

PROJECT AGREEMENT

Between

DESOTO COUNTY, FLORIDA

And

Apex Companies, LLC through its wholly owned subsidiary the Weiler
Engineering Corporation

for

Work Authorization No. _____

Drinking Water Facilities Plan

Exhibit “1”

Project Description

Apex Companies, LLC (CONSULTANT) is pleased to provide this proposal for a Drinking Water Facilities Plan. The Drinking Water Facilities Plan will evaluate the County’s existing potable water system, identify current and future system needs, develop and compare feasible alternatives, recommend a preferred capital improvement program, and prepare the supporting planning documentation needed for Florida Department of Environmental Protection (FDEP) Drinking Water State Revolving Fund (DWSRF) review.

The intent of this effort is to provide DeSoto County with a practical, funding-ready planning document that supports long-term potable water reliability, service area planning, system resiliency, and implementation of priority improvements over the planning horizon. The Facilities Plan will be prepared in general accordance with Chapter 62-552, F.A.C., and FDEP’s DWSRF planning requirements, including documentation of existing and recommended facilities, population and water demand projections, alternatives analysis, environmental effects and benefits, financial feasibility support, implementation schedule, and adoption of the planning recommendations.

Exhibit “2”

Scope of Services and Project Schedule

General Project Understanding

DeSoto County Utilities (DCU) provides potable water service to portions of unincorporated DeSoto County, including the Lake Suzy service area. The City of Arcadia operates as a separate service provider within its service area; however, it receives water from DCU through an interconnect meter on NE Turner Avenue. The County’s potable water system is supplied through the Peace River Manasota Regional Water Supply Authority (PRMRWSA), which provides wholesale treated drinking water from the Peace River regional water supply system. DeSoto County also operates a water treatment plant known as the DeSoto Correctional Institute DCI Water Plant which serves correctional institutions on SR 70.

Because the County relies on regional wholesale supply, the Facilities Plan will focus on the County-owned infrastructure needed to reliably receive, store, pump, and distribute potable water to existing and future customers. This includes evaluation of the County’s service area, wholesale supply allocation, delivery points, transmission and distribution mains, North Booster Pump Station, storage facilities, pressure and fire flow needs, emergency power and operational resiliency, and future demand projections.

The Drinking Water Facilities Plan will also consider planned regional water supply improvements and coordination needs with PRMRWSA where those improvements may affect DeSoto County’s long-term supply reliability, system capacity, and ability to serve projected growth. Special attention will be given to the Lake Suzy service area, existing and proposed service area boundaries, potential unserved or future service areas, and projects that may improve system looping, pressure, redundancy, and emergency response.

The final Drinking Water Facilities Plan will be structured to support FDEP review and acceptance and to serve as the basis for future design, permitting, funding applications, bidding, and construction of selected improvements, if authorized under separate task orders or future phases.

Scope of Services

Task 1: Project Kickoff, Data Collection, and Funding Coordination

CONSULTANT will initiate the project with a kickoff meeting with DeSoto County staff to confirm project goals, available data, funding objectives, known system concerns, planned developments, service area priorities, and desired schedule. This task will establish the planning approach and identify the information needed to complete the Facilities Plan.

CONSULTANT will generally perform the following:

- Conduct one project kickoff meeting with County staff.

- Prepare and submit a data request for available potable water system records.
- Review available County-provided and publicly available information, which may include GIS mapping, as-built drawings, service area maps, customer records, water purchase records, Consumer Confidence Reports, operating data, utility budgets, rate information, prior studies, capital improvement plans, and FDEP/DWSRF correspondence.
- Review available DWSRF project information, including any prior Request for Inclusion, project number, priority list placement, funding correspondence, or planning requirements provided by the County.
- Identify planning assumptions, key data gaps, and items requiring County confirmation.
- Coordinate with FDEP/DWSRF staff, as appropriate, to confirm planning document expectations, funding readiness requirements, and anticipated review process.

Task 2: Existing Potable Water System Evaluation

CONSULTANT will document the County's existing potable water system and evaluate major system components at a planning level. The evaluation will focus on the facilities and operational issues most relevant to long-term system reliability, capacity, and DWSRF planning.

CONSULTANT will generally evaluate and document:

- PRMRWSA wholesale water supply arrangement, allocation, and available delivery information.
- Existing and proposed potable water service areas, including the Lake Suzy service area and areas outside the City of Arcadia utility service area.
- Existing transmission and distribution system configuration, including major mains, interconnections, looping, dead ends, and known limitations.
- Booster pump stations, including available pump capacity, redundancy, controls, emergency power, and operational constraints.
- Storage facilities, including tank volume, operating levels, condition information, useful life, and operational role.
- Pressure, fire flow, and level-of-service considerations based on available data.
- Water quality and compliance information relevant to the County's distribution system, including available Consumer Confidence Reports, disinfection residual data, lead and copper line inventory information, sanitary surveys, or FDEP correspondence provided by the County.
- Known system issues, such as pressure complaints, main breaks, aging infrastructure, flushing concerns, un-looped mains, limited redundancy, or areas of anticipated growth.
- Existing operation and maintenance practices and the County's technical, managerial, and financial capacity as needed for the planning document.
- A high level review of the operational history and visual inspection of the DCI WTP.
- Development of a water use audit of the water purchased from PRMRWSA for the past 3 full years. This is a desktop effort using info supplied by DCU similar to the work performed by WEC in prior years.

This task is intended as a planning-level evaluation. Detailed hydraulic modeling, field testing, hydrant flow testing, tank inspection, pump testing, survey, and subsurface utility investigation are excluded unless separately authorized.

Task 3: Service Area, Population, and Water Demand Projections

CONSULTANT will develop planning-level population and water demand projections for the required planning horizon. The projections will be used to evaluate whether the County's existing infrastructure and wholesale allocation are adequate to serve existing and projected needs and to support the alternatives analysis.

CONSULTANT will generally perform the following:

- Review existing service area information, customer counts, historical water usage, and available growth projections.
- Review adopted level-of-service standards and coordinate with County staff to confirm the demand projection methodology.
- Develop present and historic usage summaries based on available water purchase records, billing records, or operating data.
- Develop minimum 20-year population and water demand projections for the County potable water system.
- Evaluate projected average day, maximum day, and peak demand conditions, as data allows.
- Compare projected demands to available PRMRWSA allocation, delivery capacity, storage capacity, booster pumping capacity, and distribution system limitations.
- Identify service areas, growth areas, or demand conditions that may drive future capital improvements.

Task 4: Facilities Plan Mapping and Figures

CONSULTANT will prepare planning-level maps and figures needed to support the Facilities Plan and FDEP review. Mapping will be based on County-provided GIS data, publicly available data, and available planning information.

Figures may include, as applicable:

- Project location map.
- Existing potable water service area map (previously prepared by CONSULTANT).
- City and County boundary map.
- Existing and proposed service area map.
- Major water system facilities map, including transmission mains, distribution mains, booster pump stations, storage tanks, and PRMRWSA delivery/interconnection points as available.
- Lake Suzy service area figure.
- Potential improvement areas and recommended project locations.
- Floodplain and resiliency review figures.

- Environmental review support figures, if applicable.

Mapping will be suitable for planning-level use and inclusion in the Facilities Plan. Survey-grade mapping, legal descriptions, easement exhibits, record drawings, and construction drawings are not included.

Task 5: Need for Project and Problem Definition

CONSULTANT will prepare a project need and justification section documenting why improvements are needed and how the recommended projects will benefit the County and its utility customers. The project need will be developed based on the existing system evaluation, demand projections, County input, and funding objectives.

The need for project may include, as applicable:

- Aging or undersized water mains.
- Need for improved pressure, fire flow, or service reliability.
- Need for additional storage, pumping capacity, or operational redundancy.
- Need to support future growth within the County's utility service area.
- Need to improve service to Lake Suzy or other priority service areas.
- Need to reduce dead ends, improve looping, or improve water age/flushing conditions.
- Need to improve resiliency during power outages, droughts, main breaks, storms, or other emergencies.
- Need to coordinate County-owned infrastructure with regional PRMRWSA supply and transmission improvements.
- Need to position priority projects for DWSRF funding.

Task 6: Development and Evaluation of Alternatives

CONSULTANT will develop and compare feasible alternatives to address the identified potable water system needs. The alternatives analysis will be structured to satisfy FDEP planning requirements and to provide a defensible basis for selecting the preferred alternative or capital improvement program.

Alternatives may include, as applicable:

- No Action alternative.
- Targeted water main replacement or upsizing.
- Transmission main improvements to improve capacity and reliability.
- Distribution main looping to improve pressure, water quality, and redundancy.
- Storage improvements, including tank rehabilitation, replacement, or additional storage.
- Booster pump station improvements, including capacity upgrades, controls, standby power, and redundancy.
- Service area expansion or phased extension alternatives.
- PRMRWSA coordination alternatives, including review of allocation, delivery points, or regional supply/transmission improvements affecting DeSoto County.

- Conservation, water loss reduction, and operational improvements that may defer or reduce capital needs.
- Resiliency improvements to protect critical utility assets and maintain service during emergencies.

For each alternative, CONSULTANT will develop a planning-level discussion of technical feasibility, advantages and disadvantages, implementation considerations, approximate useful life of major components, planning-level capital cost, anticipated operation and maintenance impacts, and life-cycle cost considerations. The comparison will consider cost, reliability, constructability, regulatory requirements, environmental effects, resiliency, service benefits, and long-term County priorities.

Task 7: Preferred Alternative and Recommended Capital Improvements

Based on the alternatives analysis and County input, CONSULTANT will identify a preferred alternative or recommended capital improvement program. The preferred alternative may include a phased implementation plan if multiple projects are needed over the planning horizon.

CONSULTANT will generally prepare:

- Description of the recommended improvements.
- Basis for selection and comparison to other alternatives.
- Planning-level opinion of probable construction cost.
- Estimated engineering, administrative, legal, contingency, and other soft cost allowances.
- Planning-level O&M cost impacts.
- Repair and replacement cost considerations, if applicable.
- Useful life assumptions for major project components.
- Phasing recommendations, if applicable.
- Implementation schedule for planning, design, permitting, funding, bidding, and construction.

Task 8: Environmental Review and Source Water Protection Support

CONSULTANT will prepare environmental review support information for inclusion in the Facilities Plan. FDEP performs the formal environmental review and publishes the Environmental Information Document; however, the planning document must include sufficient information to support that review.

CONSULTANT will generally address:

- Environmental benefits of the proposed project.
- Potential impacts to flora, fauna, threatened or endangered species, wetlands, surface water bodies, prime agricultural lands, and undisturbed areas based on available desktop information.
- U.S. Fish and Wildlife Service species list information for the project area.
- Potential human health or environmental effects on minority or low-income communities.

- Source water protection considerations, including available FDEP Source Water Assessment information and potential pollution sources relevant to the Peace River regional water supply or County-owned facilities, as applicable.
- Whether additional environmental coordination, review, or documentation may be required during future design/permitting.
- Project features or recommended practices to avoid, minimize, or mitigate potential impacts.

This task does not include field biological surveys, wetland delineations, listed species surveys, cultural resource assessments, Phase I/II environmental site assessments, environmental permitting, or mitigation design unless separately authorized.

Task 9: Floodplain Management and Resiliency Review

Apex will prepare a planning-level floodplain and resiliency review for proposed utility assets in accordance with FDEP planning checklist expectations. This task will focus on identifying whether proposed improvements are located within mapped flood hazard areas and whether mitigation should be considered to protect critical utility operations.

CONSULTANT will generally perform the following:

- Review available FEMA flood mapping for proposed project areas.
- Identify proposed utility assets that may be vulnerable to flooding.
- Evaluate whether relocation outside the floodplain is feasible at a planning level, if applicable.
- Identify potential mitigation measures to reduce damage and service disruption for critical assets.
- Document asset vulnerability considerations, including relative consequences of failure, operational impact, and priority need for mitigation.
- Incorporate floodplain mitigation considerations into the alternatives analysis, if applicable.

Task 10: Financial Feasibility and Business Plan Support

CONSULTANT will provide engineering support for the financial feasibility section of the Facilities Plan and for the County's DWSRF Business Plan inputs. This task is intended to support the funding application process and demonstrate the planning-level financial impacts of the recommended improvements.

CONSULTANT will generally provide:

- Planning-level capital cost summary for the recommended improvements.
- Planning-level O&M cost impacts.
- Implementation schedule and anticipated cash flow by phase, if applicable.

- Summary of proposed system charges, rates, fees, or revenues based on County-provided financial information.
- Engineering support for the DWSRF Business Plan.
- Coordination with County financial staff or the County's financial consultant, if applicable.
- Identification of information needed from the County to demonstrate financial feasibility and loan repayment ability.

CONSULTANT will not prepare a full rate study, revenue sufficiency analysis, audit, bond counsel opinion, or financial feasibility certification unless separately authorized.

Task 11 & 12: Draft and Final Drinking Water Facilities Plan

CONSULTANT will prepare a Draft Drinking Water Facilities Plan for County review. Following receipt of County comments, Apex will prepare a revised plan for submittal to FDEP/DWSRF. Apex will coordinate with FDEP regarding review comments and prepare a Final Facilities Plan suitable for acceptance.

The Facilities Plan is anticipated to include the following sections:

- Executive Summary.
- Project Description and Service Area.
- Existing Potable Water System.
- Population and Water Demand Projections.
- Need for Project / Problem Definition.
- Development and Evaluation of Alternatives.
- Preferred Alternative and Recommended Improvements.
- Environmental Effects and Benefits.
- Floodplain Management and Resiliency Review.
- Financial Feasibility / Business Plan Support.
- Implementation Schedule.
- Adopting Resolution / Project Authorization Support.
- Appendices, figures, cost estimates, correspondence, and supporting documentation.

CONSULTANT will provide one draft for County comment and one final signed-and-sealed Facilities Plan. Additional major revisions, additional alternatives, or additional submittals beyond those identified above may be provided as additional services.

Deliverables

Apex will provide the following deliverables:

- Project kickoff meeting agenda and data request.
- Existing system summary and planning assumptions.
- Planning-level service area, project location, and facilities maps.

- Minimum 20-year population and water demand projections.
- Alternatives analysis and life-cycle cost comparison.
- Preferred alternative and planning-level opinion of probable cost.
- Environmental review support documentation.
- Floodplain management and resiliency review documentation.
- Financial feasibility/business plan support information.
- Draft Drinking Water Facilities Plan for County review.
- Final signed-and-sealed Drinking Water Facilities Plan.

Exclusions and Owner Requirements

The following items are excluded from CONSULTANT's scope of services unless specifically authorized under separate agreement or contract amendment:

- Owner-Provided Information: The County shall provide available records, GIS data, water use records, customer counts, utility maps, as-built drawings, prior planning documents, PRMRWSA agreements, rate schedules, financial information, FDEP correspondence, and other documentation needed to complete the Facilities Plan. Apex will rely on the accuracy and completeness of information provided by the County and other sources.
- Surveying and Utility Locating: No boundary, topographic, route, easement, bathymetric, or as-built surveying is included. No subsurface utility engineering, utility locating, or test holes are included.
- Field Testing and Inspections: No hydrant flow testing, pump testing, tank inspection, leak detection, valve exercising, water quality sampling, or other field testing is included. Site visits may be conducted for general visual review only, if authorized and included in the fee.
- Hydraulic Modeling: Detailed hydraulic modeling or calibration of a water distribution model is excluded unless specifically included as an additional service. Planning-level capacity review may be performed using available data.
- Engineering Design: No construction drawings, technical specifications, design calculations, bid documents, or detailed permitting documents are included.
- Environmental Studies: No wetland delineations, listed species surveys, biological assessments, cultural resource surveys, Phase I/II environmental site assessments, contamination assessments, or mitigation plans are included. Desktop environmental review support for the Facilities Plan is included only as described in the scope.
- Permitting: No permit applications, permit fees, agency application fees, or construction permit submittals are included. Permit identification at a planning level is included.
- Financial Services: Apex will provide engineering support for financial feasibility and business plan inputs; however, formal rate studies, audits, bond counsel services, financial advisory services, debt issuance support, and revenue sufficiency certifications are excluded.
- Funding and loan application submittals are not included in this scope.

- Legal Services: Easement acquisition, title work, legal descriptions, service agreements, resolutions, interlocal agreements, and legal review are excluded. Apex may provide technical support to County counsel if authorized.
- Public Meetings: Scope does not include public meetings, workshops, board meetings, or stakeholder meetings. These may be provided as additional services.
- Detailed Cost Estimates: Opinions of probable cost will be planning-level estimates prepared for alternatives comparison and funding planning. Contractor quotes, bid-ready quantities, detailed engineer's estimates, and guaranteed construction costs are excluded.
- Construction Phase Services: Bidding, contractor procurement, construction administration, CEI, shop drawing review, RFIs, pay application review, resident observation, and project closeout are excluded.
- Regulatory or Scope Changes: If FDEP, DWSRF, PRMRWSA, or other agencies require additional scope beyond the planning services described herein, CONSULTANT will notify the County and submit a proposal for additional services or schedule adjustments.
- Anything not specifically listed under the Scope of Services is excluded.

Subconsultant Services

No subconsultant services are anticipated for the base Facilities Plan scope. If specialized services are required, such as surveying, hydraulic modeling, environmental field studies, financial consulting, or geotechnical evaluation, Apex can assist the County in identifying the appropriate additional services and will provide a separate proposal or amendment prior to proceeding.

Anticipated Project Schedule

The final facilities plan is anticipated to be completed within one year of authorization pending review time by the County and turnaround time for information provided by DCU.

Incorporation of Engineering Services Agreement

All terms and conditions of the Engineering Services Agreement between the County and WEC, an Apex Company dated October 16, 2025, not specifically modified by the Project Agreement, shall remain in full force and effect and are incorporated into and made a part of this Project Agreement by this reference.

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Payment Schedule

Drinking Water Facilities Plan.....\$ 149,410.00

Fee is lump sum (fixed fee) and will be invoiced monthly based on percent complete.

Engineering Services - Drinking Water Facilities Plan

Description	Principal	FL Reg. P.E.	FL Reg E.I.	Senior Eng. Designer	Construction Inspector	Clerical	Total Hrs
Task 1 - Project Kickoff/Data Collection/Funding Coordination	8.00	24.00	32.00	40.00			104.00
Task 2 - Existing Potable Water System Evaluation	8.00	32.00	80.00	80.00			200.00
Task 3 - Service Area/Population/Water Demand Projections	6.00	8.00	16.00	24.00			54.00
Task 4 - Facilities Plan Mapping and Figures	4.00	20.00	40.00	80.00			144.00
Task 5 - Need for Project and Problem Definition	4.00	4.00	12.00	12.00			32.00
Task 6 - Development and Evaluation of Alternatives	6.00	32.00	60.00	40.00			138.00
Task 7 - Preferred Alternative/Recommended Capital Improvements	6.00	16.00	40.00	32.00			94.00
Task 8 - Environmental Review/Source Water Protection Support	6.00	12.00	16.00	24.00			58.00
Task 9 - Floodplain Management and Resiliency Review	4.00	10.00	12.00	24.00			50.00
Task 10 - Financial Feasibility and Business Plan Support	4.00	12.00	24.00	16.00			56.00
Task 11 - Draft Facilities Plan	6.00	40.00	80.00	40.00		16.00	182.00
Task 12 - Final Facilities Plan	6.00	12.00	32.00	24.00		10.00	84.00
Total Hours	52.00	222.00	444.00	436.00		26.00	1196.00
Rate	\$165.00	\$140.00	\$125.00	\$115.00	\$85.00	\$45.00	
Total Cost	\$8,580.00	\$31,080.00	\$55,500.00	\$50,140.00		\$1,170.00	

\$ 149,110.00 Sub Total
 \$ 300.00 Reimbursibles
\$ 149,410.00 TOTAL