HIGHLANDS COUNTY BOARD OF COUNTY COMMISSIONERS (HCBCC)
PURCHASING DIVISION
600 S. Commerce Ave
Sebring, FL 33870
(863) 402-6500

DATE: October 21, 2026

BID NO. RFQ 27-002-RDV ADDENDUM No. 1

Project.: Highlands County Storm-Water Master Plan/Watershed Management Plan/Capital Improvement Plan/Base-Flood Elevation Establishment

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The following represents clarification, additions, deletions, and/or modifications to the above referenced solicitation. This addendum shall hereafter be regarded as part of the solicitation. Items not referenced herein remain unchanged. Words, phrases or sentences with a strikethrough represent deletions to the original solicitation. Underlined words and bolded, phrases or sentences represent additions to the original solicitation, as applicable.

This addendum is being issued to provide additional content to the Scope of Services (additions highlighted in Attachment A1-1 and added attachments A1-2 and A1-3) and answer questions received on this solicitation.

Questions and Answers

Q1 Are you able to provide a funding source and budget range for REQUEST FOR QUALIFICATIONS 27-002-RDV, Highlands County Storm-Water Master Plan/Watershed Management Plan/Capital Improvement Plan/Base-Flood Elevation Establishment?

A1 The funding sources are grants from State of Florida Department of Environmental Protection (FDEP) and Florida Division of Emergency Management (FDEM). The County has elected not to disclose the budget or estimate of the project.

Q2 Would the County please provide a sample contract for this solicitation, including the indemnification clause the County intends to include in the final agreement?

A2 A sample contract will be provided to the selected firm during the negotiation phase of the RFQ.

Q3 As currently worded, we believe that the indemnity provision Section 2 – Insurance, subsection 5.4, of the RFQ is not in compliance with FL Statute 725.08 and is unenforceable. Would the County please consider rewording same to conform with the statute? Suggested language per FL Statutes 725.08: "The design professional shall indemnify and hold harmless the County, and its officers and employees, from liabilities,

damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the design professional and other persons employed or utilized by the design professional in the performance of the contract.

A3 **Section 5.4 is generalized. The final agreement will not include language that violates the cited statute or any other statute.**

Q4 Must the final watershed model stay in StormWise, or may proposers use another FEMA-accepted 1D/2D model where it fits, for example the Base Flood Elevation and LOMR work in Task 6 or the 2050/2100 future-conditions runs?

A4 **The final watershed model must be delivered in the StormWise format.**

Q5 If StormWise is required for the main model, may proposers add a linked or supplemental 2D model for specific areas?

A5 **No.**

Attachments: **Attachment A1-1 Updated Scope of Services**

Attachment A1-2 National Flood Hazard Layer FIRMette 12055C0119C

Attachment A1-3 Eco Park Management Plan

Stacy Prevatte
Procurement Manager

A1-1 Updated Scope of Services

SECTION 5 SCOPE OF SERVICES

INTRODUCTION

Highlands County (County) is pursuing the creation of a Storm-water Master Plan (SWMP) and Watershed Management Plan (WMP) to support the County's Community Rating System (CRS) Program and to provide the fundamental data required to properly manage the County's Municipal Separate Storm-Sewer System (MS4). The County is currently a CRS Class 8, qualifying the bulk of National Flood Insurance Program (NFIP) flood insurance policy holders to receive a 10% discount on their annual flood insurance premiums. The discount is a direct result of the County's floodplain management practices (for Class 8) that are credited under a multi-tier CRS program. The SWMP/WMP that meets the CRS program requirements will satisfy the CRS criteria for Activity 450 – Stormwater Management, along with strengthening activity 611.b.2.a and -b.3. The development and adoption of the SWMP/WMP should substantially improve the County's ability to significantly increase its CRS rating.

This project affords the County an opportunity to enhance relevant datasets and modernize hydrologic and hydraulic models. The following scope itemizes tasks to be performed by the consultant:

1. The Consultant will utilize the best available datasets and obtain any necessary data for the purpose of developing a Highlands County watershed hydrologic/hydraulic model(s) and SWMP/WMP and related activities.

2. County Code Review

   2.1 County policies, Code, and other related items will be reviewed to ensure they meet the requirements of a CRS Class 7.
   2.2 In addition, the Code will be reviewed to determine the additional elements necessary for each successive class up to (down to) class 4.
   2.3 This review will include stormwater design criteria, floodplain management, relevant land development code/regulations, and applicable Comprehensive Plan Elements.
   2.4 The Consultant must provide a data inventory; inventory shall include the following items:
      2.4.1 Soils, land use, and land cover characteristics (e.g., topography, soil types, impervious surfaces, and land use (including wetlands) – among other datasets).

3. Inventory of the existing drainage system

   3.1 The Consultant will build a Geographic Information System (GIS) based on the known features.

4. The Consultant will refine (and develop where applicable) the H/H model(s) to evaluate a variety of existing and future conditions. The model developed for the Highlands County Watershed will combine the provided and collected Stormwise models (as appropriate) to develop the model schematic of the watershed (nodes, links, and basins).

5. The model(s) will be calibrated and verified.

   5.1 The anticipated model production runs will include:
      5.1.1 Current
         5.1.1.1 10-, 25-, 100-, and 500-year storm events.
      5.1.2 Future (2050 and 2100)
         5.1.2.1 10-, 25-, 100-, and 500-year storm events.

A1-1 Updated Scope of Services

6. Establish the Base Flood Elevation (BFE) in the A flood zone centered on Amelia Avenue, as represented in the west-central portion of FIRM 12055C0119C. (Reference Attachment A1-2 National Flood Hazard Layer FIRMette 12055C0119C)

   6.1 File a FEMA Letter of Map Revision

7. Design and permit proposed storm-water treatment/attenuation feature for the Eco Park Management Plan.

   7.1 Please see attached narrative, including concept plan under item F. (Reference Attachment A1-3 Eco Park Management Plan)

8. Preliminary Capital Improvement Project Review for Avon Park Lakes and the remaining watersheds.

   8.1 Development of 2 alternative conceptual capital improvement projects (CIPs) for Avon Park Lakes (Unit 22)
   8.2 Development of 2-3 alternative conceptual capital improvement projects (CIPs) for Avon Park Lakes (Unit 38)

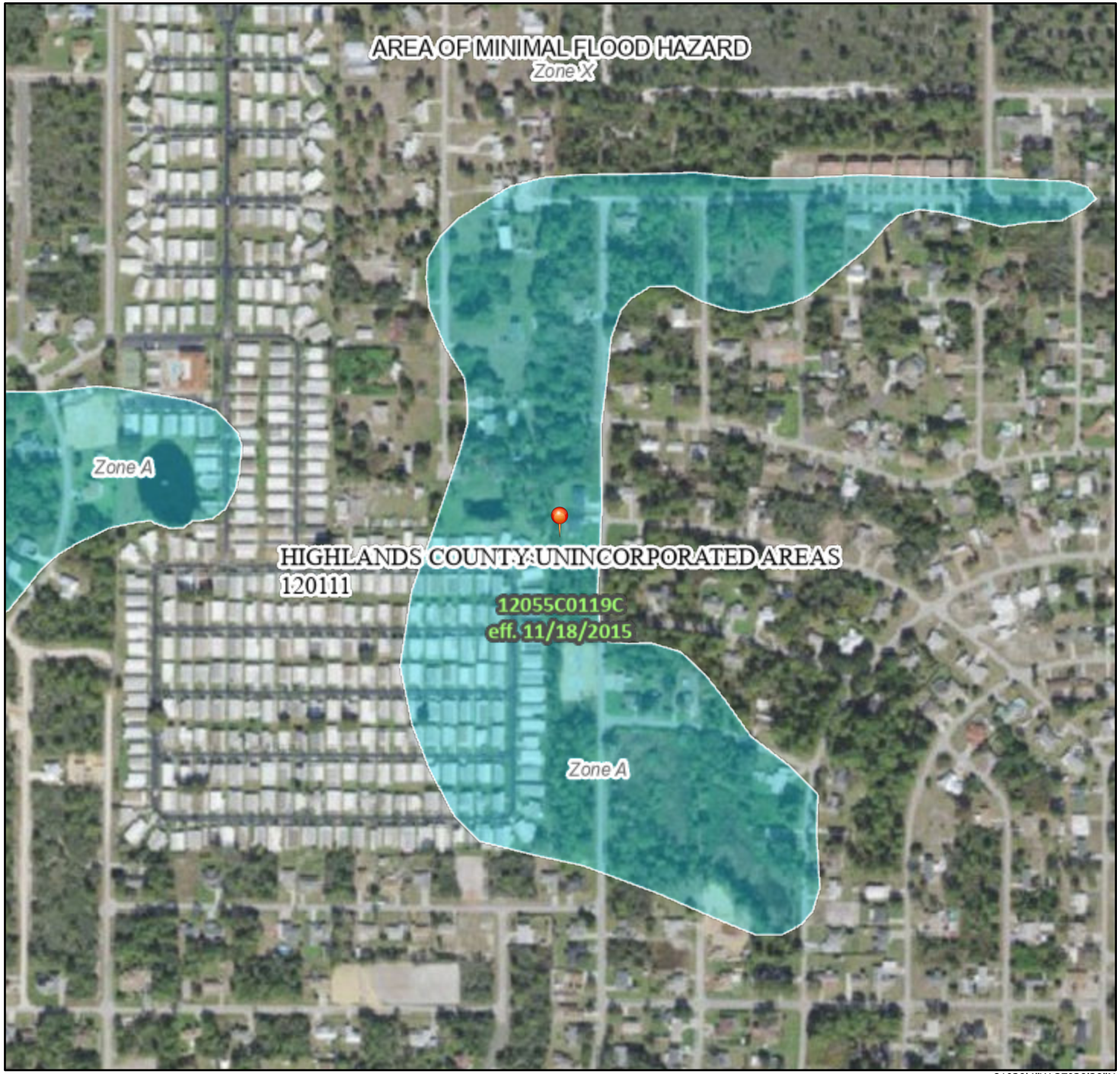
9. Final SWMP/WMP Document as both a Microsoft Word document and as a PDF (to be submitted to the Insurance Services Office (ISO).

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National Flood Hazard Layer FIRMette

FEMA

81°30'42"W 27°30'52"N



81°30'4"W 27°30'20"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/16/2026 at 7:56 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Eco Park Management Plan

For

The Florida Communities Trust

DRAFT

July 15, 2025

A. Introduction

The nature park and stormwater conveyance system will be officially named the Sebring Eco Park upon completion. The official address is 213 Don Drive, Sebring, FL 33870. This property includes strap numbers S-23-34-28-A00-0460-0000 and part of S-23-34-28-A00-0210-0000. This second property will be divided as referenced in the grant application and with the provided boundary description. 2120 US 27 North, which is owned by the Highlands County Board of County Commissioners, is slated to be a part of this park at completion. By joining properties and resources, the City and the County hope to create a truly unique way to treat stormwater and offer a natural walking area for residents of Sebring as well as a place for our many visitors.

B. Purpose

The purpose in acquiring the property to become Eco Park is primarily to preserve the land from development. This is one of the few areas left around Lake Jackson that is not developed and could be used to preserve the natural forested wetland and upland that make up our region.

With a lot of development to the west of the project as well as a major highway artery running through the area, holding and treating stormwater before it reaches Lake Jackson is key to the future of the Lake and the City of Sebring. Lake Jackson in our center point and one of the biggest assets the City possesses.

Highlands Hammock State Park is a jewel located in Highlands County that people visit from all over the country. Adding a new trail that is connected via a multi-use path will allow visitors to fully discover central Florida's true natural environment. A loop trail with a pavilion, seating and an observation platform to observe the wildlife that will be drawn to the area will be truly unique in the Highlands County area.

Management Objectives

1. Preserve and Enhance Existing Wetland Functions

The highest priority is to protect and enhance the ecological integrity of the existing wetlands. This includes preserving native vegetation, maintaining hydrological patterns, and supporting wildlife habitats. The development must avoid unnecessary disturbance and prioritize low-impact construction techniques.

2. Design a Stormwater Canal that Supports Water Quality and Hydrology

The stormwater canal should be designed to naturally wind through the property, promoting sedimentation, filtration, and water quality improvement. It must also manage runoff volume

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effectively while maintaining ecological connectivity. Features such as vegetated buffers, naturalized banks, and variable flow zones should be included.

3. Ensure Regulatory Compliance and Obtain Environmental Permits

All necessary local, state, and federal environmental regulations must be followed. Permitting through agencies such as the U.S. Army Corps of Engineers and the local water management district is essential. Any unavoidable wetland impacts must be mitigated in accordance with applicable regulations to achieve no net loss of wetland function. Appropriate signage will be placed according to the FCT's grant recipient requirements.

4. Plan and Construct the Nature Trail with Minimal Environmental Impact

The nature trail should be routed to avoid sensitive areas and constructed using elevated boardwalks or pervious materials to minimize soil compaction and hydrological disruption. The alignment should highlight ecological features and enhance visitor experience while protecting the wetland ecosystem.

5. Locate Pavilion and Observation Deck with Careful Site Selection

Structures should be located in upland or previously disturbed areas where possible. Pile-supported designs should be used to minimize ground disturbance. Materials and design elements must be durable, low-maintenance, and appropriate for wetland conditions.

6. Promote Environmental Education and Public Engagement

Interpretive signage and educational elements should be incorporated throughout the trail to explain stormwater management, wetland ecology, and native wildlife. The design should support accessibility (ADA compliance) and encourage partnerships with schools and community groups for programming and outreach.

7. Establish a Long-Term Maintenance and Monitoring Plan

A comprehensive plan should be developed for ongoing maintenance of the stormwater canal, trail system, structures, and vegetation. Regular monitoring of water quality, trail conditions, and ecological indicators will ensure adaptive management and long-term project success.

8. Ensure Public Safety, Accessibility, and Site Security

All public-facing elements must be designed with safety in mind, including railings, wayfinding, and signage. Access for maintenance and emergency response should be provided, and sensitive areas should be protected through signage, fencing, or natural barriers.

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C. Natural Resources Assessment

1. Natural Communities

The project area consists of a diverse ecological landscape typical of Central Florida, characterized by a combination of **wetland systems** and **pine flatwoods**. These natural communities support high levels of biodiversity and contribute essential ecosystem services.

- **Wetlands** present on-site likely include freshwater marshes, cypress domes, and/or hydric hammocks. These features play critical roles in flood control, nutrient cycling, and wildlife habitat support.
- **Pine flatwoods**, dominated by slash pine (*Pinus elliottii*) and saw palmetto (*Serenoa repens*), are fire-adapted uplands with seasonal high-water tables. These areas often serve as transitional zones buffering adjacent wetlands.

The interface of upland and wetland habitats enhances wildlife corridors and increases ecological resilience.

2. Listed Plant and Animal Species

Based on the site's habitat types and regional conservation data, the following **state and federally listed species** may be present:

Wildlife:

- *Gopher tortoise* (*Gopherus polyphemus*) – State Threatened
- *Florida sandhill crane* (*Antigone canadensis pratensis*) – State Threatened
- *Eastern indigo snake* (*Drymarchon couperi*) – Federally Threatened
- *Wood stork* (*Mycteria americana*) – Federally Threatened
- *Sherman's fox squirrel* (*Sciurus niger shermani*) – Species of Greatest Conservation Need

Flora:

- *Clasping warea* (*Warea amplexifolia*) – Federally Endangered
- *Curtiss' milkweed* (*Asclepias curtissii*) – State Endangered

A formal listed species survey is recommended prior to ground disturbance or trail construction. Habitat management plans should reflect protective measures where applicable.

3 Soil Characteristics

Soils in the project area near the lake in Highlands County are generally sandy and poorly drained, supporting wetlands and pine flatwoods. The three most common soil types include:

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- Basinger fine sand – A very poorly drained soil found in depressional wetlands. It is often saturated or flooded, supporting marshes and wetland vegetation.
- **Placid fine sand** – Another **very poorly drained** soil, often found adjacent to lakes and cypress wetlands. This soil type contributes to **surface ponding** and is generally unsuitable for standard foundations without modification.
- Immokalee fine sand – A poorly drained flatwoods soil with a seasonal high water table. It is common in pine flatwoods and limits building without elevated construction.
- Myakka fine sand – A moderately to poorly drained soil found in flat, low-lying areas. It supports both upland and transitional habitats and is widely distributed in Central Florida.

These soils affect drainage, plant growth, and construction. Elevated boardwalks, pervious trails, and minimal grading are recommended to protect soil health and hydrology.

4. Surface and Groundwater Conditions

The site's location near a lake and within mapped wetlands suggests the presence of both **surface and shallow groundwater systems**.

- **Surface water**: Seasonal overland flow into the adjacent lake supports natural nutrient attenuation and sediment capture. Wetlands act as retention areas, reducing peak stormwater discharges.
- **Groundwater**: The water table is expected to be shallow, with site hydrology largely influenced by seasonal rainfall and sandy soil permeability. The area may contribute recharge to the **Floridan Aquifer**, a major source of potable water in the region.

Design considerations for stormwater management, boardwalk construction, and ecological preservation should be based on a detailed hydrologic study.

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D. Proposed Uses

Proposed uses include stormwater treatment and recreational trails for residents and visitors. First, there is a system to treat stormwater coming from US 27 and the neighborhoods on the west side of US 27. This will help treat the stormwater before it reaches Lake Jackson and prevent flooding and washouts of the areas that surround the west side of Lake Jackson. Also, there will be a nature trail component including a multi-purpose loop trail and a boardwalk over

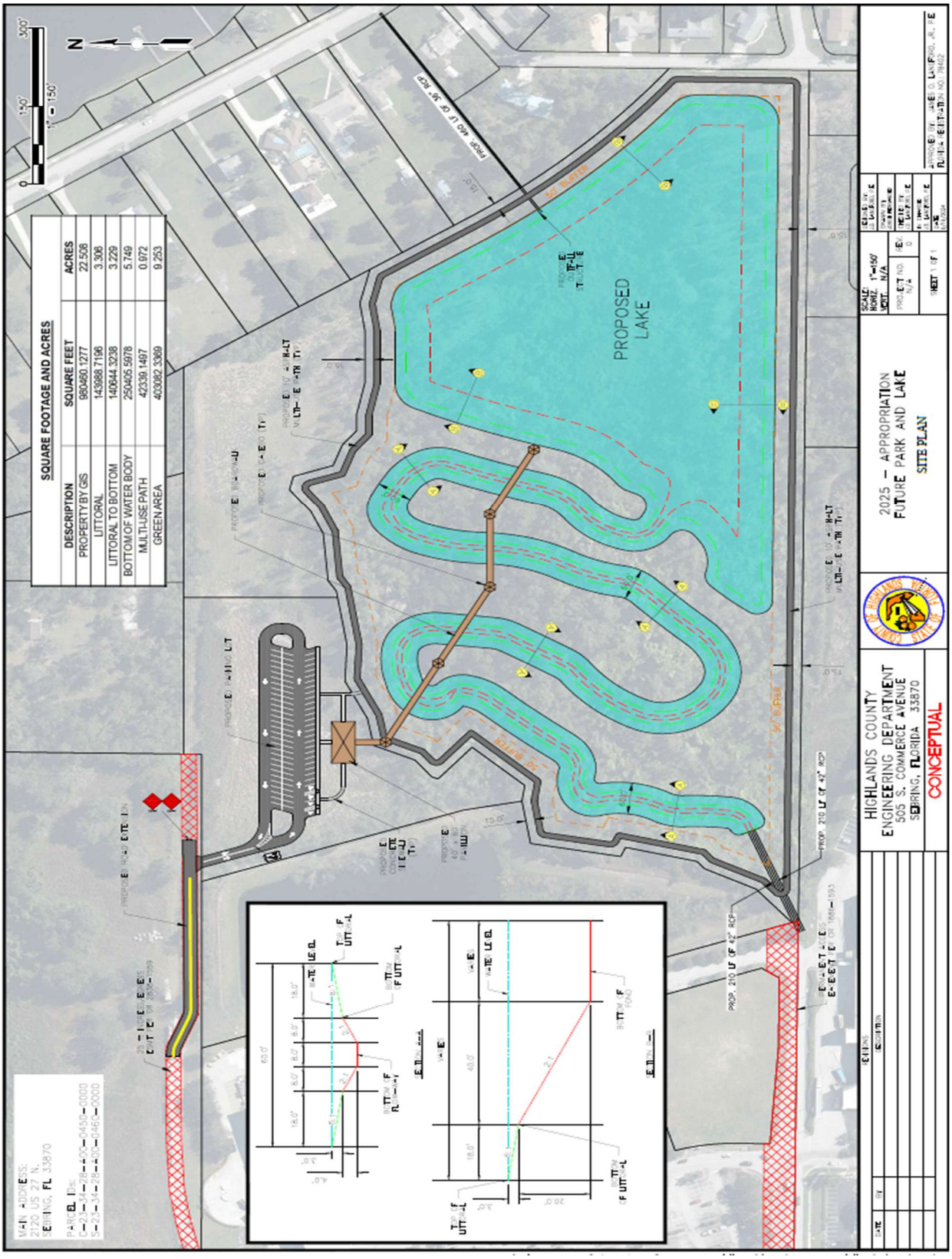
the canal system to the proposed lake. The trail/boardwalk system will be at between .5 and 1 mile long.

E. Restoration/Enhancement

Currently, the property is empty land with no structures and no improvements. The map in Section F shows a proposed development of the site. Stormwater improvements include the creation of a small lake, a canal that crisscrosses the property, enlarged inflow, and smart controlled outfall to Lake Jackson. The proposed recreation improvements include a parking lot, pavilion, asphalt loop trail on an elevated retention berm, as well as a boardwalk over the canal system with gazebos along the way. Additionally, a sidewalk will be constructed to connect the park with the loop trail around Lake Jackson and the adjoining neighborhood.

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F. Scaled Site Plan



G. Cultural/Historical Resources

There are no cultural or historical resources on this proposed project property.

H. Educational Displays

There are no educational displays proposed for this project.

I. Site Coordination

The City of Sebring and The Highlands County Board of County Commissioners will partner for the construction phase of the project with funding assistance sought in the form of grants or state allocations. The day-to-day operations of the park will be the responsibility of the City of Sebring. Therefore, no partnerships or maintenance agreements will be utilized for the operations of Eco Park.

J. Implementation Schedule

Attached (In progress)

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K. Funding Cost Estimates

Rough cost estimates are included in the chart below. Funding will be a combination of General Funds, Infrastructure Funds, State Allocation/Grant Funding.

Activity	Estimated Cost
Site design and engineering	$ 350,000
Site preparation	$ 200,000
Excavation of lake and canal system	$ 4,000,000
Inflow/outfall structures	$ 750,000
Fencing and multi-use path	$ 330,000
Signage, Pavillion, boardwalk, and gazebos	$ 415,000
Road Extension, Parking, Sidewalk	$ 765,000
	$ 6,810,000

L. Safe Public Access

The site will be surrounded by fencing to direct the public to specific access points. Two entry/exit points will be established with access control gates and camera systems that will be open during daylight hours. Public Works personnel will be onsite daily to monitor the area as well as strategically placed camera systems. Eco Park will be fully open to the public unless there is a need to close access for construction/maintenance in specific parts of the park. It is intended that if closure is necessary, only the impacted part of the trail or boardwalk would be closed. There will be a sidewalk placed along Lakeside Rd and Highland Rd to connect the neighborhood to the park as well as the sidewalk that loops around Lake Jackson.

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