



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

April 29, 2025

Matt Eidson
Phillips and Jordan Inc.
30115 State Road 52, Suite 301
San Antonio, Florida 33576

Subject: Unsolicited Proposal No. 6000001645
Project Title: Southland Water Resource Project

Dear Mr. Matt Eidson:

You are hereby notified that the South Florida Water Management District (District) will evaluate Phillips and Jordan, Inc.'s unsolicited proposal pursuant to Section 255.065, Florida Statutes. The District has determined that it will not solicit additional proposals.

The District is requesting payment of evaluation fee in the estimated amount of \$83,102. Payment shall be made to District in the form of a cashier's check on or before May 29, 2025.

Please review the enclosed Evaluation Criteria, and provide the updated and complete proposal by 5:00 P.M. on August 27, 2025.

Please direct all questions concerning this matter to José Esquivel, who may be reached at (561) 682-2119, or by email at jesquive@sfwmd.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "José Esquivel", is written over a blue circular stamp.

José Esquivel, Section Leader - Contracts
South Florida Water Management District

JLE/jle

Enclosure: Unsolicited Proposal No. 6000001645 Evaluation Criteria

c: Jewelene Harris

UNSOLICITED PROPOSAL NO. 6000001645
EVALUATION CRITERIA

No.	General Evaluation Criterion ¹	Description
1	Public Need or Benefit	The proposal identifies a problem and demonstrates that there is a public need for, or benefit derived from, the qualifying project. For example, if the qualifying project is a water storage project, the proposal describes how the stored water is in the public's interest.
2	Feasibility and Implementation	<p>The proposal includes a description of the qualifying project, including a conceptual design of the facilities or a conceptual plan for the provision of services. Conceptual plan is appropriate and proven for project type. Details are well-stated and comprehensive for executing and managing the qualifying project. The ease or difficulty of implementing the qualifying project considers the following factors, as appropriate:</p> <ul style="list-style-type: none"> • Technical feasibility including: <ul style="list-style-type: none"> • Technical difficulties and unknowns associated with the construction and operation of the qualifying project. • Proven effectiveness and reliability of the project's technology(s) for water resource management and/or ecosystem restoration. • Ease of undertaking additional capacity to the qualifying project or other facilities serving similar predominately public purposes. • Ability to monitor the effectiveness of the project. • Availability of services and materials including: <ul style="list-style-type: none"> • Necessary equipment and materials are readily available including provisions to ensure availability of any necessary specialty, specialist and additional resources. • Availability of prospective technologies including, but not limited to, conventional and/or innovative techniques.
3	Cost Effectiveness & Financing Plan	The proposal includes a description of cost or budget estimates with detail beyond a conceptual level of and general plans for financing the qualifying project. All estimated costs are justified, relevant, and necessary. The estimated cost relative to the value that the qualifying project provides is reasonable in relation to similar facilities, accounting for the costs of design and construction as well as long-term costs to operate and maintain the qualifying project. The financing plan describes the financial structure of and economic efficiencies achieved by the qualifying project including sources of the private entity's funds and the identity of any dedicated revenue source or proposed debt or equity investment on behalf of the private entity, as applicable. Pricing or terms included in the proposal are specific to when the pricing or terms expire.
4	Qualifications & Experience	The private entity(s), or applicable party or parties of the private entity's team, that submitted the proposal must meet the minimum standards contained in the SFWMDs guidelines for qualifying professional services and contracts for traditional procurement projects. The qualifying project includes the name and addresses of a person(s) who may be contacted for additional information concerning the proposal.
5	Project Compatibility	The qualifying project is compatible with existing or planned District infrastructure and operations used for ecosystem restoration, flood control, water supply, water quality improvement, land management, and other District projects and programs; thereby, it aims to supplement or complement District infrastructure and operations.
6	Real Estate & Project Ownership	The proposal includes a description of the method by which the private entity proposes to secure the necessary property interests that are required for the qualifying project. The SFWMD must determine that the qualifying project is owned by the SFWMD or ownership will be conveyed to the SFWMD within 10 years after initial public operation begins. If the District uses the solicitation process, the project must be owned by the SFWMD upon completion, expiration, or termination of the comprehensive agreement and upon payment of the amounts financed. If the SFWMD opts out of the solicitation process, then the private entity must identify and state the public benefits apart from ownership if ownership will not be conveyed to the SFWMD within 10 years after initial public operation begins.
7	Existing Conditions, Goals & Objectives	The proposal defines existing conditions of the proposed site. The goals and/or objectives of the qualifying project are clearly stated and are specific, measurable, achievable, relevant, and time-bound.
8	Stakeholder Coordination & Area of Impact	The proposal provides evidence of coordination or proposed coordination with tribal entities, existing legal water users, landowners, residents, etc. The qualifying project takes into consideration reasonable and cumulative impacts (e.g., social, environmental, economic) to the public and/or changes to the human environment.
9	Permitting & Compliance	The private entity has defined applicable regulatory policy and permits required to construct the qualifying project, including activities needed to coordinate with other agencies and stakeholders and the ability and time required to obtain any necessary approvals and permits from federal, state and local agencies.
10	Timeliness	The proposal includes a schedule from the initiation to the completion of the qualifying project. The private entity's plans will result in the timely acquisition, design, construction, improvement, renovation, expansion, equipping, operation, and maintenance of the qualifying project and the overall timeline is reasonable.
No.	Technical Evaluation Criterion	Description

UNSOLICITED PROPOSAL NO. 6000001645
EVALUATION CRITERIA

11	Source Water Availability	The proposal includes analysis and/or modeling that quantifies source water availability. The qualifying project must demonstrate that the project uses water that is not allocated to other existing legal water users and can release water to benefit areas in need of water, including environmental water supply. Project performance estimates must include pre-project (baseline) and post-project (with project condition) information to determine the project's regional water availability. The means and methods to estimate project performance, including all relevant assumptions, must be documented and valid.
12	Water Storage Capacity	The proposal aims to provide additional water storage so that excess flows are not "lost" to tide and flows with excess nutrients or other pollutants can be kept out of waterways and natural ecosystems. Project performance estimates include both pre-project (baseline) and project post-project (with project condition) information to determine the project's water storage benefits. The means and methods used to estimate project performance, including all relevant assumptions, are documented and valid.
13	Surface Water Quality	The proposal aims to remove and retain excess nutrients (TP and/or TN) and other pollutants from stormwater runoff. In some cases, nutrient reduction aims to achieve standards according to federal and/or state legislation, if applicable. Project performance estimates include both pre-project (baseline) and post-project (with project condition) information to determine the project's net nutrient reduction benefits. The means and methods used to estimate project performance, including all relevant assumptions, are documented and valid.
14	Hydrology & Hydraulic Methods	The proposal includes calculations, analyses, and/or modeling of the local and/or regional hydrology and hydraulics (H & H) that demonstrate proper sizing and conveyance of key components of the infrastructure. Proposals must address relevant questions to each project and can include but are not limited to water availability, assessment of flood and water supply risks, evaluation of environmental effects, sizing of relevant infrastructure, wind wave analysis, dam breach analysis, and seepage analysis. Analytical calculations and modeling tools should be developed and applied per industry standards and certified if required. These best practices, including model calibration and application, should be demonstrated clearly in the proposal.
15	Water Supply	The proposal includes analysis and/or modeling that quantifies the benefits to regional water supply and demonstrates the qualifying project will not adversely affect legal users of water. Project performance estimates include both pre-project (baseline) and post-project (with project condition) information to determine the project's effect on regional water supply. The means and methods used to estimate project performance, including all relevant assumptions, must be documented and valid.
16	Groundwater Quality	The proposal addresses groundwater quality (e.g., pollutants, chlorides) in accordance with federal, state, and/or local legislation, if applicable.
17	Geotechnical	The proposal addresses geotechnical considerations, including but not limited to slope stability, groundwater seepage, and sufficient buffer distance between neighboring natural and/or built infrastructure, e.g., lowering of groundwater (e.g., drying of wetlands and ponds), the rise of groundwater (e.g., flooding of adjoining properties, access roads, and septic drain fields), in accordance with applicable regulations, best management practices and/or industry standards.
18	Environmental Protection & Management	The qualifying project has and/or will implement safeguards for environmental protection and management (e.g., Phase 1 and/or Phase 2 Environmental Site Assessment) in accordance with applicable permit regulations, such as federal, state, and local policy and restoration plans.
19	Resiliency and Adaptive Management	The proposal addresses future evolving conditions, ensures resiliency, and provides an opportunity to manage and extend/enhance the project life cycle adaptively. The proposal addresses assessing the impacts of sea level rise, extreme rainfall, changing temperatures and evapotranspiration rates, and saltwater intrusion, among other evolving conditions, and how they affect the implementation of the SFWMD's mission.
20	Habitat Creation & Enhancement	The proposal promotes supplemental benefits of habitat creation or enhancement and/or other environmental benefits in addition to the primary goal, such as water resource management.

- General evaluation criteria are based on Section 255.065, Florida Statute, and will be used jointly with technical evaluation criteria and public comments submitted in relation to a noticed public meeting as part of a Public Interest Determination (Section 255.065(3)(c) and (d), F.S.).