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## Geomancer Permaculture LLC

Lexington, KY 40504  
geomancerpermaculture@gmail.com  
(301) 455-4429

6/25/25



Dear LFUCG Division of Central Purchasing and Division of Environmental Services:

For the last several years, Geomancer Permaculture LLC has been engaged in building the largest public food forest in Kentucky at Lexington's Kilrush Drive greenway. This project has brought together numerous partners across City government, local NGOs, neighbors, and is now even attracting regional interest as a model for the green infrastructure of the future. We are grateful for the invitation to submit on **Bid #78-2025 Greenway Maintenance** and hope to achieve prequalification as a step towards securing a dedicated maintenance contract for the Kilrush greenway.

First founded and licensed as a business in Fayette County in 2019, Geomancer has completed numerous projects across Lexington in the field of **ecological design** and is primarily involved in providing **landscape installation and maintenance services** such as forest management and tree maintenance, invasive species identification and removal, installation of green infrastructure and native landscaping, and the general maintenance of naturalized areas. Unique among environmental services contractors, we prioritize the creation of agriculturally productive spaces with the collaborative involvement of local residents over the long term.

We are confident that the work we have completed so far is just a prelude to the kind of visionary partnerships we can foster in the future. Although Geomancer may not be a conventional landscaping company, we have a proven record of notable achievement when given the opportunity to develop the kind of projects we are overseeing at Kilrush Food Forest. We look forward to further developing these new models of green infrastructure with the City of Lexington as a regional leader in this emerging field.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Leandro 'Nachie' Braga", with a long horizontal line extending to the right.

**Leandro "Nachie" Braga**

Founder

Geomancer Permaculture LLC

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## Geomancer Permaculture LLC

Lexington, KY 40504

(301) 455-4429

# Greenways Maintenance

**Bid #78-2025**

**June 2025**

Prepared For: LFUCG Division of Central Purchasing; Division of Environmental Services

## SUBMITTAL NARRATIVE

Geomancer Permaculture's primary business is the designing, building and maintaining of agroforestry, stormwater, stream and water quality projects and the native vegetation associated with those projects and has its headquarters in Lexington, Kentucky. We have been directly engaged in diverse aspects of the ecological consulting and services industry for over seven years. Geomancer's Federal EIN is 84-2030499 and our LFUCG ID is 15065691.

## REFERENCES

### 1. Commercial Landscape Conversion to Native Pollinator Habitat

KCTCS System Office, Versailles KY

Mrs. Billie Hardin - Former Director of Asset Management and Space Utilization (Ret.)

(859) 619 3268      bdhalh@gmail.com



**Fig 1.** Before and After showing conversion of failed conventional landscape to pollinator habitat.

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**Services Provided:** Removal of conventional ornamental landscaping across seven commercial landscape beds and installation of native pollinator habitat including small trees and shrubs.

**Materials Provided:** Native herbaceous plugs, mulch.

**Total Cost:** \$15,000 installation; \$1,200/mo maintenance.

## 2. Rain Garden Extension and Native Plantings

McConnell Springs Park, Lexington KY

Mr. Steven Rogers - Former Park Manager

(859) 278 6072      srogers@lexingtonky.gov



**Fig 2.** Nested rain gardens during construction and one year later during an active storm event.

**Services Provided:** Design and construction of an expanded rain garden system from Nature Center entrance to edge of park property.

**Materials Provided:** Gravel, erosion control blankets, and stakes.

**Total Cost:** \$2,400

## 3. Kilrush Drive Greenway Restoration and Food Forest Project

Friends of Wolf Run Watershed, Lexington KY

Mr. Ken Cooke - President Emeritus

(859) 940 8234      creekgeek4@gmail.com





**Fig 3.** Before and After showing mechanical removal of invasive evergreen vines at Kilrush Food Forest.

**Services Provided:** Design and construction of a multifunctional riparian forest buffer including identification and removal of invasive species and community engagement in project design.

**Materials Provided:** Native trees, shrubs, herbaceous plants, mulch.

**Total Cost:** \$24,000

## KEY PERSONNEL AND SUB-CONSULTANTS



### **Leandro "Nachie" Braga**

geomancerpermaculture@gmail.com

(301) 455-4429

Owner, Geomancer Permaculture LLC - *Site Supervisor*

Nachie is an agroecologist, urban designer, and the founder of Geomancer Permaculture, a "for purpose" environmental design and advocacy business that organizes communities towards climate adaptation through watershed restoration, food sovereignty, and social housing. Nachie is a certified KY Master Naturalist and holds multiple Permaculture Design Certifications as well as a BS in Natural Resources & Environmental Science, an MS in Urban & Environmental Design, and a Graduate Certificate in Stream & Watershed Science from the University of Kentucky.

**Chelsea Maupin**

chels.maup@gmail.com

Research Intern/Part-Time Contract Field Technician

Chelsea has worked and conducted research on myriad diversified vegetable farms and has a strong passion for organic agriculture, agroforestry, and community-building. She has a BS in Horticulture, Sustainable Food and Farming Systems from Purdue University, and a MS in Integrated Plant and Soil Science with a Graduate Certificate in Digital Mapping from University of Kentucky. She also works for a GIS firm in Lexington, KY.

**Maddy Jenkins**

maddysjenkins@gmail.com

Part-Time Contract Field Technician

Maddy's passions include sustainable farming, ecological restoration, and food sovereignty. Maddy has a BS in International Studies and Spanish Language with an agricultural focus and is currently in her second year of a Masters in Soil Microbiology in the Integrated Plant and Soil Sciences department at the University of Kentucky.

## AWARDS

**Lexington Environmental Award** - Lexington Environmental Commission, 2025

**Agroforestry Practitioner Award** - Association for Temperate Agroforestry (AFTA), 2024

**Outstanding Business** - Kentucky Association for Environmental Education (KAEE), 2022

**Community Environmental Luminary** - KY State Dept. of Environmental Protection, 2022



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## STATEMENT OF INTENT



**Fig 4.** Kilrush Food Forest, June 2025

The kind of work we do at Geomancer may not always look like conventional greenways maintenance, and as a small company we are realistic about the kinds of contracts that would be appropriate for our expertise. But when it comes to the integration of agroforestry and social ecology with the development of greenways into urban infrastructure and neighborhood amenities, Geomancer is a leader in the field and stands ready to help strengthen Lexington.



**Fig 5.** Kilrush resident Reggie Wells and 11th District Council Member Jennifer Reynolds being interviewed by local news channel LEX18 for a spotlight at the Food Forest, June 2025.



LEXINGTON

## Lexington-Fayette Urban County Government

Lexington, Kentucky  
Horse Capital of the World

Division of Procurement

June 12, 2025

### INVITATION TO BID #78-2025 Greenway Maintenance

**Bid Opening Date:** June 26, 2025

**Bid Opening Time:** 2:00 PM

**Address:** All bids must be submitted on line at <https://lexingtonky.ionwave.net/>

**Type of Bid:** Price Contract

**Pre Bid Meeting:** N/A

**Pre Bid Time:** N/A

**Address:** N/A

Sealed bids will ONLY be received online at <https://lexingtonky.ionwave.net/> until **2:00 PM**, prevailing local time on **06/26/2025**. Bids must be submitted/uploaded by the above-mentioned date and time.

Bids are to include all shipping, handling and associated fees to the point of delivery (unless otherwise specified in the bid documents below) located at: Various Locations, Lexington, KY

|   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Bid Specifications Met _____<br><i>attached to bid proposal submitted.</i>  | <b>Check One:</b><br>_____ Exceptions to Bid Specifications. <i>Exceptions shall be itemized and</i> | <b>Proposed Delivery:</b><br><u>N/A</u> days after<br>acceptance of bid. |
| <b>Procurement Card Usage</b> —The Lexington-Fayette Urban County Government may be using Procurement Cards to purchase goods and services and also to make payments. Will you accept Procurement Cards? <input checked="" type="checkbox"/> Yes _____ No |  |  |

**To expedite award, the forms in this document should be completed and uploaded with your bid.**

Submitted by: GEOMANCER PERMACULTURE LLC  
Firm Name

2013 DUNKIRK DR  
Address  
LEXINGTON, KY 40504  
City, State & Zip

**Bid must be signed:**

[Signature] - OWNER  
Signature of Authorized Company Representative - Title

LEANDRO J. BRACA  
Representative's Name (Typed or printed)  
301 455 4429  
Area Code - Phone - Extension Fax #  
GEOMANCERPERMACULTURE@GMAIL.COM  
E-Mail Address




*The Affidavit in this bid must be completed before your firm can be considered for award of this contract.*

**AFFIDAVIT**

Comes the Affiant, LEANDRO 'NACHIE' BRACA, and after being first duly sworn under penalty of perjury as follows:

1. His/her name is LEANDRO J. BRACA and he/she is the individual submitting the bid or is the authorized representative of GEOMANCER PERMACULTURE LLC the entity submitting the bid (hereinafter referred to as "Bidder")
2. Bidder will pay all taxes and fees, which are owed to the Lexington-Fayette Urban County Government at the time the bid is submitted, prior to award of the contract and will maintain a "current" status in regard to those taxes and fees during the life of the contract.
3. Bidder will obtain a Lexington-Fayette Urban County Government business license, if applicable, prior to award of the contract.
4. Bidder has authorized the Division of Procurement to verify the above-mentioned information with the Division of Revenue and to disclose to the Urban County Council that taxes and/or fees are delinquent or that a business license has not been obtained.
5. Bidder has not knowingly violated any provision of the campaign finance laws of the Commonwealth of Kentucky within the past five (5) years and the award of a contract to the Bidder will not violate any provision of the campaign finance laws of the Commonwealth.
6. Bidder has not knowingly violated any provision of Chapter 25 of the Lexington-Fayette Urban County Government Code of Ordinances, known as "Ethics Act."
7. Bidder acknowledges that "knowingly" for purposes of this Affidavit means, with respect to conduct or to circumstances described by a statute or ordinance defining an offense, that a person is aware or should have been aware that his conduct is of that nature or that the circumstance exists.

Further, Affiant sayeth naught. 

STATE OF


Ky

COUNTY OF

Woodford

The foregoing instrument was subscribed, sworn to and acknowledged before me  
by Vickie Kittinger on this the 24<sup>th</sup> day  
of June, 2025. Vickie Kelly

My Commission expires: 12/21/2026

  
NOTARY PUBLIC, STATE AT LARGE



*Please refer to Section II. Bid Conditions, Item "U" prior to completing this form.*



## **I. GREEN PROCUREMENT**

### **A. ENERGY**

The Lexington-Fayette Urban County Government is committed to protecting our environment and being fiscally responsible to our citizens.

The Lexington-Fayette Urban County Government mandates the use of Energy Star compliant products if they are available in the marketplace (go to [www.Energystar.gov](http://www.Energystar.gov)). If these products are available, but not submitted in your pricing, your bid will be rejected as non-compliant.

ENERGY STAR is a government program that offers businesses and consumers energy-efficient solutions, making it easy to save money while protecting the environment for future generations.

#### Key Benefits

These products use 25 to 50% less energy  
Reduced energy costs without compromising quality or performance  
Reduced air pollution because fewer fossil fuels are burned  
Significant return on investment  
Extended product life and decreased maintenance

### **B. GREEN SEAL CERTIFIED PRODUCTS**

The Lexington-Fayette Urban County Government is also committed to using other environmentally friendly products that do not negatively impact our environment. Green Seal is a non-profit organization devoted to environmental standard setting, product certification, and public education.

Go to [www.Greenseal.org](http://www.Greenseal.org) to find available certified products. These products will have a reduced impact on the environment and on human health. The products to be used must be pre-approved by the LFUCG prior to commencement of any work in any LFUCG facility. If a Green Seal product is not available, the LFUCG must provide a signed waiver to use an alternate product. Please provide information on the Green Seal products being used with your bid response.

### **C. GREEN COMMUNITY**

**The Lexington-Fayette Urban County Government (LFUCG) serves as a principal, along with the University of Kentucky and Fayette County Public Schools, in the Bluegrass Partnership for a Green Community. The Purchasing Team component of the Partnership collaborates on economy of scale purchasing that promotes and enhances environmental initiatives. Specifically, when applicable, each principal is interested in obtaining best value products and/or services which promote environment initiatives via solicitations and awards from the other principals.**

**If your company is the successful bidder on this Invitation For Bid, do you agree to extend the same product/service pricing to the other principals of the Bluegrass Partnership for a Green Community (i.e. University of Kentucky and Fayette County Schools) if requested?**

Yes X No \_\_\_\_\_

## **II. Bid Conditions**

- A. No bid may be withdrawn for a period of sixty (60) days after the date and time set for opening.
- B. No bid may be altered after the date and time set for opening. In the case of obvious errors, the Division of Procurement may permit the withdrawal of a bid. The decision as to whether a bid may be withdrawn shall be that of the Division of Procurement.
- C. Acceptance of this proposal shall be enactment of an Ordinance by the Urban County Council.
- D. The bidder agrees that the Urban County Government reserves the right to reject any and all bids for either fiscal



## EQUAL OPPORTUNITY AGREEMENT

### Standard Title VI Assurance

The Lexington Fayette-Urban County Government, (hereinafter referred to as the "Recipient") hereby agrees that as a condition to receiving any Federal financial assistance from the U.S. Department of Transportation, it will comply with Title VI of the Civil Rights Act of 1964, 78Stat.252, 42 U.S.C. 2000d-4 (hereinafter referred to as the "Act"), and all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, (49 CFR, Part 21) Nondiscrimination in Federally Assisted Program of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964 (hereinafter referred to as the "Regulations") and other pertinent directives, no person in the United States shall, on the grounds of race, color, national origin, sex, age (over 40), religion, sexual orientation, gender identity, veteran status, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Recipient receives Federal financial assistance from the U.S. Department of Transportation, including the Federal Highway Administration, and hereby gives assurance that will promptly take any necessary measures to effectuate this agreement. This assurance is required by subsection 21.7(a) (1) of the Regulations.

### The Law

- Title VII of the Civil Rights Act of 1964 (amended 1972) states that it is unlawful for an employer to discriminate in employment because of race, color, religion, sex, age (40-70 years) or national origin.
- Executive Order No. 11246 on Nondiscrimination under Federal contract prohibits employment discrimination by contractor and sub-contractor doing business with the Federal Government or recipients of Federal funds. This order was later amended by Executive Order No. 11375 to prohibit discrimination on the basis of sex.
- Section 503 of the Rehabilitation Act of 1973 states: *The Contractor will not discriminate against any employee or applicant for employment because of physical or mental disability.*
- Section 2012 of the Vietnam Era Veterans Readjustment Act of 1973 requires Affirmative Action on behalf of disabled veterans and veterans of the Vietnam Era by contractors having Federal contracts.
- Section 206(A) of Executive Order 12086, Consolidation of Contract Compliance Functions for Equal Employment Opportunity, states: *The Secretary of Labor may investigate the employment practices of any Government contractor or sub-contractor to determine whether or not the contractual provisions specified in Section 202 of this order have been violated.*

The Lexington-Fayette Urban County Government practices Equal Opportunity in recruiting, hiring and promoting. It is the Government's intent to affirmatively provide employment opportunities for those individuals who have previously not been allowed to enter into the mainstream of society. Because of its importance to the local Government, this policy carries the full endorsement of the Mayor, Commissioners, Directors and all supervisory personnel. In following this commitment to Equal Employment Opportunity and because the Government is the benefactor of the Federal funds, it is both against the Urban County Government policy and illegal for the Government to let contracts to companies which knowingly or unknowingly practice discrimination in their employment practices. Violation of the above mentioned ordinances may cause a contract to be canceled and the contractors may be declared ineligible for future consideration.

Please sign this statement in the appropriate space acknowledging that you have read and understand the provisions contained herein. Return this document as part of your application packet.

### Bidders

*I/We agree to comply with the Civil Rights Laws listed above that govern employment rights of minorities, women, veteran status, disability and age.*

Signature

GEOMANCER PERMACULTURE LLC  
Name of Business



# **WORKFORCE ANALYSIS FORM**

Name of Organization: CLEOMANCER PERMACULTURE LLC

| Categories          | Total | White<br>(Not Hispanic<br>or Latino) |   | Hispanic<br>or Latino |   | Black or<br>African-<br>American<br>(Not Hispanic<br>or Latino) |   | Native<br>Hawaiian<br>and<br>Other<br>Pacific<br>Islander<br>(Not Hispanic<br>or Latino) |   | Asian<br>(Not Hispanic<br>or Latino) |   | American<br>Indian or<br>Alaskan<br>Native<br>(not Hispanic<br>or Latino) |   | Two or<br>more races<br>(Not Hispanic<br>or Latino) |   | Total |   |
|---------------------|-------|--------------------------------------|---|-----------------------|---|---|---|--|---|--------------------------------------|---|---|---|---|---|-------|---|
|                     |       | M                                    | F | M                     | F | M   | F | M  | F | M                                    | F | M   | F | M   | F | M     | F |
| Administrators      | 1     | 1                                    |   |                       |   |   |   |  |   |                                      |   |   |   |   |   |       |   |
| Professionals       |       |                                      |   |                       |   |   |   |  |   |                                      |   |   |   |   |   |       |   |
| Superintendents     |       |                                      |   |                       |   |   |   |  |   |                                      |   |   |   |   |   |       |   |
| Supervisors         |       |                                      |   |                       |   |   |   |  |   |                                      |   |   |   |   |   |       |   |
| Foremen             |       |                                      |   |                       |   |   |   |  |   |                                      |   |   |   |   |   |       |   |
| Technicians         |       |                                      |   |                       |   |   |   |  |   |                                      |   |   |   |   |   |       |   |
| Protective Service  |       |                                      |   |                       |   |   |   |  |   |                                      |   |   |   |   |   |       |   |
| Para-Professionals  |       |                                      |   |                       |   |   |   |  |   |                                      |   |   |   |   |   |       |   |
| Office/Clerical     |       |                                      |   |                       |   |   |   |  |   |                                      |   |   |   |   |   |       |   |
| Skilled Craft       |       |                                      |   |                       |   |   |   |  |   |                                      |   |   |   |   |   |       |   |
| Service/Maintenance |       |                                      |   |                       |   |   |   |  |   |                                      |   |   |   |   |   |       |   |
| Total:              | 1     | 1                                    |   |                       |   |   |   |  |   |                                      |   |   |   |   |   | 1     |   |

Prepared by: LEANDRO BRAGA (OWNER) Date: 6 / 24 / 25  
 (Name and Title) Revised 2015-Dec-15

period is negotiated prior to contract approval. Payment for services or goods received prior to termination shall be made by the LFUCG provided these goods or services were provided in a manner acceptable to the LFUCG. Payment for those goods and services shall not be unreasonably withheld.

13. Assignment of Contract: The selected bidder(s) shall not assign or subcontract any portion of the bid contract with LFUCG without the express written consent of LFUCG. Any purported assignment or subcontract in violation hereof shall be void. It is expressly acknowledged that LFUCG shall never be required or obligated to consent to any request for assignment or subcontract; and further that such refusal to consent can be for any or no reason, fully within the sole discretion of LFUCG.
14. No Waiver: No failure or delay by LFUCG in exercising any right, remedy, power or privilege hereunder, nor any single or partial exercise thereof, nor the exercise of any other right, remedy, power or privilege shall operate as a waiver hereof or thereof. No failure or delay by LFUCG in exercising any right, remedy, power or privilege under or in respect of this bid proposal or bid contract shall affect the rights, remedies, powers or privileges of LFUCG hereunder or shall operate as a waiver thereof.
15. Authority to do Business: Each bidder must be authorized to do business under the laws of the Commonwealth of Kentucky and must be in good standing and have full legal capacity to provide the goods or services specified in the bid proposal. Each bidder must have all necessary right and lawful authority to submit the bid response and enter into the bid contract for the full term hereof including any necessary corporate or other action authorizing the bidder to submit the bid response and enter into this bid contract. If requested, the bidder will provide LFUCG with a copy of a corporate resolution authorizing this action and/or a letter from an attorney confirming that the proposer is authorized to do business in the Commonwealth of Kentucky. All bid responses must be signed by a duly authorized officer, agent or employee of the bidder.
16. Governing Law: This bid request and bid contract shall be governed by and construed in accordance with the laws of the Commonwealth of Kentucky. In the event of any proceedings regarding this matter, the bidder agrees that the venue shall be the Fayette County Circuit Court or the U.S. District Court for the Eastern District of Kentucky, Lexington Division and that the bidder expressly consents to personal jurisdiction and venue in such Court for the limited and sole purpose of proceedings relating to these matters or any rights or obligations arising thereunder.
17. Ability to Meet Obligations: Bidder affirmatively states that there are no actions, suits or proceedings of any kind pending against bidder or, to the knowledge of the bidder, threatened against the bidder before or by any court, governmental body or agency or other tribunal or authority which would, if adversely determined, have a materially adverse effect on the authority or ability of bidder to perform its obligations under this bid response or bid contract, or which question the legality, validity or enforceability hereof or thereof.
18. Price Discrepancy: When applicable, in case of price discrepancy, unit bid price written in words will prevail followed by unit price written in numbers then total amount bid per line item.
19. Bidder understands and agrees that its employees, agents, or subcontractors are not employees of LFUCG for any purpose whatsoever. Bidder is an independent contractor at all times related to the bid response or bid contract.
20. Contractor [or Vendor or Vendor's Employees] will not appropriate or make use of the Lexington-Fayette Urban County Government (LFUCG) name or any of its trade or service marks or property (including but not limited to any logo or seal), in any promotion, endorsement, advertisement, testimonial or similar use without the prior written consent of the government. If such consent is granted LFUCG reserves the unilateral right, in its sole discretion, to immediately terminate and revoke such use for any reason whatsoever. Contractor agrees that it shall cease and desist from any unauthorized use immediately upon being notified by LFUCG.
21. If any term or provision of this bid contract shall be found to be illegal or unenforceable, the remainder of the contract shall remain in full force and such term or provision shall be deemed stricken.

  
Signature

6/24/25  
Date





## LFUCG MWDBE SUBSTITUTION FORM

Bid/RFP/Quote Reference # 78 - 2025

The substituted MWDBE and/or veteran subcontractors listed below have agreed to participate on this Bid/RFP/Quote. These substitutions were made prior to or after the job was in progress. These substitutions were made for reasons stated below and are now being submitted to the Division of Procurement for approval. By the authorized signature of a representative of our company, we understand that this information will be entered into our file for this project. **Note: Form required if a subcontractor is being substituted on a contract.**

| SUBSTITUTED<br>DBE/MBE/WBE/VOSB<br>Company Name,<br>Address, Phone, Email | DBE/MBE/WBE/VOSB/SDVOSB<br>Formally Contracted/ Name,<br>Address, Phone, Email | Work to Be<br>Performed | Reason for the<br>Substitution | Total Dollar<br>Value of the<br>Work | % Value of<br>Total Contract |
|---|--|-------------------------|--------------------------------|--------------------------------------|------------------------------|
| 1.  |  |                         |                                |                                      |                              |
| 2.  |  |                         |                                |                                      |                              |
| 3.  |  |                         |                                |                                      |                              |
| 4.  |  |                         |                                |                                      |                              |

The undersigned acknowledges that any misrepresentation may result in termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and false claims.

GEOMANCER PERMACULTURE LLC  
Company

6/24/25  
Date

  
Company Representative

OWNER  
Title



# LEXINGTON

## LFUCG MWDBE PARTICIPATION FORM

Bid/RFP/Quote Reference # 78 - 2025

The MWDBE and/or veteran subcontractors listed have agreed to participate on this Bid/RFP/Quote. If any substitution is made or the total value of the work is changed prior to or after the job is in progress, it is understood that those substitutions must be submitted to the Division of Procurement for approval immediately. **Failure to submit a completed form may cause rejection of the bid.**

| MWBE Company, Name, Address, Phone, Email | DBE/MBE WBE/VOSB/SDVOSB | Work to be Performed | Total Dollar Value of the Work | % Value of Total Contract |
|---|-------------------------|----------------------|--------------------------------|---------------------------|
| 1.  |                         |                      |                                |                           |
| 2.  |                         |                      |                                |                           |
| 3.  |                         |                      |                                |                           |
| 4.  |                         |                      |                                |                           |

The undersigned company representative submits the above list of MDWBE and veteran firms to be used in accomplishing the work contained in this Bid/RFP/Quote. Any misrepresentation may result in the termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and false claims.

CEOMANZER PERMACULTURE LLC  
Company

6/24/25  
Date

  
Company Representative

OWNER  
Title



# ATTACHMENT A – SMALL AND DISADVANTAGED, MINORITY-, WOMEN-, AND VETERAN-OWNED BUSINESS OUTREACH PLAN

Proposer Name: GEOMANIER PERMACULTURE LLC Date: 6/24/25  
Project Name: KILBUSH FOOD FOREST GREENWAY MAINTENANCE Project Number: 78-2025  
Contact Name: LEONARD BRACA Telephone: 301 455 4429  
Email: GEOMANIERPERMACULTURE@gmail.com

The mission of the Minority Business Enterprise Program is to facilitate the full participation of disadvantaged businesses, minority-, women-, veteran-, and service-disabled veteran-owned businesses in the procurement process and to promote economic inclusion as a business imperative essential to the long-term economic viability of Lexington-Fayette Urban County Government.

To that end, small and disadvantaged businesses, including minority-, woman-, veteran-, and service-disabled veteran-owned businesses, must have an equal opportunity to be utilized in the performance of contracts with public funds spent from certain discretionary agreements. By submitting its offer, Bidder/Proposer certifies that it has taken, and if there are further opportunities will take, reasonable steps to ensure that small and disadvantaged businesses, including minority-, woman-, veteran-, and service-disabled veteran-owned businesses, are provided an equal opportunity to compete for and participate in the performance of any subcontracts resulting from this procurement.

The information submitted in response to this clause will not be considered in any scored evaluation. Failure to submit this form may cause the bid or proposal to be rejected.

Is the Bidder/ Proposer a certified firm? Yes ☐ No ☒

If yes, indicate all certification type(s):

DBE ☐

MBE ☐

WBE ☐

SBE ☐

VOSB/SDVOSB ☐

and supply a copy of the certificate and/or certification letter if not currently listed on the city's Minority Business Enterprise Program's (MBEP) certified list.

1. Include a list of firms that Bidder/ Proposer has had a contractual relationship with within the last two years that are minority-owned, woman-owned, veteran-owned or small businesses, regardless of their certification status. IRONWEED NURSERY, WADY KY

(Click or tap here to enter text.)

2. Does Bidder/Proposer foresee any subcontracting opportunities for this procurement?

Yes ☐ No ☒

If no, please explain why in the field below. Do not complete the rest of this form and submit this first page with your bid and/or proposal.  (Click or tap here to enter text.) OUTSIDE OF CONTRACT LABOR, SCOPE OF WORK DESIRED DOES NOT NECESSITATE ENGAGEMENT OF SUBCONTRACTING SERVICES, HOWEVER WE ARE OPEN TO EXPLORING THIS SHOULD THE SCOPE EXPAND IN THE FUTURE.

If yes, please complete the following pages and submit all pages with your bid and/or proposal.

**Describe the steps Bidder/Proposer took to solicit small and disadvantaged businesses, including MBEs, WBEs, VOSBs, and SDVOSBs, for subcontracting opportunities for this procurement.**

**3. Check the good faith and outreach efforts the Bidder/Proposer used to encourage the participation of small and disadvantaged businesses including, MBEs, WBEs, VOSBs and SDVOSBs:**

- ☐ Bidder placed advertisements in search of prospective small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs for the solicitation.
- ☐ Bidder attended LFUCG Procurement Economic Inclusion Outreach event(s) within the past year.
- ☐ Bidder attended pre-bid and/or pre-proposal meetings for this solicitation.
- ☐ Bidder sponsored an Economic Inclusion Outreach event.
- ☐ Bidder requested a list of certified small, DBE, MBE, WBE, VOSB and/or SDVOSB subcontractors or suppliers from LFUCG.
- ☐ Bidder contacted organizations that work with small, DBE, MBE, WBE, VOSB and/or SDVOSB companies.
- ☐ Bidder sent written notices to certified small, DBE, MBE, WBE, VOSB and SDVOSB businesses.
- ☐ Bidder followed up to initial solicitations with interested small, DBE, MBE, WBE, VOSB and/or SDVOSB.
- ☐ Bidder provided small, DBE, MBE, WBE, VOSB and/or SDVOSB businesses interested in performing the solicited work with prompt access to the plans, specifications, scope of work, and requirements of the solicitation.
- ☐ Bidder made efforts to segment portions of the work to be performed by small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs, including dividing sub-bid/partnership opportunities into economically feasible units/parcels, to facilitate participation.





**ADDENDUM #1**

Bid Number: **#78-2025**

Date: June 18, 2025

Subject: **Greenway Maintenance**

Address inquiries to:  
Kristie Thomas  
(859) 258-3320

**TO ALL PROSPECTIVE SUBMITTERS:**

Please be advised of the following clarifications to the above referenced Bid:

lonwave Q&A

Q: What specific areas or locations are to be serviced under this contract. Are there any maps, lists of sites, or estimated work zones available for review before submitting a bid? Or will all work be assigned through individual quotes post-award?

A: Individual quotes will be requested on an as needed basis for specific areas and projects from all awarded contractors as per Section 3.0 ROUTINE AND EMERGENCY QUOTES. Attached is a list of Greenways. See file "Greenways with labels\_Arch E\_Land.pdf" located under Attachments tab in lonwave for the Greenways map of Lexington.

Todd Slatin, Director  
Division of Procurement

All other terms and conditions of the Bid and specifications are unchanged.  
This letter should be signed, attached to and become a part of your Bid.

COMPANY NAME: GEOMANCER PERMACULTURE LLC

ADDRESS: 2013 DUNKIRK DR LEXINGTON KY 40504

SIGNATURE OF BIDDER:





GEOMPER-01

LBUNTON

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/7/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|   |  |        |
|---|--|--------|
| PRODUCER<br>Insurance Associates<br>1021 Majestic Dr., Suite 330<br>Lexington, KY 40513 | CONTACT NAME: Lida Bunton  |        |
|   | PHONE (A/C, No, Ext): (859) 233-1443 307 FAX (A/C, No): (859) 254-2370 |        |
|   | E-MAIL ADDRESS: lbunton@insuranceassociates.net                        |        |
|   | INSURER(S) AFFORDING COVERAGE  | NAIC # |
|   | INSURER A : Cincinnati Specialty Underwriters Insurance Company        | 13037  |
| INSURED<br><br>Geomancer Permaculture LLC<br>2013 Dunkirk Drive<br>Lexington, KY 40504  | INSURER B : Kentucky Employers Mutual                                  | 10320  |
|   | INSURER C :  |        |
|   | INSURER D :  |        |
|   | INSURER E :  |        |
|   | INSURER F :  |        |

## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE  | ADDL INSD | SUBR WVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS   |
|----------|--|-----------|----------|---------------|-------------------------|-------------------------|--|
| A        | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY<br><input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR<br><br>GEN'L AGGREGATE LIMIT APPLIES PER:<br><input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC<br>OTHER: | X         |          | CSU 0259312   | 6/25/2025               | 6/25/2026               | EACH OCCURRENCE \$ 1,000,000<br>DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000<br>MED EXP (Any one person) \$ 1,000<br>PERSONAL & ADV INJURY \$ 1,000,000<br>GENERAL AGGREGATE \$ 2,000,000<br>PRODUCTS - COMP/OP AGG \$ 2,000,000<br>\$ |
|          | <b>AUTOMOBILE LIABILITY</b><br><input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS<br><input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY  |           |          |               |                         |                         | COMBINED SINGLE LIMIT (Ea accident) \$<br>BODILY INJURY (Per person) \$<br>BODILY INJURY (Per accident) \$<br>PROPERTY DAMAGE (Per accident) \$<br>\$  |
| A        | <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR<br><input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE<br>DED <input type="checkbox"/> RETENTION \$  |           |          | CSU 259316    | 6/25/2025               | 6/25/2026               | EACH OCCURRENCE \$ 1,000,000<br>AGGREGATE \$ 1,000,000<br>\$   |
| B        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b><br>ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N<br>If yes, describe under DESCRIPTION OF OPERATIONS below   | N / A     |          | 451247        | 6/17/2025               | 6/17/2026               | <input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER<br>E.L. EACH ACCIDENT \$ 100,000<br>E.L. DISEASE - EA EMPLOYEE \$ 100,000<br>E.L. DISEASE - POLICY LIMIT \$ 500,000   |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
- LFUCG shall be named as an Additional Insured in the General Liability Policy.

## CERTIFICATE HOLDER

## CANCELLATION

|  |  |
|--|--|
| LFUCG<br>Division of Building Inspection<br>200 E. Main St.<br>Lexington, KY 40507 | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. |
|  | AUTHORIZED REPRESENTATIVE<br>  |



**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**ADDITIONAL INSURED(S) - OWNERS, LESSEES OR  
CONTRACTORS - AUTOMATIC STATUS FOR OTHER  
PARTIES WHEN REQUIRED IN CONSTRUCTION AGREEMENT  
WITH YOU - OPERATIONS AND COMPLETED OPERATIONS**

This endorsement modifies insurance provided under the following:

**COMMERCIAL GENERAL LIABILITY COVERAGE PART**

**A. Section II - Who Is An Insured** is amended to include as an additional insured:

1. Any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy; and
2. Any other person or organization you are required to add as an additional insured under the contract or agreement described in Paragraph 1. above.

Such person(s) or organization(s) is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions in the performance of your ongoing operations for the additional insured described in paragraph **A.1.** or **A.2.** above;
2. The acts or omissions of those acting on your behalf in the performance of your ongoing operations for the additional insured described in paragraph **A.1.** or **A.2.** above; or
3. "Your work" performed for the additional insured described in paragraph **A.1.** or **A.2.** above and included in the "products-completed operations hazard".

If not specified otherwise in the written contract or agreement described in paragraph **A.1.** of this endorsement, a person's or organization's status as an additional insured under this endorsement ends one year after your operations

for the person or organization described in paragraph **A.1.** are completed. The written contract or agreement must be currently in effect or become effective during the term of this Coverage Part. The contract or agreement must be executed prior to the "bodily injury", "property damage" or "personal and advertising injury" to which this endorsement pertains.

However:

1. The insurance afforded to such additional insured described above only applies to the extent permitted by law; and
  2. If coverage provided to an additional insured described above is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide.
- B.** With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
  - a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

- b. Supervisory, inspection, architectural or engineering activities.
  - 2. "Bodily injury" or "property damage" arising out of "your work" for which a consolidated (wrap-up) insurance program has been provided by the prime contractor/project manager or owner of the construction project in which you are involved.
  - 3. "Bodily injury", "property damage" or "personal and advertising injury" to any employee of you or to any obligation of an additional insured to indemnify another because of damages arising out of such injury.
  - 4. "Bodily injury", "property damage" or "personal and advertising injury" for which the Named Insured is afforded no coverage under this policy of insurance.
- C. With respect to the insurance afforded to these additional insureds, **SECTION III - LIMITS OF INSURANCE** is amended to include:

The limits applicable to an additional insured described herein are those specified in the writ-

ten contract or agreement described in paragraph **A.1.** of this endorsement or in the Declarations of this Coverage Part, whichever is less. If no limits are specified in the written contract or agreement described in paragraph **A.1.**, the limits applicable to the additional insureds are those specified in the Declarations of this Coverage Part. The limits of insurance are inclusive of and not in addition to the limits of insurance shown in the Declarations.

- D. With respect to the insurance afforded to these additional insureds, **SECTION IV - COMMERCIAL GENERAL LIABILITY CONDITIONS, 4. Other Insurance** is amended to include:

Any coverage provided herein will be excess over any other valid and collectible insurance available to an additional insured whether primary, excess, contingent or on any other basis unless you have agreed in a written contract or written agreement executed prior to any loss that this insurance will be primary. This insurance will be noncontributory only if you have so agreed in a written contract or written agreement executed prior to any loss and this coverage is determined to be primary.



**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.**

**WAIVER OF TRANSFER OF RIGHTS OF RECOVERY  
AGAINST OTHERS TO US - PER CONTRACT**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART  
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to Paragraph **8. Transfer of Rights of Recovery Against Others to Us** of **SECTION IV - CONDITIONS**:

If you have agreed, in a written contract or agreement, to provide a waiver of any right of recovery against a person or organization, we will waive any right of recovery we may have against that person or organization because of payments we make for injury or damage arising out of your ongoing operations or "your work" done under a contract with that person or organization and included in the "products-completed operations hazard". This waiver applies only to that person or organization for which you have agreed to in a written contract to provide said waiver.