TASK ORDER TO THE AGREEMENT

In accordance with the Baseline Landfill Site Master Planning and Landfill Capacity Design Agreement entered into on November 7, 2023, and all of its amendments (if any), collectively (the "Agreement") this Task Order to the Agreement (this "Amendment") is made and entered into by and between **Jones Edmunds & Associates, Inc.**, whose address is 730 NE Waldo Rd., Gainesville, FL 32641; possessing FEIN **59-1533071**, (hereinafter referred to as "FIRM") and Marion County, a political subdivision of the State of Florida, 601 SE 25th Avenue, Ocala, FL, 34471, (hereinafter referred to as "COUNTY").

WITNESSETH

WHEREAS this Amendment shall remain in full force and effect until completion of all services required of FIRM, and the parties wish to amend the Agreement.

IN CONSIDERATION of the mutual covenants and conditions contained herein, COUNTY and FIRM (singularly referred to as "Party", collectively "Parties") hereto agree as follows:

1. This Task Order shall be deemed to amend and become part of the Agreement in accordance with the original solicitation and Agreement for Baseline Landfill Site Master Planning and Landfill Capacity Design Project, (the "Project") under 23Q-096. All provisions of the Agreement not specifically amended herein shall remain in full force and effect.

2. This Task Order adds Exhibit A – Scope of Services, Baseline Landfill Expansion and East Property Development Design and Permitting, to the Agreement, effective upon Board approval. From project initiation, FIRM estimates a period of approximately three (3) years to complete development of the Baseline Landfill Expansion and East Property Development and to prepare the construction bid documents. FIRM shall promptly notify the County of any unforeseen delays or conditions that may materially impact the project schedule. A detailed project schedule shall be developed and maintained by FIRM. The schedule shall be updated on a monthly basis and provided to the County for review to facilitate ongoing monitoring of project progress.

3. The total cost for the Project under this Task Order will not exceed Four Million Eight Hundred Thirty-One Thousand Seven Hundred Eighty-Four Dollars ($4,831,784), (the "Agreement Price"), and COUNTY shall make payment under COUNTY's established procedure and according to Exhibit B – Fee Estimate, hereto.

[This portion of page intentionally left blank, signature page to follow]

DRAFT

IN WITNESS WHEREOF the Parties have entered into this Task Order to the Agreement, as approved by the Marion County Board of County Commissioners, on the date of the last signature below.

ATTEST:

GREGORY C. HARRELL, DATE
MARION COUNTY CLERK OF COURT

FOR USE AND RELIANCE OF MARION COUNTY ONLY, APPROVED AS TO FORM AND LEGAL SUFFICIENCY

MATTHEW G. MINTER, DATE
MARION COUNTY ATTORNEY

WITNESS:

SIGNATURE

PRINTED NAME

WITNESS:

SIGNATURE

PRINTED NAME

MARION COUNTY, A POLITICAL SUB-DIVISION OF THE STATE OF FLORIDA

KATHY BRYANT DATE
CHAIRMAN

BCC APPROVED: November 4, 2025
23Q-096-TO-01 Baseline Landfill Expansion and East Property Development Design and Permitting

JONES EDMUNDS & ASSOCIATES, INC.

BY: DATE

PRINTED:

ITS: (TITLE)

DRAFT

EXHIBIT A

SCOPE OF SERVICES

BASELINE LANDFILL EXPANSION AND EAST PROPERTY DEVELOPMENT DESIGN AND PERMITTING

DRAFT

INTRODUCTION

The Marion County Solid Waste Department (SWD) is preparing to develop additional disposal capacity at the Baseline Landfill. The proposed development will generally follow the recommendations outlined in the *Baseline Conceptual Design Options – Summary Report* prepared by Jones Edmunds in August 2024 and includes two major components:

- Baseline Landfill Expansion.
- East Property Development.

This Scope of Services includes engineering services for evaluating design options and obtaining permits for the Baseline Landfill Expansion and performing preliminary development design and permitting activities for the East Property Development.

The Baseline Landfill Expansion is proposed to be completed in two phases:

- Phase 1 of the Baseline landfill expansion involves reconfiguring the existing lined Cells III-A, III-B, and III-C and a vertical expansion over the unlined Urban Cell within the current landfill footprint.
- Phase 2 proposes a lateral expansion of approximately 16 acres within the existing property.

Together, these two phases are expected to provide up to 4 million cubic yards of additional disposal capacity and approximately 12 years of landfill life.

As a part of the Baseline Landfill Expansion, the existing infrastructure will need to be demolished and relocated to SWD's newly acquired property east of the landfill referred to as the East Property. This property is across the railroad tracks from the east border of the Baseline Landfill and was formerly used as a sand mine before the County acquired the property. The East Property is envisioned as a campus to provide long-term facilities to support SWD's operations and administration.

The East Property Development will be designed and permitted concurrently with the Baseline Landfill Expansion. This project represents the initial phase of that development and is intended to provide design and engineering at a level sufficient to obtain required permits for the overall site development. The development of the individual buildings and

facilities on the East Property will be done in the future under separate Scopes of Services or by others.

The key components of the initial East Property Development effort are:

- Design a new entrance road alignment and scale house location.
- Design and permit crossings over the existing railroad tracks at two locations:
  - An at-grade roadway crossing.
  - Two buried utility crossings.
- Design the stormwater management facilities and obtain an Environmental Resource Permitting (ERP).
- Obtain Marion County Planning and Zoning approval of the facility design and land development.
- Develop a bid package.

Jones Edmunds is currently performing two task orders that are two of the critical path items for developing the site:

- Perform a preliminary stormwater analysis to determine the size of stormwater management retention.
- Develop a preliminary site plan to locate the proposed scale house and railroad crossings.

This Scope of Services includes background information, describes the proposed work, outlines the project schedule, and lists key assumptions and exclusions used in preparing this Scope of Services.

BACKGROUND

SWD manages municipal solid waste disposal through a transfer station at Baseline Landfill and transports waste to the Heart of Florida (HOF) Landfill in Sumter County. The County pre-purchased disposal capacity at HOF that is projected to be exhausted by 2032. Although inactive since 2019, SWD's permitted Class I Baseline Landfill remains available for disposal, with a renewed operations permit valid through 2034.

Jones Edmunds assisted SWD with evaluating options to address future disposal needs including additional out-of-county capacity, alternative waste technologies, and expansion of the Baseline Landfill. Jones Edmunds prepared a conceptual plan for expanding the Baseline Landfill in multiple phases, along with associated construction opinions, schedules, and regulatory considerations particularly regarding the underlying karst geology. This work was summarized in the August 2024 *Baseline Conceptual Design Options – Summary Report.*

This Scope of Services outlines the engineering services to evaluate design options and apply for permits for Phase 1 and Phase 2 of the Baseline Landfill Expansion as identified in the *Baseline Conceptual Design Options – Summary Report*. Specifically, these two phases involve:

DRAFT

- Phase 1 – Two components that will advance in parallel. The first component involves reconfiguring the lined Cells III-A, III-B, and III-C. This effort is expected to require a minor permit modification to the facility's Operation Permit to adjust the filling sequence. The second component is a vertical expansion of the Urban Cell, which will require a construction permit modification from the Florida Department of Environmental Protection (FDEP) that will include removing the final cover system, regrading the waste, and installing a geomembrane liner with a leachate collection and removal system.
- Phase 2 – A 16-acre lateral expansion of the landfill to the south, which will require relocating various site infrastructure. Jones Edmunds is assisting SWD with the preliminary development plans to shift most of this infrastructure to the East Property so that this area will be ready for developing a new landfill cell. The first major task will be to perform a geotechnical investigation to identify potential karst features. The results of this investigation will be used to develop a foundation design and corresponding remediation plan to address any subsurface karst features. Once the foundation design is complete, the remainder of the lateral expansion will follow a typical landfill development process.

To enable future landfill expansion, the *Baseline Conceptual Design Options – Summary Report* includes relocating existing facilities currently occupying the proposed footprint of new disposal areas. These facilities include administration buildings, maintenance buildings, dry retention ponds, leachate storage and loading, landfill gas (LFG) management, scale house facilities, and citizen drop-off areas. These new facilities will be developed on a campus east of Baseline Landfill on property SWD recently acquired, referred to as the East Property. The East Property consists of two parcels:

- A 47.3-acre parcel (Parcel ID 35800-008-00), formerly used as a sand mine.
- A 17.5-acre parcel (Parcel ID 35800-000-04), with frontage on SE 58th Avenue (Baseline Road).

A key element of the relocation effort is providing vehicle and utility connectivity between Baseline Landfill and the East Property. The two properties are separated by a rail corridor owned and operated by Florida Northern Railroad (FNR). The project includes at least two railroad crossings that will be needed to connect the Baseline Landfill and the East Property:

- A new at-grade vehicle railroad crossing to connect the landfill and East Property.
- Two subsurface utility crossings to convey stormwater, LFG, leachate, and electrical power.

The main entrance to the Baseline Landfill will shift from SE 66th Street to SE 58th Avenue to provide improved access to the new support campus.

SCOPE OF SERVICES

This Scope of Services is for the Baseline Landfill Expansion and East Property Development Design and Permitting. It includes engineering services for evaluating design options, obtaining permits, and preparing construction-level documents. For the Baseline Landfill Expansion, the work includes developing the Phase 1 and 2 designs to obtain an FDEP permit and develop construction-level documents with sufficient detail to support

DRAFT

competitive bidding. Bidding services will be provided and services during construction will be performed under a following separate Scope of Services.

For the East Property, the work will include site plan design to support railroad crossing design and permitting, ERP application, and land development review. The intent of this effort is to produce engineering documents and obtain regulatory approvals to prepare to initiate site construction activities. The East Property design will be advanced to construction level with sufficient detail to bid and construct the general sitework. Bidding services will be provided and services during construction will be performed under a following separate Scope of Services.

The project is divided into the following tasks that will be performed to meet the overall project objectives:

- Task 1: Project Management
- Task 2: Field Investigations and Laboratory Testing
- Task 3: Cell III-A, III-B, and III-C Reconfiguration Evaluation and Minor Permit Modification
- Task 4: Leachate Storage and Gas Control System Relocation
- Task 5: Urban Cell Reconfiguration
- Task 6: Baseline Landfill Expansion Design and Permitting
- Task 7: Baseline Landfill Expansion Construction Documents
- Task 8: Baseline Landfill Expansion Bidding Assistance
- Task 9: East Property Site Design and Permitting
- Task 10: Environmental Resource Permitting
- Task 11: Railroad Crossings Design and Permitting
- Task 12: Electrical Service Master Metering Design and SCADA
- Task 13: East Property Construction Documents
- Task 14: East Property Bidding Assistance

Each task is described in more detail in the sections below.

TASK 1 – PROJECT MANAGEMENT

Jones Edmunds will provide SWD with a Senior Project Manager who will oversee all facets of the project execution and serve as the primary point of contact throughout the work.

The Senior Project Manager will:

- Manage multiple design teams and subconsultants.
- Coordinate design efforts across disciplines.
- Maintain regular communication with SWD's designated Project Manager.
- Submit monthly progress reports, including updated schedules, budget tracking, forecasts of upcoming tasks, and time logs for personnel included with monthly invoices.
- Attend at least one meeting per month with SWD to review project status and discuss any issues or action items.
- Plan and implement Jones Edmunds' Quality Program for the quality assurance and quality control of project work and deliverables throughout the project.

DRAFT

Jones Edmunds will meet monthly with SWD staff throughout the project and at the design review milestones identified in this Scope of Services. Meetings will be attended by the appropriate Jones Edmunds team members and SWD staff and will take place at SWD's Baseline facility or virtually. The following meetings are expected during the project:

- **Project Kick-off and Coordination Meeting** – This meeting will formally initiate the project and provide an opportunity to gather site information, obtain relevant documents, discuss key components of the study, review the project schedule and milestones, establish communication protocols, and begin exploring conceptual design options. It will also engage County stakeholders to define success criteria for all phases of the project.
- **Progress Review Meetings** – Jones Edmunds will meet with SWD monthly to discuss the overall project progress. When feasible, these meetings will be coordinated to coincide with the milestone meetings listed above. In addition to these monthly meetings, time has been allocated for two additional meetings, as needed, to support coordination or decision-making.

Task 1 Deliverables:

- Monthly status reports including meeting notes, updates on schedules, budget, ongoing tasks, and invoices.

TASK 2 – FIELD INVESTIGATIONS AND LABORATORY TESTING

Jones Edmunds will engage subconsultants to conduct surveying, field investigations, and laboratory testing necessary to support the design evaluations and permitting proposed in this Scope of Services.

TASK 2.1 – SURVEYING

Jones Edmunds will subcontract a Florida-licensed professional surveyor and mapper (PSM) to complete the following.

Task 2.1.1 Baseline Landfill Expansion

- Topographical Survey of the current Baseline Landfill property.
- Aerial photograph.
- Boundary Survey of the proposed Phase 2 expansion.
- Ground Survey of the proposed Phase 2 area.
- Staking proposed boring locations.

Task 2.1.2 East Property Development

- Topographical Survey of the current East Property and 100 feet beyond the property line. This includes approximately 600 feet north of the north property line.
- Boundary Survey and legal description of the two parcels.
- Trees 10 inches in diameter and larger.
- Existing site improvements.
- Existing utilities.

DRAFT

- Existing subsurface utilities.
- Existing wells.
- Existing roads.
- Easement or land reservation.
- Adjacent rights-of-way.
- Aerial photograph.
- Railroad corridor topography and rail elevation 500 feet in either direction of proposed crossing.
- Staking proposed boring locations.

TASK 2.2 – SUBSURFACE AND GEOTECHNICAL INVESTIGATIONS

The Baseline Landfill is within a karst geological environment, which will require extensive subsurface investigations and geotechnical design to support future development. Designing and permitting a new solid waste disposal cell will require comprehensive geotechnical investigations and detailed foundation design. As part of this task, Jones Edmunds will engage subconsultants to perform the necessary investigations and geotechnical evaluations. The findings from this work will form the basis for a foundation remediation plan to be developed as part of the Phase 2 development.

To support preliminary engineering for Phases 1 and 2, Jones Edmunds will plan and execute a series of field and laboratory investigations, including geotechnical, environmental, and hydrogeological evaluations. This planning effort will begin with reviewing existing data and previous investigations followed by developing a detailed investigation and testing plan in coordination with subconsultants. The plan will outline the proposed scope of work and testing protocols and will be submitted to SWD for review and comment before field activities start.

In addition, Jones Edmunds will coordinate a pre-investigation meeting with SWD and participating subconsultants to discuss the investigation plan, confirm objectives, and address logistical considerations for field execution.

All boring locations will be staked in the field by a Florida-licensed professional surveyor and mapper (PSM). Jones Edmunds will subcontract with licensed surveyors and experienced geotechnical engineering firms to carry out all field and laboratory work. Additional details regarding these investigations are provided in the following subsections.

Jones Edmunds will subcontract geophysical and geotechnical consultants to conduct subsurface investigations and develop a preliminary evaluation with remediation recommendations. The objective of this task is to identify and characterize subsurface conditions, including groundwater levels and engineering properties of the subsurface soils. These investigations will provide essential data that will be used to evaluate soil conditions, identify areas of concern, and support foundation and bottom liner design in the karst geology of the Baseline Landfill and East Property site. The data collected will be used to guide decisions regarding design, construction, and regulatory compliance.

DRAFT

Task 2.2.1 Baseline Landfill Expansion

Designing and permitting a new solid waste disposal cell will require extensive geotechnical investigations and geotechnical design including developing a preliminary evaluation with remediation recommendations for the Phase 2 project area. Table 1 summarizes the proposed investigation and laboratory testing. Additional details are provided in subsequent sections.

Table 1 Proposed Subsurface Investigation and Laboratory Testing for Phase 2

Method	ASTM	Number
Ground Penetrating Radar Survey	D6432	16 acres
Electrical Resistively Imaging Survey	—	16 acres
Standard Penetration Borings	D1586	53 borings
Cone Penetration Testing	—	48 borings
Undisturbed Shelby Tube Sample	—	4
Consolidation Test	D2435	2
Triaxial Compression Test	D4767	2
Soil Classification Test	D2487	10
Atterberg Limits	D4318	15
Organics Test	D2974	5
Permeability Test (granular soils)	D2434	2
Permeability Test (fine grained soils)	D5084	2
Percent Fines	D1140	25
Moisture Content	D2216	25

Ground Penetrating Radar

Ground Penetrating Radar (GPR) is a non-invasive geophysical method used to identify subsurface features based on contrasts in dielectric properties (i.e., its ability to store and transmit electrical energy). In general, sands have a low dielectric constant, allowing deeper GPR penetration than clays.

This method sends high-frequency electromagnetic (radio) waves into the ground through an antenna. When these waves encounter different materials or interfaces – such as changes in soil type, rock, voids, or buried objects such as metallic utilities – they reflect back to the surface. A receiver captures these reflections and generates data that can be used to create cross-sectional images of the subsurface. At this site, the depth capabilities are estimated to be up to 30 feet, but actual penetration may vary.

The GPR subconsultant will lay out traverse paths and collect data for post-processing and interpretation. Reflections will be analyzed to identify anomalies or areas of concern. These areas will be further investigated with soil borings.

Electrical Resistivity Imaging (ERI) Survey

ERI is a geophysical method that will be performed to map subsurface material boundaries based on their resistance to electrical current. This method involves passing electrical

DRAFT

current through the subsurface material and measuring its resistance to flow. Contrasts with the degree of resistance are used to identify and locate boundaries among different materials.

An ERI survey is estimated to reach depths of 50 to 110 feet depending on array configuration and soil conditions.

Transect layout will be determined in the field to optimize data coverage. Processed data will be compiled using EarthImager 2D software to produce cross-sectional models showing zones of high and low resistivity, potentially indicating voids, saturated zones, or variable lithology.

Standard Penetration Test (SPT) Borings

SPT borings will be performed in accordance with ASTM D1586, *Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils*. An estimated 53 SPT borings will be advanced using a rotary drill rig. Based on historical data from the site, boring depths will range from 30 to 100 feet, with an expected average depth of approximately 50 feet. At 5-foot intervals, a split-spoon sampler will be driven into the soil using a hammer and the number of blows (N-values) required to drive the sampler is recorded. The N-value (number of blows) is an indicator of the soil's density and strength. Soil samples from the split-spoon sampler are retrieved, visually identified, and reported on the boring log.

The SPTs will be performed after the geophysical investigations are completed. Jones Edmunds will coordinate with the drilling subconsultant to develop a boring location plan. The intent is to provide adequate boring spacing and to locate borings in areas of concern identified during the geophysical investigation.

Boreholes will be backfilled and sealed with bentonite upon completion; cement grout may be used where specified and will incur additional cost. GPS coordinates for all boring locations will be recorded and provided in the final report.

The geotechnical subconsultant will prepare boring logs with a visual description of each sample retrieved in the split spoon sampler. Shelby tube and bulk soil samples will be collected for laboratory testing.

Laboratory Soils Testing

Laboratory testing of soils is performed to classify soil types and determine engineering properties of the subsurface materials. The results are used to refine stratigraphic interpretations and support recommendations for remediation or design. The laboratory results provide valuable data used during the design process for evaluating foundation conditions including slope stability, bearing capacity, and settlement potential. The testing is also used to assess the hydrogeologic properties of the soil such as permeability and moisture content, which are used in groundwater modeling and drainage design.

Refer to Table 1 for a list of the proposed laboratory tests.

DRAFT

Cone Penetration Test

Electronic cone penetrometer testing (CPTu) will supplement the SPT borings, offering high-resolution profiling of soil strength, stratigraphy, and pore pressure characteristics. This method is especially effective in detecting weak zones above or within limestone layers. The test involves pushing a cone-shaped instrument into the ground and measuring the resistance it encounters and pore water pressure.

CPTu testing will provide rapid, continuous data to support evaluating foundation suitability and depth to competent strata. Borehole closure is not required for this method.

An estimated 48 CPTu borings will be advanced for this phase of the project. The borings can generally reach depths of 50 to 100 feet. Based on historical CPTs performed at the site, they will reach an estimated depth of 50 feet.

Geotechnical Remediation Assessment and Recommendations

Based on the results of the geophysical surveys, SPT borings, CPTu testing, laboratory analyses, review of historical information, and remediation assessment, recommendations will be developed as part of the preliminary engineering effort.

Jones Edmunds will subcontract geotechnical engineers with specialized expertise in karst geology and subsurface remediation to review the results of the geophysical and geotechnical field investigations. Based on this review, the subcontractor will provide a comprehensive geotechnical assessment and develop recommendations for foundation appropriate remediation. The subconsultants will assess the subsurface information and provide a report to address the following:

- Identification of areas requiring treatment.
- Recommendations for foundation improvement (e.g., bridging layers, grouting, subgrade removal/replacement).
- Rough order of magnitude cost estimates for the foundation improvement options.

A detailed foundation remediation plan will be developed, used to support FDEP permitting, and integrated into the overall landfill cell design. Technical specifications for remediation will be incorporated into the Phase 2 design and permitting.

Task 2.2.2 East Property

To support preliminary design and development for the East Property, Jones Edmunds will plan and execute a series of field investigations, including geophysical, geotechnical, and hydrogeological evaluations. This planning effort will begin with reviewing existing data and previous investigations followed by developing a detailed investigation and testing plan in coordination with subconsultants. The plan will outline the proposed scope of work and testing protocols and will be submitted to SWD for review and comment before field activities start.

Additionally, Jones Edmunds will coordinate a pre-investigation meeting with SWD and participating subconsultants to discuss the investigation plan, confirm objectives, and address logistical considerations for field execution.

DRAFT

All boring locations will be staked in the field by a Florida-licensed PSM. Jones Edmunds will subcontract with licensed surveyors and experienced geotechnical engineering firms to carry out all field and laboratory work.

Jones Edmunds will engage a subconsultant to conduct subsurface investigations to support the design of proposed roadways, dry retention areas, the railroad crossing, and some of the proposed future infrastructure including leachate storage. The objective of this task is to identify and characterize subsurface conditions including groundwater levels and engineering properties of the subsurface soils. These investigations will provide essential data that will be used to evaluate soil conditions, identify areas of concern, and support foundation design for the proposed East Property facilities. The data collected will be used to guide decisions regarding design and construction. A remediation plan will be developed to improve the foundations and minimize the chances of ground subsidence due to karst geology.

Table 2 summarizes the proposed investigation and laboratory testing.

Table 2 Proposed Subsurface Investigation and Laboratory Testing for East Property

Method	ASTM	Number
Ground Penetrating Radar Survey	D6432	40 acres
Electrical Resistively Imaging Survey	—	40 acres
Standard Penetration Borings	D1586	50 borings
Soil Classification Test	D2487	10
Moisture Content	D2216	20
Percent Fines	D1140	20
Double-Ring Infiltrometer	D3885	14
Undisturbed Shelby Tube Sample	—	6
Consolidation Test	D2435	2
Permeability (granular)	D2434	15

SPT borings will be performed in accordance with ASTM D1586, *Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils*. Borings will be used to evaluate subsurface conditions below future infrastructure, roads, and in stormwater management areas to support design and permitting efforts. An estimated 50 SPT borings will be advanced using a rotary drill rig. Borings will be drilled to an estimated depth of 50 feet. At 5-foot intervals, a split-spoon sampler will be driven into the soil using a hammer and the number of blows (N-values) required to drive the sampler is recorded. The N-value (number of blows) is an indicator of the soil's density and strength. Soil samples from the split-spoon sampler are retrieved, visually identified, and reported on the boring log.

The SPTs will be performed after the geophysical investigation is completed. Jones Edmunds will coordinate with the drilling subconsultant to develop a boring location plan. The intent is to provide adequate boring spacing and to locate borings in areas of concern identified during the geophysical investigation.

DRAFT

Boreholes will be backfilled and sealed with bentonite upon completion; cement grout may be used where specified and will incur additional cost. GPS coordinates for all boring locations will be recorded and provided in the final report.

The geotechnical subconsultant will prepare boring logs with a visual description of each sample retrieved in the split spoon sampler. Shelby tube and bulk soil samples will be collected for laboratory testing.

Task 2.2.3 McKay Dump, Yard Waste Processing Area, and Clean Fill Areas

In addition to the subsurface investigations required for the Baseline Landfill Expansion and East Property Development, other areas of the landfill currently identified for potential future use must be investigated. Jones Edmunds recommends performing a subsurface investigation in these areas:

- McKay Dump Site
- Yard Waste Processing Area
- Clean Fill Disposal Area

The purpose of this geotechnical investigation is to determine the horizontal and vertical extent of legacy waste or fill materials that may need to be excavated for redevelopment. Assessing subsurface conditions in these areas will help determine their suitability for future landfill-related infrastructure or disposal capacity expansion. The results will support more informed decision-making and long-term planning for landfill operations, infrastructure siting, and potential airspace recovery.

Table 3 summarizes the proposed subsurface investigation in these areas.

Table 3 Proposed Geotechnical Subsurface Investigation for McKay Dump, Yard Waste Processing Area, and Clean Fill Areas

Method	ASTM	Number
GPR Survey	D6432	20 acres
ERI	—	20 acres
SPT Borings	D1586	30 borings (30 feet deep each)

Task 2.2.4 Field Investigations

Jones Edmunds has included an allowance to subcontract field investigations within the Urban Cell and Cells III-A, III-B, and III-C to evaluate soil content and define the limits of waste. We will subcontract with a contractor that will provide excavation equipment and operators to support the investigation. The field investigations will include:

- **Regulatory Coordination –** Jones Edmunds will notify FDEP of the proposed investigations and the temporary disturbance of the landfill closure. A brief field investigation plan memorandum, including a figure, will be prepared and submitted to FDEP. A permit modification is not anticipated.
- **Soil Content Evaluation:** Excavations will be performed in the Urban Cell to separate and screen soil from solid waste. The soil/waste ratio will be documented to approximate

DRAFT

the soil content. Data will be used to estimate the volume of soil available for beneficial reuse and to evaluate the potential value of mining.

- **Waste Boundary Delineation:** Trenches will be excavated around the perimeter of the Urban Cell, specifically at the toe of slope, to determine the horizontal extent of waste.
- **Surface Restoration:** Following evaluation, excavations and borings will be backfilled and the ground surface restored to existing conditions.

Field activities are expected to take approximately 2 weeks, including excavation, evaluation, backfilling, and restoration.

Task 2.3 – Jurisdictional Wetland and Surface Water Delineation and Listed Species Assessment

Jones Edmunds will delineate jurisdictional wetlands and surface waters at the East Property. Wetlands are not expected, but as a part of the land development application a wetlands inventory must be completed. A map of the flagged areas that provides flag locations and key numbers will be provided to the surveyor to locate. During this task, Jones Edmunds will conduct preliminary pedestrian surveys to determine if listed species such as the gopher tortoise, are or could be present within the project area. Results of this assessment will be summarized in a Technical Memorandum for future regulatory review and inclusion in ERP applications.

Task 2 Deliverables:

- 2.1.1 Topographical and Boundary Survey of the Baseline Landfill property including ground survey of the Phase 2 area. Surveys will be signed and sealed by a PSM and will be provided in AutoCAD
- 2.1.2 Topographical and Boundary Survey of the East Property including topography 100 feet beyond the property line, legal description, trees 10 inches and greater, existing improvements and utilities, easements, rights-of-way, and aerial photograph.
- 2.2 Subsurface Investigation Plans for Baseline Landfill Expansion, East Property Development, and the McKay Dump, Yard Waste Processing Area, and Clean Fill Areas.
- 2.3 Draft and Final Technical Memorandum summarizing the findings of the jurisdictional wetlands delineation and listed species assessment.

Task 3 – Cell III-A, III-B, and III-C Reconfiguration Evaluation and Minor Permit Modification

Jones Edmunds will complete a series of focused design evaluations to support the development of a conceptual design for Phase 1, which includes the Urban Cell and the lined Cells III-A, III-B, and III-C. These evaluations will assess constructability, cost-effectiveness, operational compatibility, and long-term performance. For this task, Jones Edmunds will evaluate design options and prepare a permit modification application for additional filling in Cells III-A, III-B, and III-C.

Task 3.1 – Design Coordination and Filling Sequencing

Although Cells III-A, III-B, and III-C are currently permitted to receive waste and do not require significant additional design or permitting effort to begin filling, certain design

DRAFT

considerations remain important. Planned modifications to the adjacent Urban Cell and the proposed Phase 2 lateral expansion may affect how these cells are accessed, filled, and integrated with existing infrastructure. As a result, targeted evaluations will be completed to coordinate development, operational efficiency, and regulatory compliance.

- **Filling Sequence** – Develop preliminary filling sequence plans for each cell, coordinated with the expected fill operations in the Urban Cell and Phase 2. Consider access constraints, slope stability, LFG collection integration, and stormwater management, with the goal of maximizing available airspace and minimizing operational disruption.
- **Construction Phasing** – Evaluate construction phases for the Urban Cell and Phase 2 that integrate with Cell III-A, III-B, and III-C operations. Prioritize scheduling decisions for developing the cell while maintaining uninterrupted disposal operations.
- **Gas Collection and Control** – Review and assess the current gas collection infrastructure in and around these cells to provide continued compliance with the facility's Title V and FDEP solid waste permits. Develop conceptual plans for expanding or replacing gas collection components as filling progresses, including temporary controls where needed and provisions for long-term system upgrades.

Jones Edmunds will evaluate these considerations and document our findings in a Technical Memorandum summarizing the evaluations and recommendations for advancing with the filling of Cells III-A, III-B, and III-C. The draft Memorandum will be submitted to the County for review and comment. Following a meeting with County staff to discuss the comments, Jones Edmunds will finalize the Technical Memorandum and provide the completed document to the County.

TASK 3.2 – PERMIT MODIFICATION

Once the sequencing and preliminary engineering parameters for Phase 1 have been decided, the design and permitting process will begin. We expect an application for a minor modification of the existing FDEP Permit No.: 01039535-021-SO-01 will be required to update the filling sequence to place new waste in Cells III-A, III-B, and III-C.

Jones Edmunds will prepare an FDEP *Solid Waste Construction and Operations Permit Application*, Form 62-701.900(1), for submittal to the FDEP Division of Solid Waste Permitting and Compliance Office in Tallahassee. The permit application will include engineering plans and technical documentation required by the permitting agency. Information that has not changed does not have to be resubmitted for an operation permit modification, and the appropriate portion of the form will be marked "no substantial change".

The permit application will be prepared and will include addressing each of the following application parts:

- Part A General Information
- Part B Disposal Facility General Information
- Part C Prohibitions
- Part D General Facility Permit Requirements
- Part K Landfill Operation Requirements
- Part S Certification (Applicant and Engineer)

DRAFT

Updates to the facility's Operation Plan will include filling sequence drawings illustrating the general progression of filling slopes rather than each individual lift. Up to eight sheets are expected to depict the filling sequence for Cells III-A, III-B, and III-C. Additionally, we will consult with County staff to provide additional services by updating the Operations Plan. These services include:

- Waste tire processing (FDEP Form 62-701.900(23))
- An air curtain incinerator (Title V permitting required as well)
- Biochar production
- Concrete processing
- Sorting materials from the transfer station
- Screening waste to recover soil
- Alternative daily cover

Task 3 Deliverables:

- 3.1 A draft and final Technical Memorandum summarizing Cells III-A, III-B, and III-C design recommendations.
- 3.2 A draft FDEP Minor Permit Modification Application will be submitted to the County for review and comment. The final signed-and-sealed permit application will be submitted to FDEP and the County.

TASK 4 – LEACHATE STORAGE AND GAS CONTROL SYSTEM RELOCATION

The Phase 2 expansion will require relocating landfill support infrastructure that is currently within the proposed footprint of the cell. This task addresses the relocation of the following two components to the East Property. These are proposed to be relocated in advance of the Phase 2 construction so that leachate storage and LFG control are uninterrupted and do not delay the Phase 2 construction.

This task includes preparing 30%, 60%, and 90%- designs to construct new leachate storage and landfill gas control systems on the East Property.

TASK 4.1 LEACHATE STORAGE FACILITY

The Phase 2 expansion will require demolishing the existing leachate tank farm and constructing a new leachate storage facility on the East Property. The existing tank farm will be demolished as part of the Phase 2 landfill construction, and a new facility will be designed to meet current and future operational requirements. Additionally, with the development of the Urban Cell and Phase 2, leachate generation is expected to increase significantly—potentially doubling the current volume of about 5 million gallons per year from Cells III-A, III-B, and III-C.

This sub-task includes conceptual designing, design, permitting, and bidding assistance. Construction services are excluded.

4.1.1 Leachate Storage Conceptual Design

The new leachate management system will require planning, evaluating, and conceptually designing:

DRAFT

- Increased leachate storage capacity (tank- or pond-based systems).
- Secondary containment measures for environmental protection.
- Pumping systems with redundancy.
- Instrumentation and control systems for operational monitoring.
- Utility installation under the existing railroad corridor.
- Associated site development including grading, utilities, access roads, and a truck loading station.
- Interconnections for a future leachate pre-treatment facility.

The conceptual design of a relocated leachate tank farm in the East Property will be developed based on the anticipated volumes and physical constraints of the East Property. Supporting analyses will include:

- Leachate storage volume required.
- Leachate force main sizing and preliminary routing.

Access to the East Property will require a railroad crossing for underground utilities that is addressed in Task 11. This task includes the technical coordination of the leachate force main that must cross the railroad and integrate the Phase 2 design.

Task 4.1.1 will conclude with a Basis of Design Memorandum that will document the design evaluations and decisions.

4.1.2 Leachate Storage Facility Permitting

Upon completing the preliminary design and planning, Jones Edmunds will advance the design to the 60% level and apply for an FDEP permit modification. The leachate storage facility will be designed and permitted in accordance with Rule 62-701.400(6), FAC, leachate storage tanks and leachate surface impoundments.

Jones Edmunds will prepare an *Application to Construct, Operation, Modify, or Close a Solid Waste Management Facility,* Form 62-701.900(1), for submittal to FDEP. The permit application will include design calculations, technical documentation, and supporting information required by FDEP. This application will be a substantial modification due to the technical review required by FDEP.

Jones Edmunds will prepare plans to accompany the permit application. We expect the drawing set to include about 20 plan sheets. These plans will be prepared to construction level for the general, civil, and mechanical sections. The plans will be prepared and submitted with the solid waste application. The application will also include a Construction Quality Assurance (CQA) Plan and technical specifications for earthwork, liner material, and dewatering (if applicable).

Before submitting the permit application, Jones Edmunds will schedule and conduct a pre-application meeting with FDEP staff to review the proposed permit application. The final permit application will be submitted electronically to the FDEP Solid Waste Section in Tallahassee. The permit application fee is expected to be $10,000, and we assume the fee will be paid directly by the County.

Environmental Resource Permit for the new storage facility will be performed under Task 10.

DRAFT

4.1.3 Leachate Storage Facility Bid Documents

Upon receiving initial approval from FDEP regarding permitting, Jones Edmunds will begin preparing construction bid documents. The bid documents will consist of construction plans, technical specifications, bid form, recommended contractor qualifications, project duration estimate, and an Engineer's Opinion of Probable Construction Cost (EOPCC). In addition to the general, civil, and mechanical plans submitted with the permit application, structural and electrical plans will be added to the set.

4.1.4 Leachate Storage Facility Bidding Assistance

The project will be publicly bid with a formal advertisement and bidding process. Jones Edmunds will prepare an agenda and facilitate a pre-bid meeting and coordinate with SWD on matters related to the design that may require clarification and decisions. Jones Edmunds will prepare addenda to address questions from prospective bidders and construction document revisions. Following receipt of bids by SWD, Jones Edmunds will review the detailed bid tabulation, review the bids, and provide a review letter of the bids submitted to SWD.

4.2 Landfill Gas Control System

The Phase 2 expansion will require demolishing the existing LFG control system, which consists of a blower and flare, and relocating it or constructing a new flare on the East Property. The existing flare station was replaced within the past few years and may be relocated; however, the expanded landfill is expected to generate more LFG than the current system was designed to manage.

This sub-task includes conceptual designing, design, permitting, and bidding assistance. Construction services are excluded.

4.2.1 LFG Control Conceptual Design

The new LFG control facility will require planning, evaluating, and conceptually designing. A key part of this task will be to estimate LFG generation from the expansion and plan for upgrades or expansion in conjunction with relocating the LFG facility. This effort will include:

- Estimate future LFG generation and emissions using the EPA's LandGEM model.
- Evaluate the capacity of the existing blower and flare station to determine the extent of necessary upgrades in conjunction with relocation.
- Design a right-sized blower/flare station with sufficient capacity for current and future gas flows.

The new LFG management system will also incorporate:

- LFG condensate management systems.
- A compressed air system for powering liquid removal pumps within gas extraction wells.
- Site development including grading, utilities, and access roads.

The expansion of disposal operations will also necessitate modifications and extensions to the existing gas collection and control system including:

DRAFT

- Extend LFG header piping to serve new cells and reconfigured slopes.
- Plan phased installation of vertical extraction wells and horizontal collectors based on projected fill sequencing.
- Develop concepts that address both interim operations and long-term integration with the existing LFG infrastructure.

Access to the East Property will require a railroad crossing for underground utilities that is addressed in Task 11. This task includes the technical coordination of the LFG header that must cross the railroad and integrate the Phase 2 design.

Task 4.2.1 will conclude with a Basis of Design Memorandum that will document the design evaluations and decisions.

4.2.2 LFG Control Permitting

Upon completing the preliminary design and planning, Jones Edmunds will advance the design to the 60% level and apply for an FDEP permit modification. The LFG control facility will be designed and permitted in accordance with Rule 62-701, FAC.

Jones Edmunds will prepare an *Application to Construct, Operation, Modify, or Close a Solid Waste Management Facility,* Form 62-701.900(1), for submittal to FDEP. The permit application will include design calculations, technical documentation, and supporting information required by FDEP. This application will be a substantial modification due to the technical review required by FDEP. The permitting effort will be combined with other concurrent permitting efforts for the leachate storage facility.

Environmental Resource Permit for the new storage facility will be performed under Task 10.

4.2.3 Title V Air Permitting

The LFG flare will be relocated to a new location but remains the same unit, the FDEP may not require a full permit application package as a "new" emission unit (EU) and possibly could allow the movement under an operations permit modification rather than a construction permit. However, we have included this task in case the FDEP requires a construction permit. We will contact FDEP and clarify the requirements upon project initiation.

We will prepare the Title V air construction permit for the new EU flare and an air curtain incinerator, biochar production, wood grinding, and concrete crushing, if necessary. The application will include the following:

- Permit modification forms. We have assumed that only one new EU will be included in the application.
- Emission calculations for the criteria pollutants emitted by the new EU. This includes nitrogen oxides, carbon monoxide, particulate matter, sulfur oxides, volatile organic compounds, and hazardous air pollutants. Emission calculations will be prepared for the future EU based on the operating capacity and fuel throughput or maximum flow rate for the EU.
- Figures and attachments required for the application.

DRAFT

- Table of rule applicability for the new flare.
- Brief application summary to explain the basis for the information presented on the forms.

We will submit the draft application packet produced from the FDEP's Electronic Permit Submittal and Processing System (EPSAP) and deliver via e-mail for the County's review. Upon receipt of the County's comments, we will finalize the application and submit to FDEP via the EPSAP program. Following submittal, we will provide the County with the required information for the County's Responsible Official to approve the application electronically.

We have budgeted one round of responses to FDEP if a Request for Additional Information (RAI) is issued for the application.

4.2.4 LFG Control Facility Bid Documents

Upon receiving initial approval from FDEP regarding permitting, Jones Edmunds will begin preparing construction bid documents. The bid documents will consist of construction plans, technical specifications, bid form, recommended contractor qualifications, project duration estimate, and an EOPCC. In addition to the general, civil, and mechanical plans submitted with the permit application, structural and electrical plans will be added to the set.

4.2.5 LFG Control Facility Bidding Assistance

The project will be publicly bid with a formal advertisement and bidding process. Jones Edmunds will prepare an agenda and facilitate a pre-bid meeting and coordinate with SWD on matters related to the design that may require clarification and decisions. Jones Edmunds will prepare addenda to address questions from prospective bidders and construction document revisions. Following receipt of bids by SWD, Jones Edmunds will review the detailed bid tabulation, review the bids, and provide a review letter of the bids submitted to SWD.

Task 4 Deliverables:

- 4.1 Leachate Storage Basis of Design Memorandum Draft and Final
- 4.1 Leachate Storage Draft and Final Permit Application
- 4.1 Leachate Storage Draft and Final Bid Documents
- 4.2 LFG Control System Basis of Design Memorandum Draft and Final
- 4.2 LFG Control System Draft and Final Permit Application
- 4.2 LFG Control System Draft and Final Bid Documents
- 4.2 LFG Control System Draft and Final Title V permit application.

TASK 5 – URBAN CELL RECONFIGURATION

As part of Phase 1 of the Baseline Landfill Expansion, Jones Edmunds will complete a series of focused design evaluations to support the development of a conceptual design for Phase 1, which includes the Urban Cell and the lined Cells III-A, III-B, and III-C. These evaluations will evaluate constructability, cost-effectiveness, operational compatibility, and long-term performance. This task will specifically evaluate design options for the Urban Cell

DRAFT

and will be performed concurrently with Task 3.1, which pertains to the additional filling in Cells III-A, III-B, and III-C.

This task includes evaluating and providing recommendations for the Urban Cell redevelopment to support the Phase 1 design that will be permitted in Task 5. The evaluation will consist of several discrete analyses regarding key design decisions. Jones Edmunds will evaluate options and present cost-benefit analyses to compare these options performed under this Task.

A Technical Memorandum summarizing the evaluations, cost-benefit analyses, and recommended design approach for the Urban Cell will be prepared and submitted to the County for review and comment. Following receipt of County comments, Jones Edmunds will finalize the Memorandum and provide the completed document to the County.

- **Access Road Layout** – Determine the final location of the access road. To access the working elevations of the re-graded landfill, a new all-weather access road is needed. The location and alignment of the road will affect the design of Phase 1 and will require coordinating with the East Property Development for access from the north. The final location of the access road will need to be determined before the Phase 1 design can be finalized.
- **Vertical Expansion Grading Plan** – Develop and compare grading scenarios for the reconfigured Urban Cell to maximize airspace while maintaining stability and constructability. Quantify the volume of relocated waste, assess balance with recovered soil, and estimate associated earthwork costs. Consider alternative fill slopes and lift sequencing.
- **Maximum Build-out Elevation** – Evaluate the maximum allowable build-out elevation for Phase 1 based on the proposed redevelopment of the Urban Cell. Consider regulatory and geometric height limitations, required leachate collection slopes, slope stability, and overall landfill geometry. Identify the maximum practical elevation that can be achieved while maintaining operational efficiency, compliance with FDEP requirements, and long-term performance of the landfill system.
- **Soil Recovery Evaluation** – Evaluate the potential for recovering usable soil and soil-like material through limited waste mining in the Urban Cell. Estimate the quantity of recoverable soil, assess the screening and separation process, and develop a cost-benefit analysis based on potential savings in soil procurement and disposal volume gains.
- **Groundwater Blower System** – The conceptual design will include evaluating options and providing recommendations for continuing to operate the blower system that reduces groundwater exceedances adjacent to the Urban Cell.
- **Interface Liner Design** – Assess the most suitable liner system to be installed between the legacy waste and future waste placement, considering regulatory requirements, constructability, long-term settlement, and protection of environmental control systems.
- **Landfill Gas Management** – Develop conceptual plans for managing LFG beneath the interface liner including passive venting or active collection systems as needed. Include strategies for collecting and managing gas generated from new waste placed in the vertical expansion, with considerations for regulatory compliance and integration with the existing gas-control system.

DRAFT

- **Leachate Collection and Removal System (LCRS)** – Evaluate alternatives for the layout and design of the LCRS, including the number, location, and capacity of leachate pump stations and associated force mains. Consider redundancy, operational efficiency, maintenance access, and integration with existing infrastructure.
- **Closure Plan Evaluation** – Assess phased and final closure strategies for the reconfigured Urban Cell, including cover system alternatives, slope stability, stormwater management, and long-term maintenance requirements. Include a preliminary comparison of phased versus single-stage closure in terms of cost, schedule, and regulatory compliance.

Task 5 Deliverables:

- A draft Technical Memorandum summarizing Urban Cell design options and recommendations. A final Technical Memorandum will be provided to the County upon meeting and discussing review comments

TASK 6 – BASELINE LANDFILL EXPANSION DESIGN AND PERMITTING

This task includes the effort to evaluate and implement Phase 2 of the Baseline Landfill Expansion. The work includes preliminary engineering evaluations, demolition design, and design and permitting for the Phase 2 lateral expansion. The Phase 2 design will be progressed in 30% and 60% design under this task and to the 90% design under Task 7. An *Application to Construct, Operation, Modify, or Close a Solid Waste Management Facility,* Form 62-701.900(1) will be prepared and submitted to FDEP in accordance with Chapter 62-701, FAC. The application will include an engineering report with supporting documentation, calculations, engineering plans.

Additionally, permitting of the Urban Cell reconfiguration, if determined to be viable through the design evaluation in Task 5, will be incorporated into the Phase 2 permit application. This approach will streamline regulatory review and help coordinate the implementation of final grades, capping systems, and integrated infrastructure between the Urban Cell and Phase 2 expansion.

This task also includes effort to respond to one RAI from FDEP.

TASK 6.1 – PRELIMINARY DESIGN

Jones Edmunds will perform preliminary engineering evaluations to support development the conceptual design for Phase 2, a proposed 16-acre lateral expansion that will be constructed over areas currently occupied by landfill operations support infrastructure. These evaluations will assess technical feasibility, constructability, cost-effectiveness, regulatory compliance, operational integration, and long-term performance. Due to the complexity of overlaying new disposal cells over existing infrastructure, careful coordination and protection of the systems or relocation to the East Property will be required. Task 6.1 is generally to advance the Phase 2 design to the 30% level.

- **Cell Configuration and Base Liner Design** – Establish the bottom liner elevation in relation to the seasonal high groundwater table, determine minimum grades for leachate conveyance, and provide compatibility with foundation conditions identified during the

DRAFT

geotechnical investigations. One of the primary design considerations for Phase 2 is optimizing the cell layout to maximize airspace while maintaining regulatory compliance and constructability. The configuration will aim to optimize the use of the available property.

- **LCRS** – Evaluate alternative configurations for the LCRS including the number and locations of pump stations, sump placement, and pipe routing. Consider existing topography, hydraulic head limitations, groundwater levels, and long-term accessibility. Key variables such as pipe spacing, drainage layer thickness, and drainage media permeability will be modeled using the Hydrologic Evaluation of Landfill Performance (HELP) model to simulate system efficiency under varying design conditions. Identify a cost-effective system that provides performance and regulatory compliance with less than 1 foot of leachate head on the liner.
- **Relocation of Existing Pump Stations for Cells III-A, III-B, and III-C** – Evaluate infrastructure conflicts, establish temporary and/or permanent rerouting options, and provide uninterrupted leachate management throughout construction and operation. The Phase 2 expansion may require relocating or modifying the existing leachate pump stations serving Cells III-A, III-B, and III-C. Conceptual relocation designs will include utility tie-ins, access for maintenance, and sequencing strategies to minimize service disruptions.
- **Gas Collection and Control** – Review and assess the current gas collection infrastructure in and around these cells to provide continued compliance with the facility's Title V and FDEP solid waste permits. Develop conceptual plans for expanding or replacing gas collection components as filling progresses, including temporary controls where needed and provisions for long-term system upgrades.
- **Access Roads and Filling Sequence** – Evaluate the impacts of the Phase 2 development on existing access roads, particularly the route along the west slope. Analyze the timing of access road decommissioning due to filling operations, plan for alternate haul routes, and identify any upgrades or new construction needed to support efficient waste delivery. Coordinating with the Urban Cell and Phase 1 Development will be critical to maintaining safe, continuous operations.
- **Closure Phasing and Final Cover Integration** – Assess closure strategies for Phase 2 in coordination with adjacent areas, including the Urban Cell and Cells III-A through III- C. Develop conceptual closure phasing plans aligned with projected filling schedules and evaluate alternatives for phased versus unified closure approaches. Considerations will include stormwater controls, final cover tie-ins, long-term maintenance access, and minimizing environmental impacts.

Preliminary design evaluations will be documented in Technical Memoranda summarizing key analyses, findings, and recommendations. Draft versions of each memorandum will be submitted to the County for review and comment. Following review discussions and incorporation of County feedback, final versions will be prepared and submitted.

DRAFT

TASK 6.2 – SITE INFRASTRUCTURE DEMOLITION DESIGN

Demolition Design

Numerous infrastructure elements within the Phase 2 footprint must be demolished or relocated to accommodate landfill expansion. Existing buildings and vertical structures that require demolition will require removal or relocation of existing infrastructure including:

- Utilities
- Internal Access Roads
- Grading and Stormwater Facilities

Jones Edmunds will coordinate with SWD to define the responsibilities and necessary support.

Baseline Property Vegetative Buffer Design

To reduce visual impacts and support community relations, a vegetative buffer is planned along the south and west boundaries of the Baseline Landfill. This task includes:

- Develop grading and planting plans for buffer areas to promote long-term vegetative growth and screening performance.
- Select native or adaptive species suited to the site's conditions with low-maintenance requirements.
- Phase the buffer in accordance with County requirements, installation, and irrigation plan and in alignment with the landfill's development sequence.

Stormwater Conveyance

Although a sitewide ERP is being addressed under Task 10, this task includes designing the internal conveyance network for Phase 2. This includes:

- Size and route ditches, pipes, and culverts to handle site runoff from new infrastructure and disposal cells.
- Develop tie-in points to existing and proposed stormwater systems.
- Integrate erosion control features and maintenance access into the grading design.

TASK 6.3 – SOLID WASTE PERMIT APPLICATION

Jones Edmunds will prepare and submit a solid waste construction permit application to modify the Baseline Landfill's permit to construct Phase 2. The application will include the *Application for a Permit to Construct, Operate, Modify, or Close a Solid Waste Management Facility*, FDEP Form 62-701.900(1), along with an engineering report and supporting documentation in accordance with Rule 62-701.320 and .330, FAC. The permit application will include engineering calculations, technical documentation, and plans required by FDEP to demonstrate compliance with applicable design regulations.

Jones Edmunds will build on the design efforts and decisions made for Tasks 6.1 and 6.2 to further develop the design and prepare the draft permit application. The design will be progressed to the 30% level and 60% level under this task. The permit-level design

DRAFT

generally corresponds to the 60% design development, with the 90% and 100% design completed under Task 7.

Jones Edmunds will coordinate and facilitate a pre-application meeting with FDEP to review the project and discuss the scope of the forthcoming permit application. We will prepare an agenda and provide background materials in advance of the meeting to enable FDEP staff to offer clear guidance regarding permit application requirements and submittal expectations. Following the meeting, we will prepare detailed meeting minutes summarizing the discussion and direction provided by FDEP.

The following application parts required for a construction permit will be included with this application:

- Part A General Information
- Part B Disposal Facility General Information
- Part C Prohibitions
- Part D General Facility Permit Requirements
- Part E Landfill Permit Requirements
- Part F General Criteria for Landfills
- Part G Landfill Construction Requirements
- Part H Hydrogeological Investigation Requirements
- Part I Geotechnical Investigation Requirements
- Part J Vertical Expansion of Landfills
- Part K Landfill Operation Requirements (Operation Plan)
- Part L Water Quality and Leachate Monitoring Requirements
- Part M Special Waste Handling Requirements
- Part N Gas Management System Requirements
- Part O Landfill Closure Requirements
- Part P Other Closure Procedures
- Part Q Long-Term Care Requirements
- Part R Financial Responsibility Requirements
- Part S Certification (Applicant and Engineer)

The engineering report provided with the application will provide detailed design calculations and supporting documents for liner systems, LCRSs, piping, geotechnical design, slope stability analyses, stormwater systems, and other required design information as required by FDEP.

Portions of the application that have are not changed significantly since previous permitting will be marked "No Change," will not be resubmitted, and will be referenced to previous submittals. Significant design calculations are required for Part G, Landfill Construction Requirements. We will submit the following supporting calculations at minimum with our permit application engineering report:

- Anchor Trench Design
- Liner Hydrostatic Uplift
- Geonet Loading Analysis
- Geocomposite Transmissivity

DRAFT

- HELP Model
- Pipe Stability
- Geotextile Analysis
- Trench Capacity
- Action Leakage Rate
- Leachate Storage Capacity
- Hydraulic Design

This task also includes the geotechnical analyses required for Part I, which covers:

- Slope Stability Analyses
- Bearing Capacity
- Settlement

Parts H and L will be prepared to address the hydrogeological investigation and water quality monitoring requirements of Rule 62-701. The permit application will include additional monitoring wells around the Phase 2 expansion. The design effort will include Jones Edmunds assessing existing well protective casings, slabs, and bollards. The scope of the Phase 2 construction contract will include installing new monitoring wells for Phase 2 and rehabbing existing monitoring wells to replace well protective casing, concrete slabs, and bollards, if necessary.

Part I, Geotechnical Investigation Requirements, and Part J, Vertical Expansion of Landfills, will include calculations and documentation to support a vertical expansion over the Urban Cell if the County decides to proceed in this direction.

Jones Edmunds will prepare a recalculated Financial Assurance Cost Estimate (FACE) for closure and long-term care in accordance with Rule 62-701.630, FAC. The updated estimate will reflect the closure and long-term care costs for both active and future landfill cells and will be submitted as Part R of the solid waste permit application. The calculation will include supporting documentation and be consistent with FDEP's financial assurance guidance and cost-estimating methodology.

Jones Edmunds will submit the completed permit application to FDEP on behalf of the County. The associated permit application fee of $10,000 is required by FDEP at the time of submittal. We assume that the County will submit this fee directly to FDEP.

Engineering Drawings

Jones Edmunds will develop permit-level Drawings to be submitted with the permit application to FDEP. The permit-level Drawings are expected to be 50 sheets and will depict aspects required for permitting including general notes and requirements, cell grading and general construction requirements, leachate collection system, general roadway layout, phasing plans, conceptual closure, and stormwater management systems.

The FDEP permit application is submitted at the 60% stage since some drawing sections, such as electrical and structural, are required to be built at the landfill but are not required for FDEP's permit review.

DRAFT

Construction Quality Assurance Plan and Technical Specifications

A CQA Plan will be prepared and submitted with the permit application for the construction of the Phase 2 landfill expansion. The CQA Plan will describe the roles and responsibilities of the CQA team members, as well as the procedures, guidelines, and testing requirements to be implemented during construction. The plan will be developed in accordance with Rule 62-701.400(7), FAC, so that construction activities comply with approved design specifications and regulatory requirements.

The following technical specifications will be included as attachments to the CQA Plan and incorporated into the permit application:

- Geocomposite
- Geomembrane
- Geosynthetic Clay Liner
- Geotextile
- Earthwork for Landfill Construction
- Dewatering
- Groundwater Monitoring Well Construction
- High-Density Polyethylene (HDPE) Pipe

Operation Plan

Jones Edmunds will update the facility's current Operation Plan in compliance with Rule 62-701.500(2), FAC, to address the procedures necessary to operate the new landfill cell. The revised Operation Plan will include, at a minimum, the following:

- Designations of responsible personnel
- Emergency and contingency operations
- Waste acceptance and handling operations
- Operational procedures
- A record keeping and reporting plan

The updated Operation Plan will reflect the operational strategy for the new disposal area and ensure consistency with current regulatory standards and County practices.

Closure and Long-Term-Care Plan

Jones Edmunds will prepare an updated Closure and Long-Term Care (CLTC) Plan along with supporting conceptual closure design drawings, in accordance with Rule 62-701.600 and .630, FAC. The conceptual final cover design will include final cover materials, slopes, stormwater management, and a preliminary gas-collection system. The LFG collection system will be designed to a 30% design and will not include details such as condensate traps and a pumping system. A conceptual plan for vertical gas wells and header placement will be included in the closure drawings for inclusion with the permit-level Drawings. The CLTC Plan to specify procedures for maintenance, groundwater monitoring, and site protection following closure of the landfill.

DRAFT

Gas Collection and Control System (GCCS)

As part of Phase 1 construction, most of the existing GCCS infrastructure within Cells III-A, III-B, and III-C and the Urban Cell will be demolished. Consequently, a new GCCS will need to be designed and installed to maintain regulatory compliance and support future LFG management needs. Numerous design and phasing options are available for the various components of the GCCS, including wellfield layout, header piping, condensate management, and flare station configuration. Identifying and selecting appropriate system features will be critical to achieving a fully integrated and operationally efficient system.

For Phase 2, a master GCCS development plan will be prepared to support the solid waste permit application. This will include LFG generation modeling to size the collection piping system, evaluate interconnections with the Phase 1 GCCS, estimate the timing for a potentially beneficial-use LFG project, and size the future flare station. The modeling and system layout will be designed to accommodate both short-term operational needs and long-term expansion.

Task 6.4 – Request for Additional Information and Permit Support

FDEP has 30 days to review solid waste and ERP applications. If FDEP has additional questions, they will send an RAI. Jones Edmunds estimates receiving one FDEP RAI for the solid waste permit application. Based on our experience with the FDEP permitting process, we believe that expecting to only receive one RAI is reasonable. To meet this goal, Jones Edmunds will have multiple discussions with FDEP Permitting staff during the preparation of the permit application packages to minimize the potential for more than one RAI.

Once the permit application has been determined to be complete, FDEP will issue a draft permit. Jones Edmunds will review the draft permit within 2 weeks of receiving the document and provide comments to FDEP as needed after discussion with the County. Jones Edmunds will also coordinate the publication of the Notice of Agency Action in the local County newspaper.

Task 6 Deliverables:

- 6.1 Draft Technical Memoranda summarizing Phase 2 design options and recommendations. A final Technical Memorandum will be provided to the County upon meeting and discussing review comments.
- 6.2 Draft Technical Memoranda summarizing site demolition design. A final Technical Memorandum will be provided to the County upon meeting and discussing review comments.
- 6.3 One PDF and one full-sized hard copy of the 30% Drawings.
- 6.3 One PDF of the draft permit application including 60% permit-level Drawings.
- 6.3 One electronic final permit document signed and sealed by the appropriate Florida-registered Professional Engineers and/or Geologists and the County for submission to FDEP.
- 6.4 One electronic copy of a draft RAI response document for County review.
- 6.4 One final RAI response document signed and sealed by the appropriate Florida-registered Professional Engineers and/or Professional Geologists for submittal to FDEP.

DRAFT

TASK 7 – BASELINE LANDFILL EXPANSION CONSTRUCTION DOCUMENTS

Once the permit-level Drawings have received initial approval from FDEP, Jones Edmunds will advance the design to construction level. This task includes developing the Construction Bid Plans and Specifications to be used by the County to solicit competitive bids to procure a construction contractor.

The Construction Bid Documents will be based on the 60% permit-level Drawings and will include sufficient detail to allow a qualified contractor to construct the project. Drawings and specifications not required for permitting—such as structural, mechanical, and electrical elements—will be added to complete the Construction Documents. Some permit drawings not necessary for construction (e.g., phasing or conceptual closure) may be omitted from the bid set.

Jones Edmunds will conduct a constructability review of the Construction Bid Documents. This internal quality review, performed by the Jones Edmunds Construction Services team, will focus on consistency, cost-saving opportunities, and clarification of potential contractor questions that could otherwise lead to requests for information or change orders.

Jones Edmunds will coordinate with County Procurement and incorporate County-provided front-end contract documents (e.g., bid instructions, general conditions). Jones Edmunds' review of these documents will focus solely on technical considerations; this will not constitute legal review.

Additionally, Jones Edmunds will provide recommended bidder qualification criteria for the County to consider in the bid documents.

Jones Edmunds will produce draft Construction Documents at the 90% design level and will submit them to County staff. After the 90% Construction Documents are submitted, Jones Edmunds will meet with County staff to review staff comments and discuss how they will be incorporated into the design. Additionally, this task includes interim review meetings throughout the design and preparation process.

After the County staff approves the 90% Construction Documents, Jones Edmunds will finalize the Construction Package to the Final design level and submit them to the County Procurement Services Department for bidding.

TASK 7.1 – CONSTRUCTION BID PLANS

Jones Edmunds will prepare the Construction Drawings at the 90% and 100% levels, incorporating County feedback between submittals. The final drawings will be for use in the public bid process. Jones Edmunds estimates that the final construction bid plan set will include up to 70 sheets with the general, civil, structural, mechanical, and electrical sections.

TASK 7.2 – CONSTRUCTION SPECIFICATIONS

Jones Edmunds will prepare technical specifications to accompany the Construction Drawings. These will include:

- Division 1: General Requirement

DRAFT

- Division 2: Site Construction
- Division 3: Concrete
- Division 11: Equipment
- Division 15: Mechanical
- Division 16: Electrical

In addition to the technical specifications, Jones Edmunds will prepare an itemized Bid Form will be submitted with the items and quantities required for the construction of the project.

Task 7.3 – Engineer's Opinion of Probable Construction Cost

Jones Edmunds will prepare an EOPCC for the Phase 2 expansion. The EOPCC will be based on the Jones Edmunds' staff's professional judgment and experience from similar recent projects that may vary from bids received or the negotiated construction costs.

Actual construction costs for each project element could be above or below the cost opinions provided depending on several factors including the actual design elements in the final design, specified project materials and equipment, construction phasing, bid method, actual contractor and vendor prices, unforeseen conditions, and the construction market at the time of bidding. The Association for the Advancement of Cost Engineering International's Cost Estimate Classification System (Recommended Practice No. 18R-97) provides expected accuracy ranges for various classifications of project cost estimates. The classifications depend on the level of project definition, with Class 1 being the highest level of definition and Class 5 being the lowest level of definition. The EOPCC will be based on the design deliverables described in this Scope of Services and are considered to be Class 1, defined as having the engineering 65% to 100% complete, with a maximum range of accuracy of -10% to +15%.

Task 7 Deliverables:

- One draft 90% electronic copy of the Construction Bid Drawings and Technical Specifications for the County to review.
- One final 100% electronic copy of the Construction Bid Drawings and Technical Specifications.
- One draft electronic copy of the EOPCC. Final electronic copy of the EOPCC.

Task 8 – Baseline Landfill Expansion Bidding Assistance

Jones Edmunds will provide bidding services to support the County SWD and Procurement staff in solicitating bids for the Baseline Landfill Expansion. We will compile and provide PDFs of all Construction Bid Documents prepared under Task 7. The County will be responsible for distributing the bid package, receiving and logging questions from bidders, and issuing addenda to prospective bidders. The County will keep the plan holders list and prepare and publish the bid tabulation.

Jones Edmunds will assist during the bid process by attending the pre-bid meeting. Although County Procurement will lead the meeting, we will provide a general overview of the project and respond to technical questions related to the Construction Documents.

DRAFT

Jones Edmunds will assist the County in preparing responses and clarifications to bidder questions and preparing addenda to the bid documents. We assume that a maximum of three addenda will be required during the bidding processes. All responses and proposed revisions will be provided to the County to issue to plan holders.

After bids are received, the County will provide Jones Edmunds with copies of all submitted bid packages. Jones Edmunds will review the bids for completeness and accuracy, check references and project information, and identify any items that may need further clarification from the bidders. All requests for additional information will be routed through the County Procurement staff.

At the conclusion of bid evaluation, Jones Edmunds will provide a letter to the County summarizing the results of the bidding and the bid evaluation.

Task 8 Deliverables

- Draft and Final Addenda in PDF format.
- Bid Review Letter in PDF format.

TASK 9 – EAST PROPERTY SITE DESIGN AND PERMITTING

The East Property Development design will be advanced to the stage where the overall site plan is established, including the layout of access roads, stormwater management features, and future support infrastructure. Establishing the site plan at this stage will provide the foundation for initiating the ERP application, completing the design and permitting of the required railroad crossing, and commencing subsequent land development permitting activities. This level of definition will also allow for coordination with regulatory agencies.

TASK 9.1 – SITE DESIGN AND INFRASTRUCTURE LAYOUT

Jones Edmunds will advance the preliminary site plan to include paving, grading, drainage, and utility design adequate for permit applications discussed below. This effort includes a preliminary analysis of site power and utility requirements to identify large construction cost items and confirm future final design needs.

Draft Preliminary Design Documents will be submitted to SWD for review, followed by a design review meeting with SWD and Jones Edmunds to discuss review comments. Review comments will be incorporated, and Final Preliminary Design Documents will be submitted to SWD.

TASK 9.2 – MARION COUNTY DEVELOPMENT REVIEW

Jones Edmunds will prepare the necessary Site Plan Approval Application with supporting documentation and detailed engineering plans demonstrating compliance with County requirements. We will attend four County meetings to discuss review comments on the Site Plan Approval Application.

Jones Edmunds will schedule and conduct a pre-application meeting with Marion County Planning and Zoning staff to determine land use approval requirements and phasing for the East Property development. Expected application and submittals include:

DRAFT

- **Conceptual Plan Application:** Conceptual Plans are required for a Planned Urban Development (PUD) zoning amendment and Special Use Permit (SUP) applications.
- **Master Plan Application:** Master Plans are required to be submitted for multi-phase development projects. We expect this application to be required because the East Property will be developed over many years. We expect to develop a development timeline of when each building or landfill infrastructure component will be constructed at the site. The Master Plan will show interconnectivity of roadways and infrastructure to serve the future buildout of the overall site.
- **Mass Grading Plan:** A Mass Grading Plan will be submitted for review as required before a Major Site Plan or Improvement Plan can be submitted. The Mass Grading Plan is required when clearing, earth moving, excavating, or grading the site or portions of the site are intended; this includes temporary or permanent construction of the stormwater ponds, swales, ditches, or piping before other improvements are constructed. When submitting a Mass Grading Plan, the applicant shall adhere to the minimum standards and submittal requirements of the intended future Major Site Plan or Improvement Plan application.
- **Major Site Plan:** The Major Site Plan will have the proposed layout of the new site infrastructure including roadways, utilities, buildings, parking, and connections to infrastructure constructed with the Mass Grading Plan. This will include the proposed phasing of when each component will be constructed as updated from the Master Plan Application submittal.

TASK 9.3 – TRAFFIC ANALYSIS

Jones Edmunds has included a scope and fee for a Traffic Impact Study to be performed by a subconsultant that will be required by Marion County Planning and Zoning for Master Plan approval. The traffic analysis will include a report summarizing the findings of the traffic analysis and the modifications to meet County Land Development review requirements, if needed. This excludes designing improvements since the extent of such improvements is not known at this time.

Task 9 Deliverables:

- 9.1 Draft Preliminary Design Documents. After review comments have been incorporated final Preliminary Design Documents will be submitted to SWD.
- 9.2 Draft Site Plan Approval Application will be submitted to SWD. Following review and comments from SWD, Jones Edmunds will submit the Final site Plan Approval Application to Marion County.
- 9.3 Draft and Final Traffic Impact Study.

TASK 10 – ENVIRONMENTAL RESOURCE PERMITTING

The Baseline Landfill Expansion Phase II and East Property Development will require an ERP. The long-term development of the Baseline Landfill will require much of the stormwater to be managed on the East Property. Therefore, the ERP will propose incorporating the two properties to be permitted together into a single permit and to plan for future stormwater management capacity.

DRAFT

Jones Edmunds will prepare the ERP modification including associated calculations and drawings for the additional proposed East Property infrastructure and Phase 2 landfill expansion. ERP modeling will be performed using StormWise (formerly ICPR4). Jones Edmunds will design stormwater erosion and sediment-control plans with details of detention ponds and other features. The stormwater storage and conveyance system will have to be upgraded along with the new stormwater system associated with the landfill expansion. Based on our current understanding, a portion of the stormwater from the Baseline site will be re-directed to the East Property to maximize landfill disposal capacity on the Baseline property. A portion of the current yard waste management area in the northwest corner of the Baseline site is intended to be used for future stormwater retainage, which will reduce the size of the retention ponds on the East Property.

The stormwater system will also need to be permitted with Marion County and may have slightly different requirements than the state permitting authority.

The ERP modification application will be submitted to the appropriate permitting authority and will include the following:

- Individual ERP application (FDEP Form 62-343.900(1), *Joint Environmental Resource Permit Application*) addressing the required application parts:
  - Part A: ERP Permit Application Form
  - Part E: ERP Supplemental Information for Works or Other Activities Involving a Water Management System
- An Engineering Report that includes the information, documentation, and calculations required to permit the stormwater management system. This includes the following:
  - Pre-development and post-development basin delineations.
  - Pre-development and post-development stormwater models.
  - Geographic Information System (GIS) maps.
- Electronic copies of the permit application document containing the required documentation and plans. The permit application document will be signed and sealed by a Florida-registered Professional Engineer.

Jones Edmunds will coordinate a pre-application teleconference and additional meeting(s) as needed with FDEP and the Water Management District.

Task 10 Deliverables:

- Electronic copies of the Draft and Final Permit Application documents containing the required documentation and plans. After review comments have been incorporated the final permit application will be submitted to SWD.

TASK 11 – RAILROAD CROSSINGS DESIGN AND PERMITTING

Jones Edmunds will subcontract and coordinate the railroad crossing design and permitting of two railroad crossings across the FNR corridor to connect the existing Baseline Landfill to the East Property. The crossings will include one at-grade vehicle crossing and two below-grade utility crossings. A pre-application meeting with FNR will be conducted to confirm

DRAFT

application requirements, review design considerations, and understand the permitting process.

A Draft Railroad Crossing Permit Application package will be prepared and submitted to the County for review and approval before formal submittal to FNR.

The railroad permit will cover two distinct crossing areas:

North Crossing – An *active, at-grade vehicle crossing* that will include:

- Private roadway access across the tracks.
- Stormwater conveyance.
- Electrical and communication lines.
- Spare utility ducts for future use.
- Full active warning system including:
  - Crossing gates with flashers.
  - Cantilever-mounted flashers.
  - 6-foot-x-6-foot aluminum signal hut.
  - Two aluminum activation cases (north and south of the crossing).
  - Power supply to all signal devices with a new metered 100-amp electrical service (if required).
  - XP4 system or PSO400/IPI audio frequency track circuits with insulated joints.
  - Integration into the existing signal system.
  - Compliance with MUTCD and AREMA standards.
  - Minimum 25-second warning time using non-electronic bells.

South Crossing – A *below-grade utility crossing* that will include:

- Stormwater conveyance.
- LFG piping.
- Leachate force main.
- Electrical and communication lines.
- Spare conduits for future needs.

Civil, Mechanical, Electrical, and Structural Design Drawings will be prepared and coordinated with the local utility provider to determine power service requirements and final equipment locations.

The Scope of Services includes design and permitting only and excludes equipment installation and operational testing; however, installation support and as-built drawings on completion will be provided. All other design components are FNR's responsibility.

Task 11 Deliverables:

- Electronic files of all Draft Design Drawings and Permit Application package.
- Four hard copies of Final Design Drawings and Permit Application package for County signatures, unless electronic submittals are required or allowed by the agencies. One set of the final documents will be signed and sealed by the Engineers of Record.

DRAFT

TASK 12 – ELECTRICAL SERVICE MASTER METERING DESIGN AND SCADA

12.1 ELECTRICAL SERVICE MASTER METERING DESIGN

The existing electrical infrastructure within the Baseline Landfill Expansion will be relocated. The current electrical service has been developed incrementally, resulting in the installation of more than 20 separate electric meters across the site. This presents an opportunity to streamline and modernize the system by installing a master electrical metering station to consolidate power distribution. The centralized metering approach would enable future integration with LFG-to-energy systems, allowing the County to self-supply electricity and provide power redundancy in the event of utility outages.

Although the current LFG generation is below commercially viable levels for power production, the relatively modest power needs of the Baseline facility suggest that even small-scale generation could be feasible. The master metering infrastructure will provide the necessary interconnection point for a future LFG-powered generator once sufficient gas volumes are available.

An electrical engineer subconsultant will evaluate the current and future site needs and develop design options for the new location on the East Property. The electrical engineer will perform the following:

- Site Assessment: Assess during one site visit the existing electrical power distribution in the project area. Evaluate the existing interconnect agreement and recommend the best approach for maintaining or providing a future interconnect.
- Electric Utility Coordination: Coordinate with the electric utility to determine the availability 480-volt, 3-phase power. Clarify whether power distribution will be provided by SWD or the utility.
- Design Options: Evaluate and provide design options for new electrical service, including feeder sizing, voltage drop calculations, short circuit analysis, and load summary for the existing and proposed components. Provide design options for branch circuiting and transient voltage surge suppression (TVSS) to the main service.

The electrical engineer will provide site power distribution planning for the East Property, including various new buildings such as administration offices, scale house, citizen services, environmental compliance systems, and additional support facilities such as a citizens recycling center. Power distribution will also be assessed for Baseline Landfill, including the electrical requirements for additional pumps or motors that may be required.

The electrical engineering scope includes coordinating with the electric utility company to verify whether SWD or the Utility company provides the site's power distribution and coordinating with the civil design for exact routing for underground power, SecTER cabinets and/or transformer locations, underground feeder sizing, and whether direct burial cable or PVC conduits with or without duct bank is to be used.

A site plan with building types and rough locations will be designed to properly estimate building loads for sizing the campus electrical load. Scope for SWD-owned medium-voltage distribution would also include designing the underground feeders and Neher–McGrath thermal calculations.

DRAFT

The report for this work will be submitted in draft form for County review and then finalized following comments and design changes made during the draft report meeting.

12.2 Supervisory Control and Data Acquisition (SCADA), Automation, and Remote Monitoring

To support efficient operation of leachate, gas, and stormwater systems, a SCADA system will be evaluated. This task includes:

- Identify automation and monitoring needs for key infrastructure such as pump stations, tanks, and remote sensors.
- Collaborate with our subconsultants to define the SCADA architecture, controls, and interface requirements.
- Incorporate flexibility to support future expansion and reduce staffing needs for system oversight.

Task 12 Deliverables:

- 12.1 Draft and Final Technical Memorandum summarizing the assessment of the electrical design options.
- 12.2 Draft and Final Report summarizing the proposed design.

Task 13 – East Property Construction Documents

Jones Edmunds will develop civil site development construction drawings and technical specifications for the East Property based on the previously prepared permitting documents. These documents will provide the level of detail necessary for the County to initiate construction activities on the East Property in support of long-term landfill development.

The Construction Drawings will include detailed plans for the following key site infrastructure components:

- Mass grading to establish site elevations and drainage patterns consistent with the permitted design.
- Stormwater management systems including ponds, swales, culverts, and related conveyance structures.
- Utility infrastructure, such as water, sewer, electrical service, communications, and natural gas to support future operations and facilities.
- Perimeter buffer and fencing, including gate locations and access controls.
- Access road design, including the road connection from the perimeter roadway to the scale house and the approach road alignment to the future railroad crossing.

Jones Edmunds will develop the drawings and specifications to construction-level detail suitable for bidding and will comply with applicable local and state development standards. These site improvements represent the foundational elements necessary to support phased build-out of the East Property and the relocation of existing landfill infrastructure.

Jones Edmunds will prepare an EOPCC for the East Property Development. The EOPCC will be based on the Jones Edmunds's staff's professional judgment and experience from similar recent projects that may vary from bids received or the negotiated construction costs.

DRAFT

Task 13 Deliverables:

- One 90% electronic copy of the Draft Construction Bid Drawings and Technical Specifications for the County to review.
- One 100% electronic copy of the Final Construction Bid Drawing and Technical Specifications.
- One electronic copy of the Draft EOPCC. One electronic copy of the Final EOPCC.

TASK 14 – EAST PROPERTY BIDDING ASSISTANCE

Jones Edmunds will provide bidding services to support the County SWD and Procurement staff in solicitating bids for the East Property site development. We will compile and provide PDFs of all Construction Bid Documents prepared under Task 13. The County will be responsible for distributing the bid package, receiving and logging questions from bidders, and issuing addenda to prospective bidders. The County will keep the plan holders list and prepare and publish the bid tabulation.

Jones Edmunds will assist during the bid process by attending the pre-bid meeting. Although County Procurement will lead the meeting, we will provide a general overview of the project and respond to technical questions related to the Construction Documents.

Jones Edmunds will assist the County in preparing responses and clarifications to bidder questions and preparing addenda to the bid documents. We assume that a maximum of three addenda will be required during the bidding processes. All responses and proposed revisions will be provided to the County to issue to plan holders.

After bids are received, the County will provide Jones Edmunds with copies of all submitted bid packages. Jones Edmunds will review the bids for completeness and accuracy, check references and project information, and identify any items that may need further clarification from the bidders. All requests for additional information will be routed through the County Procurement staff.

At the conclusion of bid evaluation, Jones Edmunds will provide a letter to the County summarizing the results of the bidding and the bid evaluation.

Task 14 Deliverables

- Draft and Final Addenda in PDF format.
- Bid Review Letter in PDF format.

DRAFT

SCHEDULE

From project initiation, approximately 3 years will be required to develop the Baseline Landfill Expansion and East Property Development and bid construction contracts. Any unforeseen delays or complications in the project could have substantial impacts on the schedule and will be immediately discussed with the County. Jones Edmunds will develop a Gantt chart with critical path schedule that will be updated monthly throughout the project and provided to the County to help monitor the project status. The proposed schedule for the Baseline Landfill Expansion and East Property Development project is as follows:

Task	Duration	Cumulative
Notice to Proceed	0	0
Task 1: Project Management	1095	1095
Task 2: Field Investigations and Laboratory Testing	360	360
Task 3: Cell III-A, III-B, and III-C Reconfiguration Evaluation and Minor Permit Modification	270	270
Task 4: Leachate Storage and Gas Control System Relocation	360	360
Task 5: Urban Cell Reconfiguration	270	270
Task 6: Baseline Landfill Expansion Permitting	810	810
Task 7: Baseline Landfill Expansion Construction Documents	180	810
Task 8: Baseline Landfill Expansion Bidding Assistance	180	990
Task 9: East Property Site Design and Permitting	540	660
Task 10: Environmental Resource Permitting	360	660
Task 11: Railroad Crossing Design and Permitting	180	180
Task 12: Electrical Service Master Metering Design and SCADA	180	880
Task 13: East Property Construction Documents	180	1,040
Task 14: East Property Bidding Assistance	180	1,220

Note: TBD = To be Determined.

FEE ESTIMATE

Jones Edmunds proposes to complete the Scope of Services as detailed above for a time-and-materials amount not-to-exceed $5,081,782 as outlined in Exhibit B (attached).

The fee estimate includes a 5% contingency that may be used at the County's discretion. The contingency fee may be allocated with written approval SWD and documentation of the changes to the Scope of Services.

EXCLUSIONS AND CONDITIONS

The following items are specific exclusions and conditions of this Scope of Services. Excluded items may be provided as additional services.

- Permit application fees are excluded from this Scope of Services and Fee Estimate. We estimate that fees for the FDEP solid waste facility construction/operation permit and the ERP will total approximately $25,000 and will be paid directly by the County.

DRAFT

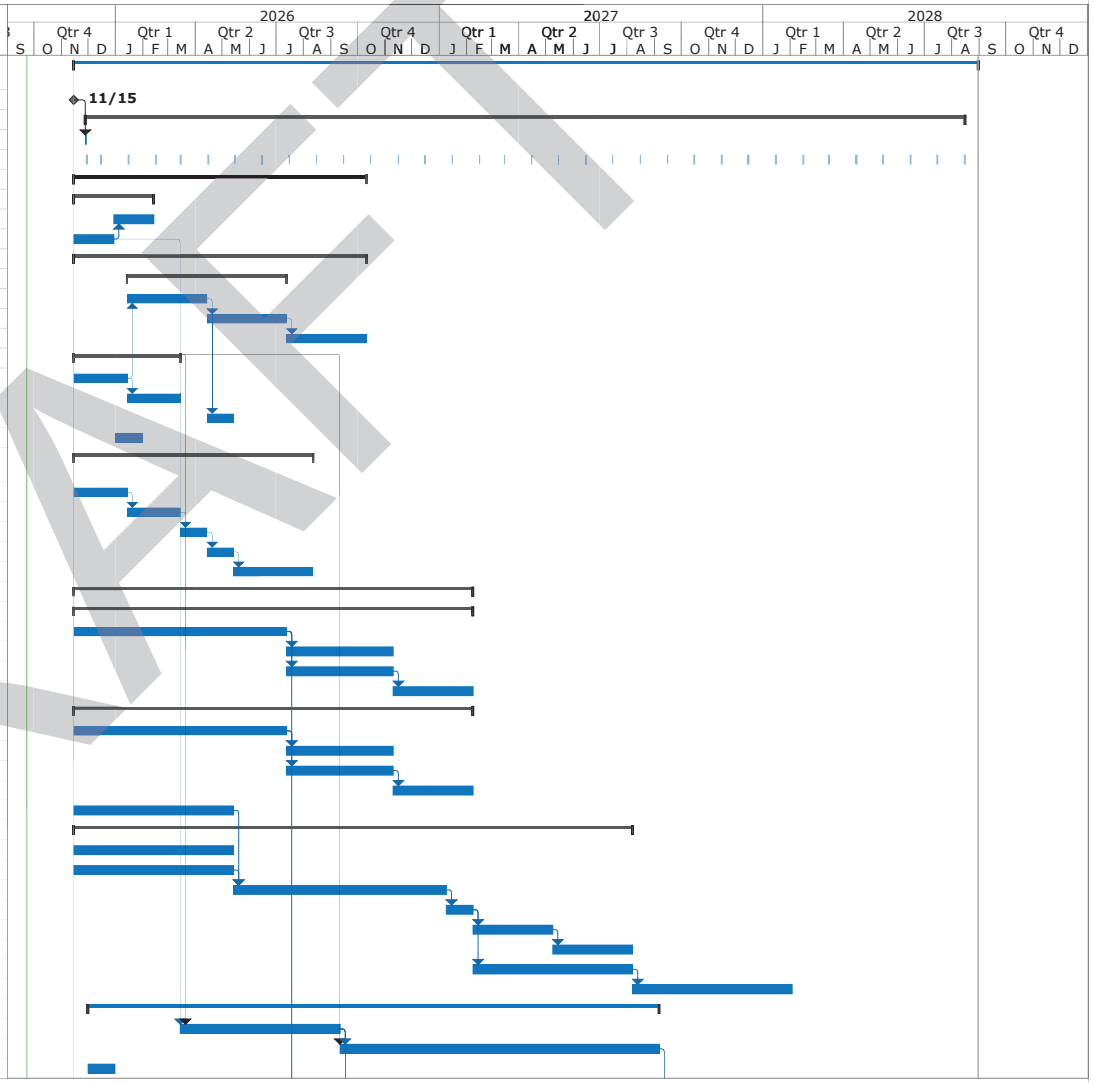
- This Scope of Services excludes a construction dewatering plan or permit. Based on the elevations of the groundwater table, we assume that these items will not be required.
- We assume that the project does not impact or require mitigation for floodplains, wetlands, navigable water, endangered or threatened species, and/or historical or cultural resources.
- The Scope of Services excludes designing leachate pre-treatment facilities.
- Demolition of existing infrastructure within the limits of development will be included in the Construction Drawings.
- Design of buildings and office space is excluded from this Scope of Services.
- The County's Front-End Documents (Contract and General Conditions) will be used.
- The Baseline Landfill Development East Property Development is assumed to be progressed concurrently with the Baseline Landfill Development. The ERP for both properties will be combined and is included in this Scope of Services.
- This Scope of Services excludes preparing the groundwater monitoring, sampling, or analysis required for facility operations.
- We assume that the project does not require an application to the US Army Corps of Engineers (USACE) based on the assumption that the project does not impact wetlands or navigable waters. Wetland mitigation design and permitting are excluded.
- The quantities, labor hours, subconsultant fees, and reimbursable expenses listed in the Fee Estimate are intended as documentation and justification for the total cost of the project. Deviations or changes in the quantities, labor hours, subconsultant fees, and reimbursable expenses within a task may be requested by Jones Edmunds in writing to the SWD Project Manager with justification. The County, on review of these changes by the SWD Project Manager, may approve or deny these adjustments.
- The schedules listed in this Scope of Services highly depend on permitting authority review timelines and are therefore just proposed. The schedule will be discussed at least monthly with the SWD Project Manager, and the exact submittal dates will be adjusted and agreed on as needed.

DRAFT

BASELINE LANDFILL EXPANSION AND EAST PROPERTY DEVELOPMENT DESIGN AND PERMITTING SCHEDULE

JonesEdmunds

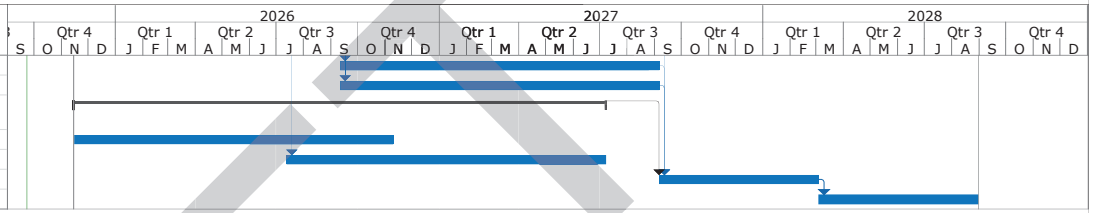
ID	Task Name	Duration	Start	Finish
1	**Baseline Landfill Expansion and East Property Development Design and Permitting**	**1020 days**	**Sat 11/15/25**	**Wed 8/30/28**
2	Notice to Proceed	0 days	Sat 11/15/25	Sat 11/15/25
3	**Task 1 - Project Management**	**992 days**	**Fri 11/28/25**	**Tue 8/15/28**
4	Project Kickoff Meeting	1 day	Fri 11/28/25	Fri 11/28/25
5	Monthly Progress Meetings	991 days	Sat 11/29/25	Tue 8/15/28
40	**Task 2 - Field Investigations and Laboratory Testing**	**330 days**	**Sat 11/15/25**	**Sat 10/10/26**
41	2.1 Surveying* (NV5)	90 days	Sat 11/15/25	Thu 2/12/26
42	2.2.1 Baseline	45 days	Tue 12/30/25	Thu 2/12/26
43	2.2.2 East Property	45 days	Sat 11/15/25	Mon 12/29/25
44	2.2 Subsurface and Geotechnical Investigations* (Geohazards)	330 days	Sat 11/15/25	Sat 10/10/26
45	Baseline - Phase II	180 days	Wed 1/14/26	Sun 7/12/26
46	Field investigations	90 days	Wed 1/14/26	Mon 4/13/26
47	Laboratory Testing and Reporting	90 days	Tue 4/14/26	Sun 7/12/26
48	Remediation Plan* (Ardaman)	90 days	Mon 7/13/26	Sat 10/10/26
49	East Property	120 days	Sat 11/15/25	Sat 3/14/26
50	Field Investigations	60 days	Sat 11/15/25	Tue 1/13/26
51	Laboratory Testing and Reporting	60 days	Wed 1/14/26	Sat 3/14/26
52	McKay Dump, Yard Waste, Clean Fill	30 days	Tue 4/14/26	Wed 5/13/26
53	2.3 Jurisdictional Wetland and Listed Species Assessment	30 days	Thu 1/1/26	Fri 1/30/26
54	**Task 3 - Cell III-A, III-B, and III-C Reconfiguration Evaluation and Minor Permit Modification**	**270 days**	**Sat 11/15/25**	**Tue 8/11/26**
55	3.1 Design Coordination and Fill Sequencing	60 days	Sat 11/15/25	Tue 1/13/26
56	3.2 Permit Modification	60 days	Wed 1/14/26	Sat 3/14/26
57	FDEP Review	30 days	Sun 3/15/26	Mon 4/13/26
58	Request for Additional Information and Permit Support	30 days	Tue 4/14/26	Wed 5/13/26
59	FDEP Determine Agency Action	90 days	Thu 5/14/26	Tue 8/11/26
60	**Task 4 - Leachate Storage and Gas Control System Relocation**	**450 days**	**Sat 11/15/25**	**Sun 2/7/27**
61	**4.1 Leachate Storage Facility**	**450 days**	**Sat 11/15/25**	**Sun 2/7/27**
62	Design	240 days	Sat 11/15/25	Sun 7/12/26
63	Permitting	120 days	Mon 7/13/26	Mon 11/9/26
64	Bid Documents	120 days	Mon 7/13/26	Mon 11/9/26
65	Bidding Assistance	90 days	Tue 11/10/26	Sun 2/7/27
66	**4.2 Gas Control System**	**450 days**	**Sat 11/15/25**	**Sun 2/7/27**
67	Design	240 days	Sat 11/15/25	Sun 7/12/26
68	Permitting	120 days	Mon 7/13/26	Mon 11/9/26
69	Bid Documents	120 days	Mon 7/13/26	Mon 11/9/26
70	Bidding Assistance	90 days	Tue 11/10/26	Sun 2/7/27
71	**Task 5 - Urban Cell Reconfiguration**	**180 days**	**Sat 11/15/25**	**Wed 5/13/26**
72	**Task 6 - Baseline Landfill Expansion Design and Permitting**	**630 days**	**Sat 11/15/25**	**Fri 8/6/27**
73	6.1 Preliminary Design	180 days	Sat 11/15/25	Wed 5/13/26
74	6.2 Site Infrastructure Demo Design	180 days	Sat 11/15/25	Wed 5/13/26
75	6.3 Solid Waste Permit Application	240 days	Thu 5/14/26	Fri 1/8/27
76	FDEP Review	30 days	Sat 1/9/27	Sun 2/7/27
77	6.4 Request for Additional Information and Permit Support	90 days	Mon 2/8/27	Sat 5/8/27
78	FDEP Determine Agency Action	90 days	Sun 5/9/27	Fri 8/6/27
79	**Task 7 - Baseline Landfill Expansion Construction Documents**	**180 days**	**Mon 2/8/27**	**Fri 8/6/27**
80	**Task 8 - Baseline Landfill Expansion Bidding Assistance**	**180 days**	**Sat 8/7/27**	**Wed 2/2/28**
81	**Task 9 - East Property Site Design and Permitting**	**644 days**	**Mon 12/1/25**	**Sun 9/5/27**
82	9.1 Site Design and Infrastructure Layout (Tillman)	180 days	Sun 3/15/26	Thu 9/10/26
83	9.2 Marion County Development Review (Tillman)	360 days	Fri 9/11/26	Sun 9/5/27
84	9.3 Traffic Analysis (Tillman)	30 days	Mon 12/1/25	Tue 12/30/25



DRAFT

BASELINE LANDFILL EXPANSION AND EAST PROPERTY DEVELOPMENT DESIGN AND PERMITTING SCHEDULE

ID	Task Name	Duration	Start	Finish
85	**Task 10 - Environmental Resource Permitting**	**360 days**	**Fri 9/11/26**	**Sun 9/5/27**
86	**Task 11 - Railroad Crossing Design and Permitting (TY Lin)**	**360 days**	**Fri 9/11/26**	**Sun 9/5/27**
87	**Task 12 - Electrical Service Master Metering Design and SCADA (SCS)**	**600 days**	**Sat 11/15/25**	**Wed 7/7/27**
88	12.1 Master Metering	360 days	Sat 11/15/25	Mon 11/9/26
89	12.2 SCADA	360 days	Mon 7/13/26	Wed 7/7/27
90	**Task 13 - East Property Constuction Documents**	**180 days**	**Mon 9/6/27**	**Fri 3/3/28**
91	**Task 14 - East Property Bidding Assistance**	**180 days**	**Sat 3/4/28**	**Wed 8/30/28**



DRAFT

EXHIBIT B

BASELINE LANDFILL EXPANSION AND EAST PROPERTY DEVELOPMENT DESIGN AND PERMTTING FEE ESTIMATE

JonesEdmunds

Task	Description	Hours														Fee			
		Project Officer	Chief Engineer or Scientist	Senior Engineer	Senior Scientist	Project Engineer	Engineer or Scientist	Engineer Intern	Senior CADD Designer	Senior CADD Technician	GIS Analyst	Senior Field Tech. Env.	Senior Admin. Assist.	Senior Technical Editor	Total Hours	Labor Fee	Other Direct Costs	Sub-consultant	Total Fee
		$ 240	$ 240	$ 240	$ 185	$ 200	$ 145	$ 120	$ 130	$ 105	$ 110	$ 110	$ 110	$ 150					
1	**Project Management and Project Meetings**																		
	Project Kickoff Meeting	2	8	8	8	4	4	8	8	4	-	-	4	-	58	$ 10,040	$ 200	$ -	$ 10,240
	Progress Review Meetings (36 months)	36	144	-	8	-	-	144	-	-	-	-	72	-	404	$ 69,880	$ 1,800	$ 29,802	$ 101,482
	Subtotal Task 1	38	152	8	16	4	4	152	8	4	-	-	76	-	462	$ 79,920	$ 2,000	$ 29,802	$ 111,722
2	**Field Investigations and Laboratory Testing**																		
2.1	Survey (NV5)	-	24	-		-	-	40	80	-	-	-	8	-	152	$ 21,840	$ 200	$ 261,625	$ 283,665
2.2	Subsurface and Geotechnical Investigations (GeoHazards)	-	40	80	-	-	40	40	40	-	-	200	-	-	440	$ 66,600	$ 2,000	$ 728,510	$ 797,110
	Geotechnical Remediation Assessment and Recommendations (Ardaman)	-	40	160	-	-	40	40	80	-	-	-	-	-	360	$ 69,000	$ -	$ 172,500	$ 241,500
	Field Investigations Urban and Cells III-A, III-B, and III-C (Sullivan)	-	24	36	-	-	-	120	-	8	16	-	-	-	204	$ 31,400	$ 2,000	$ 115,000	$ 148,400
2.3	Jurisdictional Wetland and Surface Water Delineation and Listed Species Assessment	-	8	-	32	-	48	4	4	-	8	-	-	-	104	$ 16,680	$ 400	$ -	$ 17,080
	Subtotal Task 2	-	136	276	32	-	128	244	204	8	24	200	8	-	1,260	$ 205,520	$ 4,600	$ 1,277,635	$ 1,487,755
3	**Cell III-A, III-B, and III-C Reconfiguration Evaluation and Minor Permit Modification**																		
3.1	Design Coordination and Filling Sequencing	-	16	40	-	-	8	80	80	40	-	-	16	4	284	$ 41,160	$ 200	$ 42,849	$ 84,209
3.2	Permit Modification	-	24	40	-	40	16	80	40	40	8	-	24	4	316	$ 48,800	$ -	$ -	$ 48,800
	Subtotal Task 3	-	40	80	-	40	24	160	120	80	8	-	40	8	600	$ 89,960	$ 200	$ 42,849	$ 133,009
4	**Leachate Storage and Gas Control System Relocation**																		
4.1	Leachate Storage Facility																		
	Basis of Design		16	24	-	40	-	80	60	40	-	-	8	2	270	$ 40,380	$ -	$ -	$ 40,380
	Design and Permitting	-	40	80	-	80	160	160	160	80	-	-	16	4	780	$ 118,760	$ -	$ -	$ 118,760
	Bid Documents	-	40	120	-	80	160	80	120	80	-	-	24	8	712	$ 115,040	$ -	$ -	$ 115,040
	Bidding Assistance	-	16	40	-	40	-	40	40	-	-	-	8	2	186	$ 32,620	$ 200	$ -	$ 32,820
	Subtotal Task 4.1	-	112	264	-	240	320	360	380	200	-	-	56	16	1,948	$ 306,800	$ 200	$ -	$ 307,000
4.2	Landfill Gas Control System																		
	Basis of Design	-	8	20	-	-	-	40	-	-	-	-	-	-	68	$ 11,520	$ -	$ -	$ 11,520
	Design and Permitting (SCS)	-	24	40	-	-	80	40	-	-	-	-	-	-	184	$ 31,760	$ -	$ 88,648	$ 120,408
	Title V Air Permitting (SCS)	-	16	24	-	-	-	40	-	-	-	-	-	-	80	$ 14,400	$ -	$ 52,946	$ 67,346
	Bid Documents	-	8	16	-	-	-	40	-	-	-	-	-	-	64	$ 10,560	$ -	$ -	$ 10,560
	Bidding Assistance	-	8	8	-	-	-	40	-	-	-	-	-	-	56	$ 8,640	$ 200	$ -	$ 8,840
	Subtotal Task 4.1	-	64	108	-	-	80	200	-	-	-	-	-	-	452	$ 76,880	$ 200	$ 141,594	$ 218,674
	Subtotal Task 4	-	176	372	-	240.00	400	560	380	200	-	-	56	16	2,400	$ 383,680	$ 400	$ 141,594	$ 525,674
5	**Urban Cell Reconfiguration**	-	40	80	-	-	-	160	120	80	20	-	8	2	510	$ 75,080	$ 200	$ 24,438	$ 99,718
	Subtotal Task 5	-	40	80	-	-	-	160	120	80	20	-	8	2	510	$ 75,080	$ 200	$ 24,438	$ 99,718
6	**Baseline Landfill Expansion Design and Permitting**																		
6.1	Preliminary Design	2	80	160	-	-	80	160	120	40	-	-	16	4	662	$ 111,040	$ 200	$ 18,745	$ 129,985
6.2	Site Infrastructure Demolition Design	2	40	80	-	-	40	80	80	80	-	-	16	4	422	$ 65,840	$ 200	$ -	$ 66,040
6.3	Solid Waste Permit Application	4	200	360	-	80	120	440	300	200	80	-	80	16	1,880	$ 301,560	$ 200	$ 46,000	$ 347,760
6.4	Request for Additional Information and Permit Support	-	40	40	-	40	40	80	40	40	-	-	16	4	340	$ 54,360	$ 200	$ -	$ 54,560
	Subtotal Task 6	8	360	640	-	120	280	760	540	360	80	-	128	28	3,304	$ 532,800	$ 800	$ 64,745	$ 598,345

DRAFT

EXHIBIT B

BASELINE LANDFILL EXPANSION AND EAST PROPERTY DEVELOPMENT DESIGN AND PERMTTING FEE ESTIMATE

JonesEdmunds

Task	Description	Hours														Fee			
		Project Officer	Chief Engineer or Scientist	Senior Engineer	Senior Scientist	Project Engineer	Engineer or Scientist	Engineer Intern	Senior CADD Designer	Senior CADD Technician	GIS Analyst	Senior Field Tech. Env.	Senior Admin. Assist.	Senior Technical Editor	Total Hours	Labor Fee	Other Direct Costs	Sub-consultant	Total Fee
		$ 240	$ 240	$ 240	$ 185	$ 200	$ 145	$ 120	$ 130	$ 105	$ 110	$ 110	$ 110	$ 150					
7	**Baseline Landfill Expansion Construction Documents**																		
7.1	Construction Bid Plans	4	80	80	-	20	24	120	240	200	-	-	-	-	768	$ 113,440	$ 200	$ 7,268	$ 120,908
7.2	Construction Specifications	4	40	80	-	20	24	120	80	-	-	-	60	16	444	$ 71,040	$ 200	$ -	$ 71,240
7.3	Engineer's Opinion of Probable Construction Cost	4	40	40	-	20	80	80	-	-	-	-	-	-	264	$ 45,360	$ -	$ -	$ 45,360
	Subtotal Task 7	12	160	200	-	60	128	320	320	200	-	-	60	16	1,476	$ 229,840	$ 400	$ 7,268	$ 237,508
8	**Baseline Landfill Expansion Bidding Assistance**	-	80	40	-	-	40	80	40	20	-	-	40	-	340	$ 55,900	$ 400	$ 10,925	$ 67,225
	Subtotal Task 8	12	80	40	-	-	40	80	40	20	-	-	40	-	340	$ 55,900	$ 400	$ 10,925	$ 67,225
9	**East Property Site Design and Permitting**																		
9.1	Site Design and Infrastructure Layout (Tillman)	2	40	80	-	-	-	40	120	-	-	-	-	-	282	$ 49,680	$ 400	$ 511,164	$ 561,244
9.2	Marion County Development Review (Tillman)	-	40	40	-	-	-	40	40	-	-	-	-	-	160	$ 29,200	$ -	$ -	$ 29,200
9.3	Traffic Analysis (Tillman)	-	8	-		16	-	16	8	-	-	-	-	-	48	$ 8,080		$ -	$ 8,080
	Subtotal Task 9	2	88	120	-	16	-	96	168	-	-	-	-	-	490	$ 86,960	$ 400	$ 511,164	$ 598,524
10	**Environmental Resource Permitting**	2	40	24	-	80	160	160	160	80	40	-	40	16	802	$ 114,640	$ -	$ -	$ 114,640
	Subtotal Task 10	2	40	24	-	80	160	160	160	80	40	-	40	16	802	$ 114,640	$ -	$ -	$ 114,640
11	**Railroad Crossing Design and Permitting**	-	40	80	-	40	40	80	40	-	-	-	-	-	320	$ 57,400	$ -	$ 505,437	$ 562,837
	Subtotal Task 11	-	40	80	-	40	40	80	40	-	-	-	-	-	320	$ 57,400	$ -	$ 505,437	$ 562,837
12	**Electrical Service Evaluation and Design**																		
12.1	Master Metering (SCS)	-	24	24	-	-	-	-	24	-	-	-	-	-	72	$ 14,640	$ -	$ 41,527	$ 56,167
12.2	SCADA (SCS)	-	24	40	-	-	-	40	-	-	-	-	-	-	104	$ 20,160	$ -	$ 113,160	$ 133,320
	Subtotal Task 12	-	48	64	-	-	-	40	24	-	-	-	-	-	176	$ 34,800	$ -	$ 154,687	$ 189,487
13	**East Property Construction Documents**																		
	Construction Bid Plans and specifications	2	24	40	-	-	24	80	40	-	-	-	40	16	266	$ 40,920	$ -	$ -	$ 40,920
	Engineer's Opinion of Probable Construction Cost	-	20	40	-	-	24	40	-	-	-	-	-	-	124	$ 22,680	$ -		$ 22,680
	Subtotal Task 13	2	44	80	-	-	48	120	40	-	-	-	40	16	390	$ 63,600	$ -	$ -	$ 63,600
14	**East Property Bidding**	2	24	40	-	40	20	80	40	-	-	-	-	-	246	$ 41,540	$ 200	$ -	$ 41,740
	Subtotal Task 14	2	24	40	-	40	20	80	40	-	-	-	-	-	246	$ 41,540	$ 200	$ -	$ 41,740
	Contingency																		$ 250,000
Total Baseline Landfill Expansion and East Property Development		**78**	**1,428**	**2,104**	**48**	**640**	**1,272**	**3,012**	**2,204**	**1,032**	**172**	**200**	**496**	**102**	**12,776**	**$ 2,051,640**	**$ 9,600**	**$ 2,770,544**	**$ 5,081,784**

DRAFT