



EXCELSIOR
Environmental Consultants

Assessment • Permitting • Remediation

COMPANY PROFILE 2024

COMPANY PROFILE | EXCELSIOR ENVIRONMENTAL CONSULTANTS, LLC

Excelsior's main office in DeLand's college district – Volusia County, Florida



Local, Experienced, Client-Focused

Formed in 2020, Excelsior Environmental Consultants, LLC has quickly gained a reputation throughout Florida for integrity, breadth of knowledge, quality of work, and customer service. Our mission is to provide clients throughout Florida with practical environmental consulting services of the highest possible quality.

Excelsior Environmental Consultants offers a unique and comprehensive range of services including:

- Environmental Due Diligence
- Contamination Assessment
- Site Remediation
- Consumptive Use Permitting
- Wetland Assessment and Permitting
- Ecological and Impact Assessments
- Listed Species Surveying and Relocation
- General Contracting / Site Redevelopment

These services are coupled with extensive knowledge of city, county, state, and federal environmental and development regulations. Our team is also committed to cultivating positive working relationships with regulatory and governmental personnel, along with a network of land survey, engineering, geotechnical, and contracting professionals. These relationships allow us to provide informed, proactive, and comprehensive services to clients throughout the state.

Key Personnel

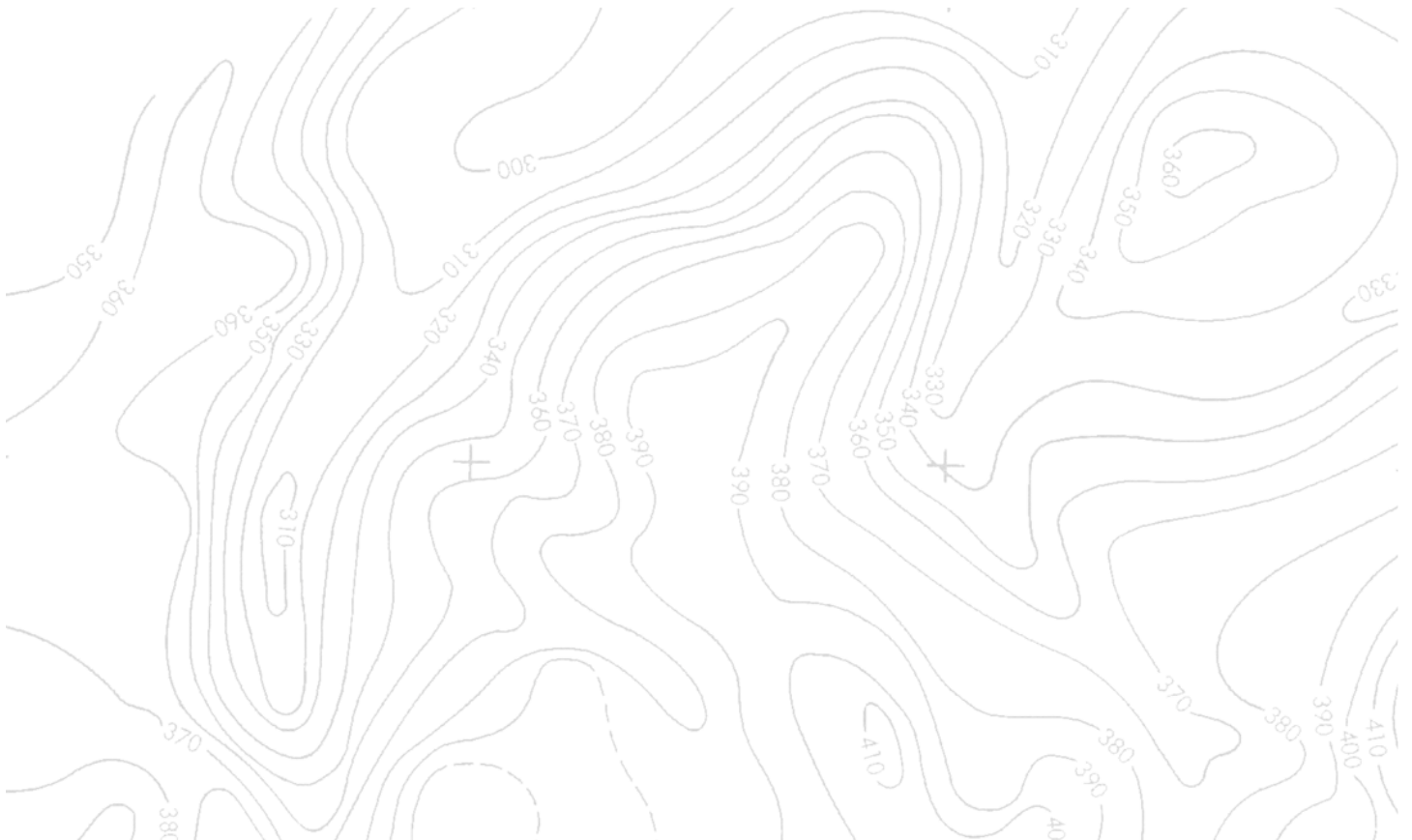
Jordon Munizzi, Ph.D., REP – President and Principal Scientist, Ecological Lead

Sara L. Cole, P.G. – Principal Geologist, Environmental Lead

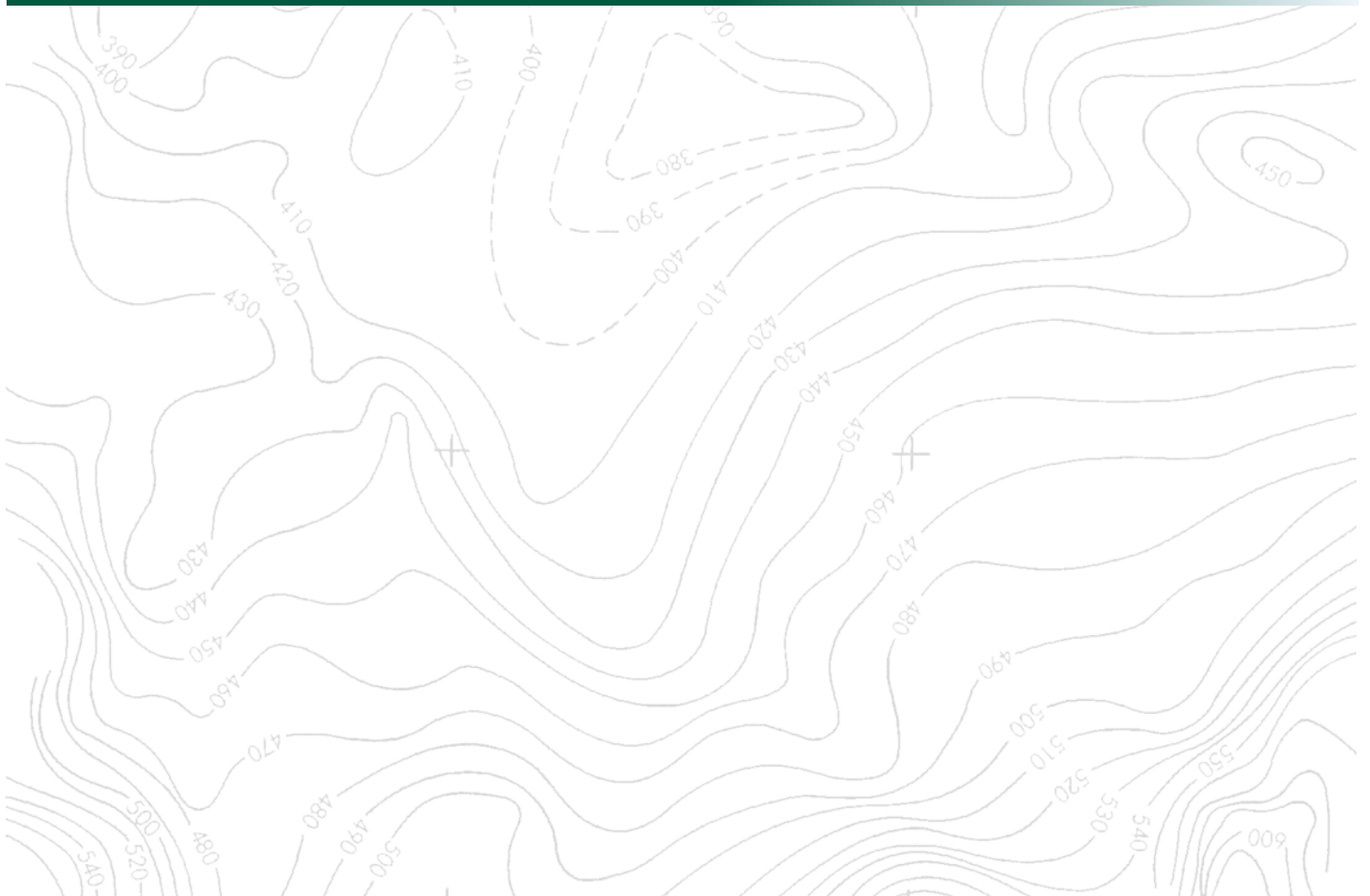
Lorriane Wasman – Director of Operations

Kelly McCarver – GIS Analyst

E. Lee Munizzi – Minority Partner, Construction Lead and Licensed Florida General Contractor



SELECTED CAPABILITIES



SELECTED CAPABILITIES | ENVIRONMENTAL



Environmental

Excelsior provides a range of environmental due diligence, assessment, and remediation services to clients across Florida's commercial, industrial, and residential markets. We know our clients are working on tight timelines with finite project budgets. Although every project is different, our goal is to identify, develop, and then implement the most strategic path to the intended outcome.

Due Diligence

Excelsior's Environmental Lead is a licensed professional geologist with over 20 years of experience with ASTM Phase I and II Environmental Site Assessments and state and federal environmental regulations. Cumulatively, we have conducted hundreds of assessments throughout the state of Florida, ranging from straightforward commercial sites to multi-parcel Brownfields and EPA Superfunds.

Contamination Assessment and O&M

Our team is well-acquainted with FDEP sampling protocols and is experienced in sampling a range of environmental media, including soil, groundwater, surface water, sludge, and sediment. We employ industry best practices and adhere to strict chain-of-custody standards, ensuring the accuracy and defensibility of analytical results. We also offer comprehensive Operation and Maintenance (O&M) services for a variety of remediation systems.

Storage Tanks

Excelsior is experienced, licensed, and insured for state and local discharge notification and reporting, tank closure and disposal, Remedial Action Plans (RAP), and Post-remedial Action Monitoring (PARM). By mid-2024, we will have an in-house Pollutant Storage System Specialty Contractor (PSSSC) license.

Brownfields

Some of our clients seek out environmentally distressed properties for Brownfield designation. To gain the tax incentives and cleanup reimbursements, and provide liability protection, site rehabilitation must be conducted in accordance with the Brownfields Cleanup Criteria. Generally, site rehabilitation involves setting and committing to site rehabilitation milestones under a Brownfield Site Rehabilitation Agreement (BSRA), submitting scheduled monitoring reports to the FDEP, and eventually obtaining a Site Rehabilitation Completion Order (SRCO).

SELECTED CAPABILITIES | ECOLOGY

A large freshwater marsh system in Ocklawaha – Marion County, Florida



Ecology

Excelsior started as a pure “ecology company” and ecological work still accounts for a significant portion of our service portfolio. As of 2024, we have completed 400+ wetland delineation surveys, 50+ comprehensive ecological and/or environmental impact assessments, hundreds of gopher tortoise, scrub-jay, and sand skink surveys, and 30+ protected species relocations permitted through the Florida FWC.

Wetland Surveying and Permitting

Excelsior conducts all wetland delineation surveys in conformance with F.A.C. 62-340 *Delineation of the Landward Extent of Wetlands and Surface Waters*, using best practices established in the FDEP *Florida Wetlands Delineation Manual* and the US Army Corps of Engineers *Wetland Delineation Manual*. In an average week, Excelsior’s field personnel will complete seven to ten wetland delineation surveys, ranging from small residential lots to parcels tens or hundreds of acres in size. Where wetland impacts are unavoidable, Excelsior is also experienced with UMAM assessments and wetland mitigation permitting.

Listed Species Surveying, Permitting, and Relocation

Excelsior's ecological staff hold Authorized Gopher Tortoise Agent (AGTA) permits and are authorized by the Florida Fish and Wildlife Conservation Commission to survey for gopher tortoises and relocate them under Florida FWC permit. Aside from gopher tortoises, Excelsior’s staff have completed numerous surveys for other state and federally listed species including eagles, Florida scrub-jays (*Aphelocoma coerulescens*) and sand skinks (*Neoseps reynoldsi*). We also have experience consulting on projects impacting wood stork (*Mycteria americana*) nesting colonies and core foraging areas. All surveys are conducted utilizing Florida FWC and/or USFWS protocols.

Comprehensive Ecological and Biological Assessments

On certain projects, multiple ecological services can be combined into a single comprehensive assessment. By developing a GIS profile for the project, the scope of these assessments can be tailored to the specific site. On larger projects where developmental review is required, Excelsior will coordinate with county or state staff on the client’s behalf to complete regulatory site visits and obtain necessary clearances.

SELECTED CAPABILITIES | COMPLIANCE



Compliance

Excelsior has also expanded its capabilities to include environmental compliance permitting. As regulation increases and demand for water resources increases, we anticipate a growing need for these services in Florida.

Consumptive Use Permitting

In Florida, Consumptive Use Permits (CUPs) are issued by the Florida Department of Environmental Protection (FDEP) through one of the state's five water management districts. These permits are required for the withdrawal or consumptive use of water from water bodies such as rivers, lakes, and aquifers, for purposes including public water supply, agriculture, industry, and other uses. CUPs come with specific conditions and restrictions to ensure responsible and sustainable water use, including monitoring, reporting, and periodic permit reviews. Excelsior's team has considerable experience in Consumptive Use Permitting and is ready to help you navigate the application and compliance process.

Spill Prevention Control & Countermeasures (SPCC) Plan

A Spill Prevention Control & Countermeasures (SPCC) Plan is required for facilities that store more than 1,320 gallons or more of oil, in aggregate, above-ground, or that have 42,000 gallons or more of completely buried oil storage capacity and have a "reasonable expectation of an oil discharge" to a waterway or adjoining shoreline. From concrete and aggregate plants to bulk petroleum facilities, Excelsior's team is ready to create a tailored SPCC plan for your site. In the event of a release, we can also provide emergency spill response, complete the required recertifications of the SPCC Plan, and provide the required training to your personnel.

Environmental

- ASTM Phase I and II Environmental Site Assessments
- Storage Tank Assessment, Closure, and Removal
- Environmental Sampling
- Remedial Action Plans (RAPs)
- Post Active Remediation Monitoring (PARM) and Natural Attenuation Monitoring (NAM)
- Contamination Assessment and Reporting
- Site Remediation
- Remediation System Design, O&M, and Monitoring
- Brownfield Consulting
- Emergency Spill Response
- Environmental Liability Monetary Estimation (ASTM E2137-17)

Ecology

- Wetland Delineation Surveying
- Wetland Functional Assessment (UMAM, WRAP)
- Environmental Resource Permitting (ERPs)
- Gopher Tortoise Surveying, Permitting, and Relocation
- Other Listed Species Surveying (Eagle, Scrub-Jay, Sand Skink)
- Comprehensive Ecological and Biological Assessments
- Environmental Impact Assessments
- Tree Inventories
- Habitat Assessment, Management, and Restoration

Compliance

- Consumptive Use Permits (CUP)
- Spill Prevention Control and Countermeasures (SPCC) Plans
- National Pollutant Discharge Elimination System (NPDES) Permits

Other

- GIS and Mapping Services
- Limited Demolition and Site Prep
- General Contracting Services