 2	Elem 3	Elem 4	Elem 5	Elem 6	Elem 7
Feed	50.78	49.79	48.98	48.31	47.76	47.31	46.93
Perm	0.99	0.81	0.67	0.55	0.45	0.38	0.32
Feed	257.07	254.17	251.34	248.57	245.85	243.17	240.52
Net Driving	28.17	23.17	18.99	15.63	12.88	10.70	9.02
Delta P	2.91	2.83	2.77	2.72	2.68	2.65	2.62
Feed Osm. Press	215.53	219.73	223.31	226.34	228.86	230.97	232.75
Recovery, %	1.95	1.65	1.38	1.14	0.96	0.80	0.68
Beta (Conc. Pol.)	1.02	1.02	1.02	1.01	1.01	1.01	1.01
Flux, gfd	3.55	2.92	2.40	1.97	1.63	1.35	1.14
A-Value, $\mu\text{m}/(\text{s-MPa})$	8.60	8.61	8.61	8.62	8.63	8.64	8.64
Calcium	1.67	2.06	2.54	3.14	3.83	4.63	5.54
Magnesium	0.33	0.41	0.51	0.63	0.76	0.92	1.10
Sodium	153.38	188.29	231.12	284.35	345.18	414.04	491.25
Potassium	2.12	2.58	3.15	3.84	4.61	5.47	6.40
Ammonia - N (NH4)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Barium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Strontium	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Iron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Manganese	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sulfate	6.11	7.52	9.26	11.44	13.98	16.88	20.20
Chloride	225.34	276.63	339.56	417.79	507.18	608.39	721.86
Fluoride	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nitrate	0.16	0.20	0.24	0.30	0.36	0.43	0.50
Bromide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Phosphate	0.17	0.21	0.25	0.31	0.37	0.44	0.52
Boron	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Silica	0.66	0.81	0.99	1.22	1.48	1.78	2.11
Hydrogen Sulfide	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bicarbonate	21.31	26.10	31.97	39.23	47.49	56.78	67.14
Carbon Dioxide	10.59	10.65	10.70	10.74	10.78	10.82	10.85
Carbonate	0.00	0.01	0.01	0.01	0.02	0.03	0.04
TDS, mg/L	411.26	504.83	619.59	762.26	925.26	1109.80	1316.67
pH	6.49	6.57	6.65	6.73	6.81	6.88	6.94
Conductivity at 25°C, $\mu\text{S}/\text{cm}$	808.00	986.00	1204.00	1471.00	1773.00	2111.00	2486.00
Hardness, ppm as CaCO3	5.56	6.84	8.42	10.41	12.72	15.37	18.39
Density, kg/m3	998.02	998.08	998.16	998.27	998.38	998.52	998.66
Ionic Strength	0.01	0.01	0.01	0.01	0.02	0.02	0.02
BaSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaF2, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CaSO4, %	0.01	0.01	0.01	0.01	0.02	0.02	0.03
SiO2, %	0.47	0.58	0.73	0.91	1.13	1.38	1.66
SrSO4, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Struvite, %	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LSI	-3.34	-3.10	-2.86	-2.62	-2.41	-2.21	-2.02
S&DI	-3.80	-3.54	-3.29	-3.03	-2.79	-2.56	-2.35



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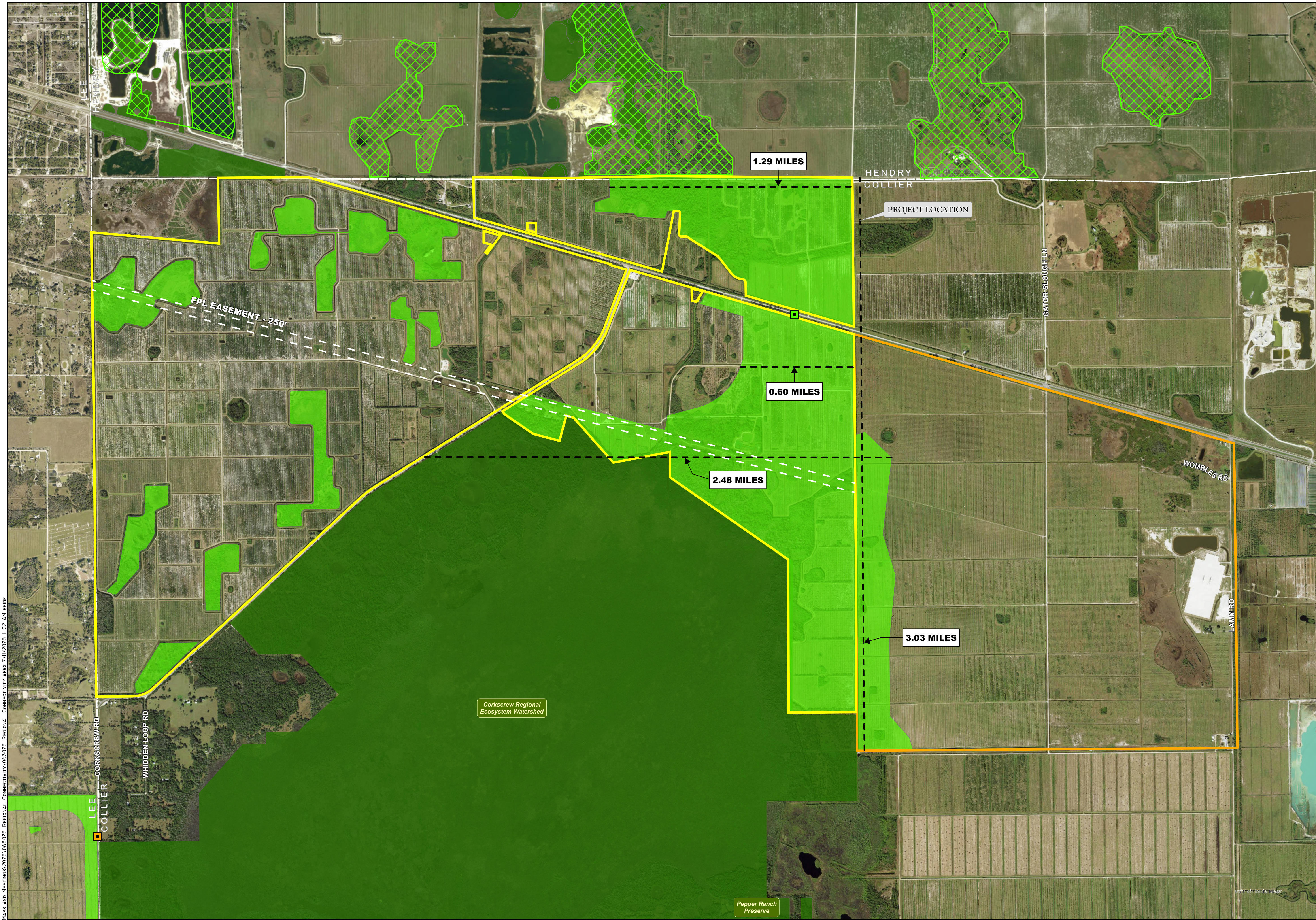
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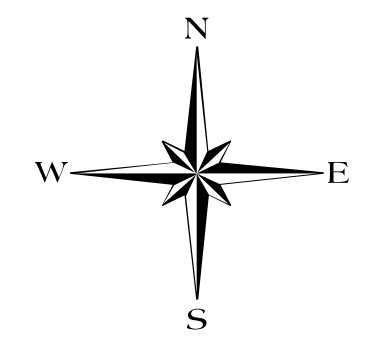


Corkscrew Grove Stewardship District

**Matters Regarding Funding
and Repayment of Wildlife Underpass**



- LEGEND**
- CORKSCREW GROVE VILLAGES
 - FLORIDA POWER AND LIGHT
 - NATURAL RESOURCES DISTRICT
 - PRIVATE CONSERVATION LANDS
 - PUBLIC CONSERVATION LANDS
 - NORTH COLLIER WILDLIFE CROSSING
 - PROPOSED LEE COUNTY PANTHER CROSSING



0 1,200 2,400
Feet

DRAFT

NOTES:

AERIAL PHOTOGRAPHS PER ESRI, MAXAR, GEOEYE, EARTHSTAR, GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, AND IGN.

PROPERTY BOUNDARY PER BBL'S SURVEYORS, INC. DRAWING No. 23.48 CORKSCREW GROVE BNDY SURVEY EM 07 31 24.DWG DATED JULY 31, 2024 AND PER J.R. EVANS ENGINEERING, DRAWING No. 1WSD TRACT BNDY (2025-06-10).DWG DATED JUNE 10, 2025.

FLORIDA POWER AND LIGHT BOUNDARIES ESTIMATED FROM THE COLLIER COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

PANTHER ZONES WERE ACQUIRED FROM THE USFWS WEBSITE ON SEPTEMBER 2021 AND ARE CURRENT TO 2017.

NATURAL RESOURCE DISTRICT ACQUIRED FROM HENDRY COUNTY GIS WEBSITE FEBRUARY 2025.

CONSERVATION LANDS WERE ACQUIRED FROM THE FLORIDA NATURAL AREAS INVENTORY, COLLIER / LEE COUNTY GIS WEBSITES, AND THE SFWMD GIS WEBSITE JULY - AUGUST 2024.

REVISIONS	DATE	DRAWN BY R.F.	DATE 06/30/25	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069		CORKSCREW GROVE VILLAGES AERIAL WITH PANTHER CORRIDOR	DRAWING No. 23AII4051
		DESIGNED BY K.C.P.	DATE 06/30/25				SHEET No.
		REVIEWED BY K.C.P.	DATE 06/30/25				