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City of Jacksonville, Florida

Procurement Award Form (PAF)

Part 1 – Form Type: JPAC Award Request: Renewals, Extensions, and Unit Price Increases

Goods and/or Services: Professional Design Service As Needed - Broadcast Place Park

Requested Action and Justification:

Recommend approval to amend the award with Kimley-Horn for Amendment #1A in the amount of $447,834.65. Amendment 1A is the result of Engineering Division negotiations with the consultant selected for Engineering Design Services for Broadcast Place Park resulting in the attached Scope of Services and Fee Schedule, Exhibit 1A.

To be executed via formal contract amendment through the Office of General Counsel.

Supplier:	Kimley-Horn	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	2/6/2025

POA #:	71955-25	**PO #:**	N/A	**Change Order #:**	N/A
Solicitation #:	PDS 16069 25	**Contract #:**	71955-25	**Contract ADM #:**	1A
Term:	Project Completion	**Options:**	N/A	**Options Used:**	N/A

Federally Funded:	No	**JSEB Rec:**	Encouragement
Licenses Verified:	Yes	**JSEB %:**	0
Bonds Required:	No	**Bonds Waived Pursuant To:**	N/A

Fund:	10801	**Center:**	135115	**Acct:**	531090	**Proj:**	0000000	**Activity:**	00001283	$ 293,758.71
Fund:	32211	**Center:**	167101	**Acct:**	565051	**Proj:**	010463	**Activity:**	000000000	$ 154,075.94
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 447,834.65	**Contingent Amt:**	$ 0.00	**DMP/ODPO Amt:**	$ 0.00

Using Agency/BU:	PWEN:ENGINEERING AND CONSTRUCTION MANAGEMENT		
Concurrence:	Signed by: Scott Carter 20991F8ADFC947E...	**Title:**	CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT 2/4/2026
Concurrence:	1EFA223D5D23487...	**Title:**	DIRECTOR OF PUBLIC WORKS 2/4/2026
Concurrence:		**Title:**	
Concurrence:		**Title:**	

Initial DT
Initial DT

Procurement Analyst/Buyer:	Signed by: Kemp, Benjamin 4C8860DFACE2449C	**Chief of Procurement:**	Signed by: B19F1D517352456... 2/10/2026
Name:	Kemp, Benjamin	**Name:**	Dustin L. Freeman

Part 2 – JPAC Action: All award actions subject to lawfully appropriated funds.		**Part 3 – Final Awarding Authority Action:**	
Members who approve:		**Action:**	
Members who disapprove:		**Signature:**	
Date:		**Date:**	

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PAF Instructions
Part 1 (using agency)

Form Type: This form will be used for both Administrative Awards and JPAC Requests. Select type from dropdown options.

Goods and/or Services: Enter a brief description of the types of goods and services included in the request.

Requested Action and Justification: Enter a brief description of the requested action or authority being sought. i.e.; *Request permission to award the lowest, responsive responsible bidder for an ITB or award the highest ranked supplier for an RFP.* This block should also be used for additional information such as additional 4th account strings, or other information essential for contract execution.

Supplier: Enter awarded supplier name**.** If multiple, include in "Requested Action and Justification" box.

Basis of Award: Select from Lowest Price Technical Acceptable (LPTA), Highest Price Technical Acceptable (HPTA) or N/A.

Bid Opening Date: The date bids were unsealed by Procurement.

POA #: This is your 1Cloud generated Agreement number. Select Type, Enter Number.

PO #: Enter the PO number or agreement release number.

Change Order #: Provide the applicable change order number represented by this request.

Solicitation #: Select Prefix type, Enter Number, and Year.

Contract #: This number should be the same as your POA number (unless procured prior to 2020)

Contract Amendment #: Provide the applicable amendment number represented by this request.

Term: Select the Period of Performance or Term for the initial period.

Options: Period of time for each renewal or option.

Options Used: Prior to this request, enter how many options were already used.

Federally Funded: Select yes or no from dropdown if Federal Funds will be used.

JSEB Rec: Select Encouragement or JSEB Set Aside Option.

JESB %: If JSEB Participation, enter the percentage.

Bonds Waived Pursuant to: Select option from Drop down.

Funding Sources: Fund/Center/Account/Project/Activity, all fields are required even if zeros.

New NTE/GMP: Enter the new total not to exceed amount. Note, this should match the contract maximum indebtedness, if applicable**.**

Contingent Amount: If your agency requests an allowance for unforeseen additional expenses, then specify the amount of your requested increase and new NTE that represents the contingency allowance. This is over and above any quote.

DMP/ODPO Account: Enter the Direct Materials Purchase/Owner Direct Purchase Order Account. Used mainly for CIP (Capital Improvement/Construction) Projects

Using Agency/BU: Select one from the dropdown list.

Concurrence: Using Agency internal routing requirements for Electronic Signatures (follow Proc Manual for threshold requirements)

Title: Title of person electronically signing form.

Attachments: Included any supplemental information to the Procurement Award Form. i.e.; *Scope of work, previous awards*.

**Any field where there is no data available, or no entry is required, either leave it blank or enter N/A. Any fields where there is known data, include for informational purposes. Any changes to an original award should contain the data that is being changed and any other relevant data required for JPAC review and approval.*

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Exhibit 1-A

August 19, 2025

TO: Dustin Freeman
Chief of Procurement

THRU: Nina Sickler, P.E.
Director, Public Works Department
Colin Tarbert
Chief Executive Officer, Downtown Investment Authority

FROM: Scott Carter, P.E.
Chief, Engineering and Construction Management

SUBJECT: Selection Memorandum for RFI 01-25 Broadcast Place Park

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The Department of Public Works has issued a Request for Interest (RFI) for design services for Broadcast Place Park under the Downtown Investment Authority's Professional Design Service Contracts for As-Needed Projects.

The three shortlisted firms' Letters of Interest were evaluated by three graders and are ranked as follows:

1) Kimley-Horn and Associates, Inc.
2) JBrown Professional Group Inc
3) Pond & Company

We intend to enter scope and fee negotiations with the number one ranked firm.

SC/jm

CC: Alan Tablada, Project Manager, Public Works Department
Scott Wilson, Project Manager, Downtown Investment Authority

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Exhibit 1-A

August 5, 2025

TO: Dustin Freeman
Chief of Procurement

THRU: Nina Sickler
Director, Public Works Department
Colin Tarbert
Chief Executive Officer, Downtown Investment Authority

FROM: Scott Carter
Chief, Engineering and Construction Management

SUBJECT: Shortlist Memorandum for RFI 01-25 Broadcast Place Park

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The Department of Public Works has issued a Request for Interest (RFI) for design services for Broadcast Place Park under the Downtown Investment Authority's Professional Design Service Contracts for As-Needed Projects.

Firms from the pre-qualified bench of consultants from solicitation 16069-25,4 were invited to respond to a Request For Interest if qualified under the code L03 -Landscape Architecture.

The thirteen (13) firms solicited included:

- Alliant Engineering, Inc.
- Castle Bay Design Studio LLC
- DLZ Florida, LLC
- England, Thims & Miller, Inc
- GAI Consultants Inc
- Gresham Smith
- Halff Associates, Inc.
- JBrown Professional Group Inc
- Kimley-Horn and Associates, Inc.
- Landwise Design, Inc
- Matthews Design Group
- Pond & Company
- WGI, Inc.

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Seven firms responded with Letters of Interest (LOIs):

- DLZ Florida, LLC
- Halff Associates, Inc.
- JBrown Professional Group Inc
- Kimley-Horn and Associates, Inc.
- Matthews Design Group
- Pond & Company
- WGI, Inc.

In determining the most qualified firm, Public Works considered related project experience, staff availability, and proposed project approach. Public Works recommended the following firms to shortlist:

- JBrown Professional Group Inc
- Kimley-Horn and Associates, Inc.
- Pond & Company

SC/jm

CC: Alan Tablada, Project Manager, Public Works Department
Scott Wilson, Project Manager, Downtown Investment Authority

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Exhibit 1-A

BROADCAST PLACE PARK

Department of Parks, Recreation and Community Services

Kimley-Horn And Assoc.

EXHIBIT A	SCOPE OF SERVICES	2
EXHIBIT B	COJ FEE ESTIMATE SUMMARY	15
EXHIBIT C	ESTIMATED DESIGN SCHEDULE	17

Kimley»Horn

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EXHIBIT A
SCOPE OF WORK

Project Understanding

Kimley-Horn understands that the City of Jacksonville is proposing a recreational park ("Park") under the I-95 bridge from Kings Avenue to Broadcast Place/Montana Ave. The Park will have six (6) clay tennis courts, twelve (12) pickle-ball courts, a restroom/ticketing office building, a 15-foot-wide multi-use trail, a parking lot, and site lighting for the listed amenities (the "Project"). This Project is being administered and funded jointly by the Downtown Investment Authority ("DIA") and the City of Jacksonville Department of Parks, Recreation and Community Services ("COJ Parks").

Assumptions

Kimley-Horn's scope of services and fees are based on, but not limited to the following assumptions:

- The improvement area is within the Montana Ave/Broadcast Place rights-of-way and parcels with the real estate numbers: 080082 0200 and 080082 0050 (the "Site").
- Kimley-Horn ("KH") attended a meeting with DIA and COJ Parks on September 12, 2025, to discuss the scope of the project as described above in the Project Understanding.
- The Client has informed KH that the City of Jacksonville has an air rights agreement with the Florida Department of Transportation ("FDOT"). This air rights agreement may need to be amended to allow for construction and for public use of the space under the bridge.
- Due to preliminary due diligence on the Site, KH understands that the Site is potentially contaminated with arsenic and chlorinated solvents in the groundwater.
    - FDOT and FDEP will come to an agreement on whether permitting may be required. KH has no control over the potential of this permitting.
- COJ Parks currently has $2 million budgeted for the construction of the Park. DIA currently has $2 million budgeted for the construction of the Park. As the design progresses, COJ Parks and DIA may evaluate increasing the construction budget through the 2027 Capital Improvement Program ("CIP").
    - DIA is responsible for the following improvements: construct six (6) clay tennis courts with lighting, gates and fencing, bleacher area, restroom/office building and accompanying seating area, small parking area on Broadcast Place, and one-half tennis court with practice wall.
    - COJ Parks is responsible for the following improvements: twelve (12) pickleball courts with lighting, gates and fencing, bleacher areas and walkway for Emerald Trail including lighting and seating.
- The I-95 overpass was rebuilt around 2013. Footers from the previous bridge structure may still be in place. KH recommends performing ground penetrating radar surveying to determine the location of existing and previous footers that may have been abandoned in-place.
- KH will design the Site with reasonable measures to avoid interference with the existing bridge structure, specifically the bridge pillars and bridge deck.
- The Project will be designed to meet the Accessibility (ADA) requirements for the proposed project as set-forth in the Florida Building Code. However, ADA certification services are not included.

- Assumes project specifications will be provided on the construction drawings as notes or references to local municipal ordinances and specifications (No CSI Specs).

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Scope of Services

Kimley-Horn will provide the services specifically set forth below.

Task 1. <u>Project Coordination and Meetings</u>

This task is based on providing project management, meetings, and coordination throughout the duration of this Project. Kimley-Horn will provide the following services for this task:

a. Project management and coordination
b. Facilitate a project kick-off meeting
c. Facilitate and attend up to eighteen virtual bi-weekly progress meetings with COJ Parks and DIA staff. This accounts for up to nine months of bi-weekly progress meetings.
d. Facilitate and attend three in-person milestone meetings to review plans and obtain feedback from the Client at the:
    i. "30%" Schematic Site Design,
    ii. "60%" Design Development and
    iii. "90%" Construction Document phases.
e. Coordinate with the Florida Department of Transportation (FDOT) staff on use of their right-of-way and maintenance requirements at each phase submittal.
f. Provide updates to the Client regarding the design and permitting status of the Project.
g. Meetings and coordination with architectural, Mechanical, Electrical and Plumbing (MEP), survey and geotechnical subconsultants and facilitate communication between subcontractors and the Client.

The extent of our project coordination under this Task will be to provide the necessary, but limited exchange of information to the Client and other project consultants sufficient to perform our design and permitting responsibilities for this project.

Task 2. <u>Limited Survey</u>

Kimley-Horn's subconsultant, Degrove Surveyors, Inc., will be performing the limited survey services for this Project. The limited survey services provided as part of this contract are as follows:

a. Boundary Survey: Kimley-Horn's survey subconsultant will perform an ALTA/NSPS compliant boundary survey, that includes the following Table A requirements: Items 1-4, 8, 11a and 13 for the lands described above, to include location of improvements (including visible and accessible bridge pillars), setting of property corners and plotting title exceptions, if any, as shown on the Client provided title commitment. FEMA information will be reviewed and shown on the survey. Additionally, the survey will be prepared in Autocad and will comply with Kimley-Horn's Minimum Survey Requirements and the Standards of Practice for Surveyors in the State of Florida.

b. Limited Topographic Survey: KH's survey subconsultant will perform a limited topographic survey for the Site. The survey will extend ~20' beyond the property lines where possible.
    1. Elevations will be collected on a 50-foot grid and will include above ground and

special features such as mounds, depressions, trail roads, debris piles, and significant changes in grade.

2. Existing structures (including bridge pillars) will be located.
3. Visible above ground improvements will be located.
4. Above ground indicators to subsurface utilities will be located.
5. Inverts, pipe sizes and material will be collected on sanitary and storm sewer structures.
6. Elevations will be referenced to NAVD 88 vertical datum.
7. Horizontal locations will be referenced to the Florida State Plane Coordinate System East Zone.
8. The survey will be prepared in Autocad with a 1.0-foot contour interval on 24"x36" sheets.

c. Ground Penetrating Radar (GPR) Survey (OPTIONAL): Kimley-Horn's subconsultant, will conduct a GPR subsurface investigation to identify buried foundations, voids, and related anomalies within the project limits. The primary objective is to document the base of existing foundations and assess the presence of other significant structural features.

1. Survey Approach:
   i. GPR data will be collected along two orthogonal directions:
      - Parallel to the I-95 right of way, with line spacing not exceeding 5 feet.
      - Perpendicular to the I-95 right of way, with line spacing not exceeding 5 feet.
   ii. Along-line trace spacing will be set at approximately 1–2 inches.
   iii. Spatial controls will be established using RTK GNSS or total station.

2. Applicability Statement: The proposed GPR survey will provide imaging of shallow foundations and subsurface features in favorable soils. While reliable for mapping anomalies, results carry inherent uncertainties, and final interpretations should be treated as probabilistic indicators rather than absolute confirmations.

d. Schedule: The survey will be completed within 6 weeks of receipt of notice-to-proceed.

e. Deliverables: Surveys will be mapped in Autocad. A CAD file in Autocad Civil 3d with embedded surface, a comma delimited ASCII file (PNEZD) and signed/sealed paper copies will be provided.

Task 3. <u>Limited Geotechnical Services</u>

A limited Geotechnical Report will be performed by Kimley-Horn's geotechnical subconsultant, Meskell & Associates, LLC, consisting of the following scope:

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The objective of the geotechnical exploration is to provide limited Site and subsurface information to evaluate the subsurface conditions for the proposed Project. Based on the Park program, we propose the following field services:

Test Location	Boring No. & Type	Test Depth ft below ground surface
Restroom Facility	1 SPT[1]	15
Ticketing Office	1 SPT[1]	15
Pickleball Courts	2 SPT[1]	10
Tennis Courts	2 SPT[1]	10
Parking & Access Drives	8 Auger	6
Light Poles	12 SPT[1]	15
Multi-Use Path	15 SPT[1]	10
TOTAL: 33 SPT Borings (400 LF); 8 Auger Borings (48 LF)		

1. Standard Penetration Test (SPT) Boring

A truck- or track-mounted drill rig will be utilized for the SPT borings for this Project. In accordance with Florida law, KH's geotechnical subconsultant will attempt to locate existing underground utilities at the site by utilizing the Sunshine State One-Call (SSOC) system. Any private utilities not included in the SSOC system should be located by the property Owner. As an added precaution and due to the potential for utilities not included in the SSOC system, KH's geotechnical sub consultant, MAE, will utilize a private utility location specialist. Once the SPT and auger borings are completed, they will be backfilled with cementitious grout or bentonitic hole plug.

The recovered soil samples will be described in the field by the field crew. The field logs and samples will be delivered to a laboratory where the logs will be reviewed, and the samples classified by a geotechnical engineer. Laboratory classification and index property tests will be performed as necessary on selected soil samples to confirm the soil classification and provide engineering characteristics to estimate compressibility.
A geotechnical engineer, licensed in the State of Florida, will direct the geotechnical exploration, and provide an engineering evaluation of the subsurface conditions encountered at boring locations. The results of the exploration and evaluation will be documented in a report that will consist of the following:

a. The observed site conditions, such as topography, surface vegetation, etc. as they relate to the proposed construction;
b. The field and laboratory test procedures used and the results obtained;
c. The encountered subsurface conditions, including subsurface profiles, measured groundwater levels, and estimated geotechnical engineering properties, as necessary;
d. Estimated normal seasonal high groundwater level;
e. A geotechnical engineering evaluation of the site and subsurface conditions with respect to the anticipated construction;
f. Recommendations for shallow foundation design parameters, including our estimate of the performance of the foundation system; shallow foundations are expected to be associated with the buildings, light poles and other ancillary structure foundations;
g. Recommendations may be provided for relatively shallow cylindrical (pier) light pole base foundations, if required;
h. Recommendations for slabs-on-grade for buildings;
i. Recommendations for support of the rigid/concrete pavements and slabs or

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flexible/asphalt concrete pavements for sport courts, the multi-use path and drive and parking areas; and

j. Recommendations for site preparation and earthwork during construction.

A provisional (optional) fee of $1,800 is proposed to cover the specialized handling of potentially contaminated soil, to containerize the soils and drilling fluids in drums, should this be a project requirement. This fee will only be applied if required and authorized. This fee does not include removal of the drums from the site and disposal of drummed materials. If removal from the site and disposal of drummed soils and fluids is required, KH's geotechnical subconsultant should be notified and additional fees will apply. If KH's geotechnical subconsultant is required to develop and implement a project specific health and safety plan (HASP), tailored to site-specific contaminants expected, additional fees will apply.

Our proposed fee includes submittal of an electronic copy of the report. We will contact you immediately if we encounter subsurface conditions that could require the borings to be advanced to deeper depths, and/or if additional engineering analysis/evaluation outside the scope of this Agreement is necessary.

Once authorization is received, a utility locate request will be submitted. Our geotechnical subconsultant will mobilize their field crew to the site within 2 to 3 weeks once the utilities have been marked and located. We anticipate that the fieldwork will take a total of 5 to 6 days to complete, weather permitting. Laboratory testing will take up to 1 week depending on the amount of lab testing assigned. We expect to submit our geotechnical report 2 weeks after completion of the laboratory testing. The estimated project duration from the time of authorization to report delivery is approximately 6 weeks.

Task 4. <u>Environmental Services</u>

a. Environmental Document Review: Kimley-Horn will review publicly available environmental documents associated with the Site to understand the previous assessment and remediation activities performed on the property. The existing environmental reports are greater than 10 years. As such, we will compare the results from the previous investigations to the current Cleanup Target Levels (CTLs). Documents and figures reviewed by Kimley-Horn will help guide meetings outlined in Task 4.b and Task 4.c.

b. Meeting with FDOT Environmental Counsel: Kimley-Horn will coordinate and host one, one-hour long meeting with FDOT Environmental Counsel to understand the landowner's preferred closure method for the Site. Existing data will be presented and potential closure options under Chapter 62-780 F.A.C. will be proposed and discussed with FDOT. Kimley-Horn will provide a meeting summary to the DIA.

c. Meeting with FDEP: Kimley-Horn will coordinate and host one, one-hour long meeting with FDEP to discuss closure of the Site under Chapter 62-780 F.A.C. During the meeting we will discuss the FDOT's preferred closure method as discussed in Task 4.b. Kimley-Horn will provide a meeting summary to the DIA.

d. Kimley-Horn anticipates additional tasks will be identified during Task 4.b and Task 4.c. These additional tasks will be conducted under a separate amendment and will likely include the following at a minimum:

1. Environmental sampling of soil and groundwater on the Site to understand current concentrations of contaminants at the Site.
2. A Soil Management and Construction Dewatering Plan that will outline how impacted media at the Site will need to be handled and managed during redevelopment activities on the Site.

Task 5. <u>Phase 1 Noise Study</u>

Kimley-Horn will perform a technical analysis to evaluate noise conditions at the Project Site. The analysis will compare the current noise levels under the I-95 overpass to noise levels typical of pickleball activities. This analysis is intended to help provide concerned community members with information to understand if the conversion to pickleball courts would generate a substantial increase in ambient noise levels in the vicinity of the project. Monitored noise levels will also be compared to City noise standards.
Two (2) site visits will be conducted. One will be conducted during peak traffic hours, and one will be conducted during minimal traffic hours. Up to four (4) hours of noise measurements will be collected for at each site visit at various locations to establish ambient noise level patterns in the project vicinity.
Noise levels and standards will be summarized in a brief technical memorandum. Kimley-Horn will respond to one (1) round of consolidated comments from the Client.

Potential noise receptors within 500-ft of the proposed facility are:

a. Hilton Garden Inn (Hotel)
b. Gray Security Service (Office)
c. Shell Office Systems (Office)
d. WJXT (Broadcasting)
e. ARTEA Apartments (Residential)*
   *Class A Receptor in Chapter 368 Noise Ordinance.

A high-level analysis of the potential noise impacts will be performed.
Deliverables: Technical memorandum summarizing findings at the project site.

Additional scope and fee will be required if detailed modeling or mitigation methods are required. The analysis of potential noise impacts and mitigation from the proposed park will be performed in accordance with ISO 9613-1 and ISO 9613-2 standards for noise analysis can be performed as additional services.

Task 6. <u>"30%" Schematic Site Design Plans</u>

KH will prepare a schematic design package comprised of conceptual site plans, precedent imagery, and supporting information illustrating the general scope, scale, and relationship of the proposed improvement areas described in the Project Understanding. The Schematic Site Design Plans will consist of the following:

a. Inventory and Analysis
b. Two site plans that will show the horizontal location of the site amenities
c. Pavement materials, patterns and finishes, site furnishing, general theming/aesthetics, and plant pallets

This schematic design package will be submitted to the Client for review and comment. Deliverables for this task will be presented on 11" x 17" schematic design plans and supporting

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documents. PDF files will be provided to the Client.

Task 7. <u>"60%" Design Development Plans</u>

KH will refine the final schematic design site plan and prepare "60%" Design Development Plans and Details ("60%" Plans) including preliminary site drainage, utilities, lighting, electrical, landscape and irrigation. The "60%" Plans will be based on the approved schematic design site plan. After the "60%" Plans have been initiated, additional services will be required for Client-requested modifications to the site design. The "60%" Plans will be completed for the purpose of creating a plan set that is sufficient for creating a reasonable opinion of probable construction cost, but it will not be completed to be sufficient for construction.
KH will prepare "60%" Plans that contain the following:

a. Demolition and Erosion Control Plans
b. Site Plan – layout of proposed improvements, preliminary site data information for City permitting
c. Grading and Drainage Plans – improvements of the existing site drainage and preliminary grading to show the direction of flow, ADA compliance and drainage details
d. Utility Plans – general location of water and sewer services to the proposed features
e. Planting Plans – specify plant species, size, specification and basic layout of shrub/groundcover plant beds
f. Irrigation Plans – schematic layout of mainline, irrigated areas and source identification
g. Hardscape Details – site furnishing selections, pavement material specifications and construction details
h. Lighting plans – Preform preliminary photometric analyses in AGi32 lighting design software to understand general fixture performance and fixture spacing for each type of facility. The lighting plans will be limited to the selected luminaire(s), light pole assemblies, and schematic layout of pole locations.
i. Electrical Plans – low voltage power source location(s), schematic layout of conduit runs, and load center location (s).

Upon completion of the "60%" plans, KH will prepare an opinion of probable construction cost (OPCC) for the Client to use for budgeting purposes only.

Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of its experience and represent its judgment as an experienced and qualified professional, familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

Task 8. <u>"90%" Construction Document & Permit Plans</u>

KH will refine the final schematic design site plan and prepare "90%" Construction Documents (CDs). The "90%" CDs will based on the approved design development plans. After the "90%" CDs have been initiated, additional services will be required for Client-requested modifications to the site design. The "90%" CDs will be used for permitting with the City of Jacksonville (COJ) and FDOT. Kimley-Horn will coordinate with FDOT and respond to their Electronic Review

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Comments.

KH will prepare "90%" CDs that contain the following:

a. **Master Site Plan** – Plan will identify the improvements of the proposed Project.

b. **Clearing, Demolition, and Erosion Control Plans** – Plans will identify existing features that need to be cleared, removed, demolished, and/or abandoned prior to construction. The plans will also identify the protected trees to be preserved or removed and will be used in the tree mitigation calculations. Plans will show locations for silt fencing and erosion control devices.

c. **Detailed Site Plan** – Based on site plan and selected elements from the 30% and "60%", the Hardscape Plan will identify material type, location and quantity. Final selections of site furnishings, colors and finishes will be identified within the Detailed Site Plan and accompanying details.

d. **Horizontal Control Plans** – Based on the site survey, the improvement areas will be dimensioned for construction staking and layout. Plans will show dimensional layout of on-site improvements, existing known and proposed easements, required setbacks, paving and curb limits, pavement marking and signage, and associated details. Dimensional layout will be based upon the Site Plan previously approved by the Client.

e. **Paving, Grading and Drainage Plans** – Plans will show the location of the proposed drainage divides, on-site storm water collection, piping and storage systems, including inlet elevations and inverts. Plans will provide guidance on grading for the tennis and pickleball courts to provide drainage meeting guidelines for play surfaces. Plans will consist of spot elevations on pavement, sidewalks, and other site elements, indicating high points and low points along the roadways.
Kimley-Horn will prepare one (1) set of stormwater design calculations for the mean annual, 3-year, and 25-year, 24-hour pre- and post-development conditions. The stormwater detention pond sizes will be based on the results of these calculations.

f. **Water and Sewer Utility Plans** – Kimley-Horn will develop utility plans for 1) sanitary sewer collection and 2) a water distribution system adequate for domestic uses and fire protection. It is assumed the existing public water and sewer mains serving the property will be sufficient for this expansion. Should public main extensions be required, this design can be provided as an additional service. KH will submit for fire flow test for water and Kimley-Horn will submit the utility availability request with the utility provider. Private water service connections on the project site for restrooms and minor domestic services – water fountains, irrigation and quick coupler locations for cleaning.
It is assumed no offsite water or sewer routing will be required and that connection to the utilities will be adjacent to the property in the City of Jacksonville Right-of-Way.

g. **Details** – Paving and drainage details will be provided as applicable to the project. Details will consist of City of Jacksonville, FDOT, and JEA standard details for construction. Details will also be provided for site furnishing and materials selected in Task 3.
Details will be provided for materials, hardscape sections and prefabricated site furnishings using the approved selections made during the 30% and 60% reviews with

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the Client. The details will include manufacturers, colors, style of the selected amenities. Specifications will be provided on plan sheets only.

h. **Photometric Plan** – Kimley-Horn will perform code minimum photometric analyses in AGi32 lighting design software to achieve fixture layouts for each type of facility to meet all applicable lighting criteria provided by the Client. The proposed lighting system will provide lighting for the following types of facilities: tennis courts, pickle-ball courts, parking lot, multi-use path within the limits of the park, sidewalks within the limits of the park, and all usable park space. The lighting plans will be limited to the selected luminaire(s), light pole assemblies, pole locations, and photometrics within the boundaries of each type of facility. The AGi32 analysis output reports will be included as supplemental documentation and submitted with the 90% plans. Any lighting design for items other than the listed facility types above and for items outside the limits of the park is not included.

i. **Electrical Plan** – Kimley-Horn will design and coordinate electrical power distribution drawings for the proposed lighting system. These construction documents will be suitable for permitting of the work and will provide the level of detail required to perform the work. Any electrical design for items other than the proposed lighting system is not included. The electrical plans will consist of low voltage power source location(s), conduit runs with handholds, circuit design, load calculations, riser diagrams, luminaire schedules, controls narrative, and fault current calculation.

j. **Planting Plan** – Kimley-Horn will prepare a Planting Plan that will consist of the following:
    1. Location and species of existing trees to be preserved
    2. Required calculations and notes
    3. Location of landscape materials to be used
    4. Plant list consisting of common name, botanical name, size, quantity, spacing
    5. Installation specifications for landscape materials

    The planting plan will meet the requirements of the City of Jacksonville code, and plantings may be proposed in addition to what is required by the code. This task shall consist of two (2) rounds of reasonable comments from the City.

k. **Irrigation Plan** – Kimley-Horn will prepare Irrigation Plans for the proposed Planting Plan. These plans will be prepared in an effort to comply with the directives of the Client and the landscape and irrigation ordinances. The irrigation plans will be prepared upon Client and municipal approval of the “100%” planting construction documents and will illustrate point of connection, meter, and backflow preventer (coordinated with the utility plan) as well as typical local irrigation water demand and watering run times. The Client is to specify preferred irrigation equipment type (Toro, Hunter, or Rainbird). It is assumed that the point of connection will be from a metered location onsite. We anticipate these documents will consist of irrigation plans, details and specifications.
    The effort for this task includes addressing one round of ordinary and reasonable staff issued comments from City of Jacksonville and City of Jacksonville Parks.
    This task does not include revisions to the Irrigation Plans necessitated by significant site plan changes directed by City of Jacksonville Parks or their representatives. Subsequent modifications resulting from significant site plan changes directed by the Client or their representatives will be considered an additional service.\

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This task include two rounds of reasonable revisions to comments from the Client or permitting agency. Upon completion of the "90%" CDs, KH will update the opinion of probable construction cost (OPCC) for the Client to use for budgeting purposes only.

Task 9. <u>Final Construction Documents</u>

Upon receipt of permits from required permitting agencies, Kimley-Horn will prepare final construction documents ("Final CDs"). Final CDs will consist of CDs suitable for construction, updated OPCC and preparation of bid table forms for the Client's use in the bid phase.

Task 10. <u>Architectural Services for Restroom Building</u>

Architectural services will be performed by Kimley-Horn's architectural subconsultant, kasper architects + associates ("Architect"). Mechanical, electrical and plumbing (MEP) design will be performed by Kimley-Horn's MEP subconsultant, Simes & Rosche.

The Architect will provide the professional services described below:

a. General Description: The scope of work is to provide architectural and interior design, structural, electrical, mechanical (HVAC & Plumbing), and fire protection engineering services for the design and production of construction documents, and construction phase services limited to shop drawing review, response to contractor questions, and monthly site visits.

b. Architectural design services will consist of Fire and Building code research, life safety plan, floor plans, enlarged plans, ceiling plans, exterior elevations, building sections, wall sections, roof plan, interior elevations, door, window and finish schedules and details necessary to construct the architectural portions of the Project.

    1. Programming/Concept Phase Services – The Architect will work with Client to identify priorities, values, goals, and objectives. We will gather and analyze information provided to develop performance and design criteria for the project. We will provide concept site plan(s) and concept floor plan(s) that meet the identified program requirements, spatial relationships, and agency requirements and recommendations.

    2. Schematic Design Phase Services – The Architect shall review program specifications, and applicable laws, codes, and regulations applicable to this project. Schematic Design documents shall consist of drawings including further developed plans, perspective sketches, and digital representations. Preliminary selections of major building systems and construction materials shall be noted on the drawing or described in writing.

    3. Design Development Phase Services – The Architect shall prepare Design Development Documents illustrating and describing the development of the Schematic Design including plans, typical construction details, and diagrammatic layouts of the building systems to fix and describe the size and character of the Project as to architectural, structural, mechanical, and electrical systems.

    4. Construction Documents Phase Services – The Architect shall prepare

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Construction Documents that illustrate and describe further development of the Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels and performance criteria of materials and systems.

5. Limited Construction Phase Services – The Architect shall advise Client during the Construction Phase. Architect shall perform reasonable shop drawing review, reasonably respond to the prime contractor's relevant questions, and visit the site monthly to become familiar with the progress and quality of the Work.

c. Architectural services will also include preparation for the Downtown Development Review Board (DDRB) application and hearings. This effort will include the attendance of up to 3 meetings and preparation of the following:

1. Provide supporting documents to show compatibility with the City standards

2. Provide detailed material selection and representation on colored building elevations

3. Provide 3D modeling and rendering to convey design concept and compatibility with context

4. Provide one (1) round of revisions at each stage, application, Conceptual Hearing and Final Hearing

d. Electrical design services will consist of interior lighting, power distribution, fire alarm (if required), telephone and data raceway system, lighting energy code compliance calculations, and load calculations.

e. Mechanical and Plumbing design services will consist of HVAC load calculations, HVAC equipment selections, air distribution systems design, mechanical energy code compliance calculations and plumbing systems design consisting of sanitary waste/vent piping systems, and domestic cold/hot water distribution systems.

f. Other inclusions/clarifications: Monthly site visits by Architect are included. Up to two site visits by engineering consultants are included. Additional site visits (if requested) will be invoiced at $1,100/trip.

Since exhaustive or continuous project review and observation services are outside our scope of services, we do not guarantee the performance of, and have no responsibility for, the acts or omissions of any contractor, subcontractor, supplier or any other entity furnishing materials or performing any work on the project.

Task 11. <u>Structural Services for the Restroom Building</u>

Kimley-Horn will prepare construction documents for structural components of the proposed restroom building. It is understood the building is anticipated to be approximately 2,500 square feet. It is anticipated the foundation system will be shallow spread footings or a concrete slab on grade. Walls are anticipated to be of masonry or reinforced concrete construction. Roof trusses (if required) will be performed as a delegated design. This task includes the structural

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calculations for the building components, including foundations, slabs, walls, roofing members, and connections.
As part of this task, Kimley-Horn will coordinate with the Architectural, MEP, and geotechnical subconsultants on applicable building design elements. Construction documents will provide structural notes to accompany the applicable structural details. It is assumed no technical specifications package will be required. In the absence of geotechnical parameters, conservative soil parameters will be assumed in accordance with the Florida Building Code.

Structural construction documents are anticipated to consist of the following:

a. Structural Notes
b. Foundation Plan
c. Roof Framing Plan
d. Building Sections
e. Wall Sections and Details
f. Structural Details

The following milestone submittals will be made as part of this task:

a. 60% Design Drawings
b. 90% Design Drawings
c. 100% Design Drawings

Task 12. <u>Permitting</u>

On behalf of the Client, Kimley-Horn will prepare and submit construction documents and supporting analysis to the below required permitting agencies for review:

a. City of Jacksonville Development Services (“10-set”)
b. City of Jacksonville Building Department
c. JEA
d. SJRWMD
e. FDOT
f. FDEP / COJ Environmental Quality Division (EQD) for sanitary sewer permitting

Kimley-Horn will monitor and respond to agency comment as well as revise plans and design documents accordingly. Responding to requests for additional information beyond what is normal and customary and responding to permitting issues beyond our control are outside of this scope of services and will be provided, as needed, as an Additional Service only after prior written authorization by City of Jacksonville Parks. Efforts to respond to issues raised during the permitting process, which cannot currently be anticipated, and additional responses to requests for additional information by review agencies not specifically stated above, shall be considered Additional Services.

Kimley-Horn has no control over the actions of jurisdictional agencies and is not a party to agreements between the City and others. Accordingly, professional opinions as to the status of permits and entitlements or the suitability for a specific purpose herein and professional opinions as to the probability and timeframe for approvals are made on the basis of professional experience and available data. Kimley-Horn does not guarantee that the outcome of permits and entitlements or suitability will not vary from its opinions. Because its opinions are based upon limited site investigation and scope of services, Kimley-Horn does not guarantee that all issues affecting the Site have been investigated.

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Kimley-Horn does not guarantee the issuance of permits or approvals. If permits are issued for this project, the conditions and expiration dates are the sole responsibility of the City. Kimley-Horn is not responsible for extending time-limited entitlements or permits. Kimley-Horn can provide services to file for extensions, if applicable, provided the Client issues a direct written request for each requested entitlement, prior to the dates of expiration.

Task 13. <u>Multi-Use Path Extension</u>

At the request of City Parks, Kimley-Horn will prepare construction documents for a multi-use path extension on the east side of Broadcast Place from the I-95 overpass to the Overland Trail at RiversEdge. The construction documents for this portion of work will be included in the 10-set permit set with the other Broadcast Place Park improvements.

Task 14. <u>DDRB Coordination</u>

Kimley-Horn will be available to assist the Client with the Downtown Development Review Board (DDRB) application, preparation for hearings and attendance at the required hearings. This task will include the following items:

a. Application: Kimley-Horn understands that a DDRB Application submittal will be required for conceptual approval of the project on the subject property. Kimley-Horn staff will prepare the DDRB application package that will include the following:
   1. DDRB Application Form
   2. Owner's Authorization for Agent
   3. Legal Description
   4. Survey
   5. Parcel Aerial
   6. Site Location Map
   7. Description of the Project
   8. Copy of the Property Deed
   9. Site Plan
   10. Architectural Elevations
   11. Other Associated Maps

   Kimley-Horn assumes that the Client will provide item 2. Kimley-Horn staff and subconsultants will prepare the remaining items listed above as required by DIA as a part of the application package. Kimley-Horn will assemble the application package for the Client's review and one (1) round of comment. Based on the Client's input, Kimley-Horn will finalize the application package for submittal to the DIA.

b. DIA and DDRB Public Hearings: Kimley-Horn staff will provide support and representation to the Client for the required public meetings and public hearings with DDRB and DIA. The purpose of this task is to provide the necessary personnel and resources needed to present the project to the DDRB. Kimley-Horn will provide the necessary staff to be present in support of these meetings/presentations, with the expectation of 2-3 professionals in attendance at each hearing.

   1. Conceptual Hearing: Kimley-Horn understands that a DDRB Application submittal

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will be required for conceptual approval of the project on the subject property. As part of this task, Kimley-Horn will prepare a graphically forward presentation, including an illustrative site plan, restroom building elevations and three perspective images, to show key features of the parks.

2. Final Hearing: Kimley-Horn understands that a Final DDRB Hearing is required after the Conceptual Hearing. Kimley-Horn will revise the presentations based on comments received during the Conceptual Hearing.

Kimley-Horn recommends meetings with the Client prior to each submission to review submission material and plan for the presentations. This task includes three Client meetings in total: one prior to the application submission, one prior to the Conceptual Hearing and one prior to the Final Hearing.

Task 15. <u>Post Design Services (Limiting Amount Services)</u>

Kimley-Horn will be available to assist the Client with their public procurement process for this project, by preparing construction documents and reviewing bids. This task will also include preparing one (1) addendum based on bidder questions. Any additional revisions or addenda will be considered additional services.

Kimley-Horn will be available to provide limited construction phase services, based on up to 6 months of construction, or the limiting amount budget is expended, whichever comes first. These construction phase services may consist of:

a. Attend periodic construction meetings at the request of the client.
b. Review of shop drawings and submittals required for the site improvements shown within our CDs and design documents.
c. Review and reply to Contractor's request for information (RFIs) during the construction phase.
d. Review of contractor provided 'as-built' documents as required by Agencies Having Jurisdiction.
e. Assist with obtaining final inspections and Certifications of Completion, as required for project close-out.
f. Submit Certifications of Completion as required to appropriate agencies.

If Kimley-Horn provides construction phase services, Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits shall be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform their work in accordance with the contract documents.

Additional Services

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Any services not specifically provided for in the above scope will be billed as additional services and performed at Kimley-Horn's then-current hourly rates. Additional services Kimley-Horn can provide include, but are not limited to, the following:

a. 3D digital models or renderings
b. Community engagement meetings
c. Public presentation Graphics
d. Grant services
e. Environmental sampling of soil and groundwater
f. Soil Management and Construction Dewatering Plan

Information Provided By Client

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kimley-Horn during the project, including but not limited to the following:

a. All permit and review fees;
b. Access to the property;
c. Any off-site permissions or easements for site design elements.

Schedule

Kimley-Horn will perform the services as reasonably practicable with the goal of meeting a mutually agreed upon schedule. See Exhibit C for estimated task durations.

Fee and Expenses

Compensation to Kimley-Horn will be made billed on a lump sum basis using the fee estimate provided in Exhibit B. The fee estimate was prepared using the category rates established in Exhibit B of the Master Agreement

All permitting, application, and similar project fees will be reimbursed on a direct expense basis as shown in Exhibit B.

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Exhibit 1-A

EXHIBIT B - PARKS
CONTRACT FEE SUMMARY FOR DEPARTMENT OF PUBLIC WORKS
CITY OF JACKSONVILLE, FLORIDA

PART I - GENERAL	
1. Project DIA Misc. Services Broadcast Place Park	2. Proposal Number RFQ NO. 16069-25,4 RFI 01-25
3. Name of Consultant Kimley-Horn and Associates, Inc.	4. Date of Proposal 09/26/25

PART II - LABOR RELATED COSTS				
5. Direct Labor	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Chief Engineer 2	$102.27	21.00	$2,147.67	
Senior Engineer 2	$87.26	42.00	$3,664.92	
Engineer 2	$65.14	58.00	$3,778.12	
Engineer Intern	$49.47	102.50	$5,070.68	
Chief Landscape Architect	$89.34	26.00	$2,322.84	
Senior Landscape Architect	$62.02	87.50	$5,426.75	
Landscape Architect	$44.28	60.00	$2,656.80	
Landscape Designer/ Planner	$45.88	125.50	$5,757.94	
Senior Env. Specialist	$48.83	40.50	$1,977.62	
Secretary/ Clerical	$41.95	10.00	$419.50	
TOTAL DIRECT LABOR		573.00	Hours	$33,222.83
6. Overhead (Combined Fringe Benefit & Administrative) Overhead Rate		198.72 % x Total Direct Labor		$66,020.41
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$99,243.24
8. PROFIT: Labor Related Costs (Item 7)			x 10.0%	$9,924.32

PART III - OTHER COSTS	
9. Miscellaneous Direct Costs MISCELLANEOUS DIRECT COSTS SUB-TOTAL*	$0.00
10. SUBCONTRACTS (Lump Sum) Degrove Meskel and Associates	 $24,350.00 $15,000.00
SUB-CONTRACT SUB-TOTAL	$39,350.00
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)	$148,517.56
11. REIMBURSABLE COSTS (Limiting Amount) Permit application fees, aerial photos and other standard reimburseable expenses at cost	
SJRWMD Permit Application Fee (Exemption Determination) $100.00	$100.00
Post Design Services Kimley-Horn	$5,458.38
SUB-TOTAL REIMBURSABLES	$5,558.38

PART IV - SUMMARY	
TOTAL AMOUNT (Lump Sum Plus Reimbursables) (Items 5, 6, 8, 9, 10 and 11)	$154,075.94

* Misc. Direct Costs were part of the approved multiplier.

1/6/26

EXHIBIT "NN"

Docusign Envelope ID: A0EA1A00-3141-4069-AF2C-815D936E49C3

EXHIBIT B - PARKS
Broadcast Place Park RFI 01-25

	Activity	Chief Engineer 2	Senior Engineer 2	Engineer 2	Engineer Intern	Chief Landscape Architect	Senior Landscape Architect	Landscape Architect	Landscape Designer/ Planner	Senior Env. Specialist	Secretary/ Clerical	TOTAL HOURS	TOTAL DIRECT COSTS
	DIRECT RATE	$102.27	$87.26	$65.14	$49.47	$89.34	$62.02	$44.28	$45.88	$48.83	$41.95		
1	Project Coordination and Meetings	8.0	3.0			3.0	24.0				10.0	48.0	$3,255.94
2	Limited Survey	0.5		0.5			0.5		0.5			2.0	$137.66
3	Limited Geotechnical Services	0.5					0.5			0.5		1.5	$106.56
4	Environmental and Permitting	0.5			2.5		0.5			20.0		23.5	$1,182.42
5	Noise Study - Phase 1	0.5					2.0			20.0		22.5	$1,151.78
6	30% Plans	1.5			5.0	2.5	10.0	5.0	20.0			44.0	$2,383.31
7	60% Plans	6.0	16.0	27.5	40.0	12.0	20.0	25.0	40.0			186.5	$11,034.61
8	90% Construction Documents and Permit Plans	1.0	18.0	30.0	25.0	8.0	24.0	30.0	45.0			181.0	$10,460.10
9	Final Construction Documents	0.5	1.0		5.0	0.5	2.0		5.0			14.0	$783.86
10	Architectural Services (Included in DIA Fee Summary)											-	$0.00
11	Structural Services (Included in DIA Fee Summary)											-	$0.00
12	Permitting	1.0	2.0		5.0		1.0		5.0			14.0	$815.56
13	Multi-Use Path Extension	1.0	2.0		20.0		3.0		10.0			36.0	$1,911.05
14	DDRB Coordination (Included in DIA Fee Summary)												$0.00
	Subtotal	**21.0**	**42.0**	**58.0**	**102.5**	**26.0**	**87.5**	**60.0**	**125.5**	**40.5**	**10.0**	**573.0**	**$33,222.83**
							6. Overhead (Combined Fringe Benefit & Administrative) Overhead Rate 198.72 % x Total Direct Labor						$66,020.41
							7. SUBTOTAL: Labor + Overhead (Items 5 & 6)						$99,243.24
							8. PROFIT: Labor Related Costs (Item 7) x 10.0%						$9,924.32
							TOTAL LABOR						**$109,167.56**

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Exhibit C

Broadcast Place Park Design Schedule

TASK	Estimated Duration
Notice to Proceed	
Survey	6 weeks
Geotechnical	6 weeks
Noise Study	1 week
Environmental	2 weeks
30% Schematic Plans	2 weeks
Client Comments	1 week
60% Schematic Plans	4 weeks
Client Comments	2 weeks
90% CDs & Permit Plans	6 months
Plans Production	6-8 weeks
Civil Review (10-set)	5 months
FDOT ERC Comments	6 weeks
SJRWMD	6 weeks
Final CDs	6 months
Architectural (Includes MEP & Structural)	6 months
Schematic	2 weeks
Design Development	4 weeks
CDs	6 weeks
Building Permit	3 months

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Exhibit 1-A

EXHIBIT B - DIA
CONTRACT FEE SUMMARY FOR DEPARTMENT OF PUBLIC WORKS
CITY OF JACKSONVILLE, FLORIDA

PART I - GENERAL	
1. Project DIA Misc. Services Broadcast Place Park	2. Proposal Number RFQ NO. 16069-25,4 RFI 01-25
3. Name of Consultant Kimley-Horn and Associates, Inc.	4. Date of Proposal 09/26/25

PART II - LABOR RELATED COSTS				
5. Direct Labor	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Chief Engineer 2	$102.27	28.00	$2,863.56	
Senior Engineer 2	$87.26	58.00	$5,061.08	
Engineer 2	$65.14	98.00	$6,383.72	
Engineer Intern	$49.47	110.50	$5,466.44	
Chief Landscape Architect	$89.34	26.00	$2,322.84	
Senior Landscape Architect	$62.02	130.50	$8,093.61	
Landscape Architect	$44.28	60.00	$2,656.80	
Landscape Designer/ Planner	$45.88	185.50	$8,510.74	
Senior Env. Specialist	$48.83	40.50	$1,977.62	
Secretary/ Clerical	$41.95	10.00	$419.50	
TOTAL DIRECT LABOR		747.00	Hours	$43,755.90
6. Overhead (Combined Fringe Benefit & Administrative) Overhead Rate		198.72 % x Total Direct Labor		$86,951.72
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$130,707.62
8. PROFIT: Labor Related Costs (Item 7)			x 10.0%	$13,070.76

PART III - OTHER COSTS	
9. Miscellaneous Direct Costs MISCELLANEOUS DIRECT COSTS SUB-TOTAL*	$0.00
10. SUBCONTRACTS (Lump Sum)	
Kasper	$82,229.60
Simes & Rosch	$12,000.00
Degrove	$24,350.00
Meskel and Associates	$15,000.00
SUB-CONTRACT SUB-TOTAL	$133,579.60
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)	$277,357.99
11. REIMBURSABLE COSTS (Limiting Amount) Permit application fees, aerial photos and other standard reimburseable expenses at cost	
Kimley-Horn	$7,188.92
Kasper	$9,211.80
SUB-TOTAL REIMBURSABLES	$16,400.72

PART IV - SUMMARY	
TOTAL AMOUNT (Lump Sum Plus Reimbursables) (Items 5, 6, 8, 9, 10 and 11)	$293,758.71

* Misc. Direct Costs were part of the approved multiplier.

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EXHIBIT B - DIA
Broadcast Place Park RFI 01-25

	Activity	Chief Engineer 2	Senior Engineer 2	Engineer 2	Engineer Intern	Chief Landscape Architect	Senior Landscape Architect	Landscape Architect	Landscape Designer/ Planner	Senior Env. Specialist	Secretary/ Clerical	TOTAL HOURS	TOTAL DIRECT COSTS
	DIRECT RATE	$102.27	$87.26	$65.14	$49.47	$89.34	$62.02	$44.28	$45.88	$48.83	$41.95		
1	Project Coordination and Meetings	8.0	3.0			3.0	24.0				10.0	48.0	$3,255.94
2	Limited Survey	0.5		0.5			0.5		0.5			2.0	$137.66
3	Limited Geotechnical Services	0.5					0.5			0.5		1.5	$106.56
4	Environmental and Permitting	0.5			2.5		0.5			20.0		23.5	$1,182.42
5	Noise Study - Phase 1	0.5					2.0			20.0		22.5	$1,151.78
6	30% Plans	1.5			5.0	2.5	10.0	5.0	20.0			44.0	$2,383.31
7	60% Plans	6.0	16.0	27.5	40.0	12.0	20.0	25.0	40.0			186.5	$11,034.61
8	90% Construction Documents and Permit Plans	1.0	18.0	30.0	25.0	8.0	24.0	30.0	45.0			181.0	$10,460.10
9	Final Construction Documents	0.5	1.0		5.0	0.5	2.0		5.0			14.0	$783.86
10	Architectural Services	2.0					4.0					6.0	$452.62
11	Structural Services	2.0	18.0	40.0	20.0		2.0					82.0	$5,494.26
12	Permitting	1.0	2.0		5.0		1.0		5.0			14.0	$815.56
13	Multi-Use Path Extension (Included in Parks Fee Summary)											-	$0.00
14	DDRB Coordination	4.0			8.0		40.0		70.0			122.0	$6,497.24
	Subtotal	**28.0**	**58.0**	**98.0**	**110.5**	**26.0**	**130.5**	**60.0**	**185.5**	**40.5**	**10.0**	**747.0**	**$43,755.90**
							6. Overhead (Combined Fringe Benefit & Administrative) Overhead Rate 198.72 % x Total Direct Labor						$86,951.72
							7. SUBTOTAL: Labor + Overhead (Items 5 & 6)						$130,707.62
							8. PROFIT: Labor Related Costs (Item 7) x 10.0%						$13,070.76
							TOTAL LABOR						**$143,778.39**

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Exhibit C

Broadcast Place Park Design Schedule

TASK	Estimated Duration
Notice to Proceed	
Survey	6 weeks
Geotechnical	6 weeks
Noise Study	1 week
Environmental	2 weeks
30% Schematic Plans	2 weeks
Client Comments	1 week
60% Schematic Plans	4 weeks
Client Comments	2 weeks
90% CDs & Permit Plans	6 months
Plans Production	6-8 weeks
Civil Review (10-set)	5 months
FDOT ERC Comments	6 weeks
SJRWMD	6 weeks
Final CDs	6 months
Architectural (Includes MEP & Structural)	6 months
Schematic	2 weeks
Design Development	4 weeks
CDs	6 weeks
Building Permit	3 months

Docusign Envelope ID: A0EA1A00-3141-4069-AF2C-815D936E49C3

City of Jacksonville, Florida

Procurement Award Form (PAF)

Part 1 – Form Type: JPAC Award Request: Renewals, Extensions, and Unit Price Increases

Goods and/or Services: Professional Design Service Contracts for As-Needed Projects

Requested Action and Justification:

Recommend approval to reject Strategic Logistics Express LLC for failing to include the required SF-330 form resulting in a score less than the minimum requirements.

Recommend approval of award to the highest-ranking suppliers (see attached list of qualified suppliers) for Professional Design Service Contracts for As-Needed Projects. Total contract expenditure amount not to exceed $8,000,000.00.

Separate task orders will be released for future projects and brought back to the JPAC for approval. The period of service will be for three (3) years with three (3), one (1) year renewal options subject to approval with supplier and City of Jacksonville.

Supplier:	See attached list	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	02/06/2025

POA #:	N/A	**PO #:**	N/A	**Change Order #:**	N/A
Solicitation #:	RFQ 16069 25	**Contract #:**	N/A	**Contract Amd #:**	N/A
Term:	3 years	**Options:**	3, 1-year	**Options Used:**	N/A

Federally Funded:	N/A	**JSEB Rec:**	Encouragement	**Bonds Waived Pursuant To:**	N/A
Licenses Verified:	N/A	**JSEB %:**	0		

Fund:	10801	**Center:**	135115	**Acct:**	531090	**Proj:**	000000	**Activity:**	00001238	$ 8,000,000.00
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 8,000,000.00	**Contingent Amt:**	$ 0.00	**DMP/ODPO Amt:**	$

Using Agency/BU:	DIAD:DOWNTOWN_INVESTMENT_AUTHORITY		
Concurrence:	DocuSigned by: 0B59A2140A6C429...	**Title:**	CHIEF OF NATURAL AND MARINE RESOURCES 4/8/2025
Concurrence:	DeVault, Allan 47EEAAF69A4C48C...	**Title:**	CRA REDEVELOPMENT MANAGER 4/8/2025
Concurrence:		**Title:**	
Concurrence:		**Title:**	

Procurement Analyst/Buyer:	Signed by: Warchol, LeeAnn 32F4AB943D464...	**Chief of Procurement:**	DocuSigned by: B19F1D517352428... 4/15/2025
Name:	Warchol, LeeAnn	**Name:**	Dustin L. Freeman

Part 2 – JPAC Action: All award actions subject to lawfully appropriated funds.		**Part 3 – Final Awarding Authority Action:**	
Members who approve:	3	**Action:**	Approved
Members who disapprove:	0	**Signature:**	DocuSigned by: Karen Bowling 1C34E121556248B1... DS Karen Bowling Chief Administrative Officer For: Mayor Donna Deegan Under Authority Of: Executive Order No: 2023-02
Date:	4/17/2025	**Date:**	4/17/2025

Docusign Envelope ID: A0EA1A00-3141-4069-AF2C-815D936E49C3

PAF Instructions
Part 1 (using agency)

Form Type: This form will be used for both Administrative Awards and JPAC Requests. Select type from dropdown options.

Goods and/or Services: Enter a brief description of the types of goods and services included in the request.

Requested Action and Justification: Enter a brief description of the requested action or authority being sought. i.e.; *Request permission to award the lowest, responsive responsible bidder for an ITB or award the highest ranked supplier for an RFP.* This block should also be used for additional information such as additional 4th account strings, or other information essential for contract execution.

Supplier: Enter awarded supplier name**.** If multiple, include in "Requested Action and Justification" box.

Basis of Award: Select from Lowest Price Technical Acceptable (LPTA), Highest Price Technical Acceptable (HPTA) or N/A.

Bid Opening Date: The date bids were unsealed by Procurement.

POA #: This is your 1Cloud generated Agreement number. Select Type, Enter Number.

PO #: Enter the PO number or agreement release number.

Change Order #: Provide the applicable change order number represented by this request.

Solicitation #: Select Prefix type, Enter Number, and Year.

Contract #: This number should be the same as your POA number (unless procured prior to 2020)

Contract Amendment #: Provide the applicable amendment number represented by this request.

Term: Select the Period of Performance or Term for the initial period.

Options: Period of time for each renewal or option.

Options Used: Prior to this request, enter how many options were already used.

Federally Funded: Select yes or no from dropdown if Federal Funds will be used.

JSEB Rec: Select Encouragement or JSEB Set Aside Option.

JESB %: If JSEB Participation, enter the percentage.

Bonds Waived Pursuant to: Select option from Drop down.

Funding Sources: Fund/Center/Account/Project/Activity, all fields are required even if zeros.

New NTE/GMP: Enter the new total not to exceed amount. Note, this should match the contract maximum indebtedness, if applicable**.**

Contingent Amount: If your agency requests an allowance for unforeseen additional expenses, then specify the amount of your requested increase and new NTE that represents the contingency allowance. This is over and above any quote.

DMP/ODPO Account: Enter the Direct Materials Purchase/Owner Direct Purchase Order Account. Used mainly for CIP (Capital Improvement/Construction) Projects

Using Agency/BU: Select one from the dropdown list.

Concurrence: Using Agency internal routing requirements for Electronic Signatures (follow Proc Manual for threshold requirements)

Title: Title of person electronically signing form.

Attachments: Included any supplemental information to the Procurement Award Form. i.e.; *Scope of work, previous awards*.

**Any field where there is no data available, or no entry is required, either leave it blank or enter N/A. Any fields where there is known data, include for informational purposes. Any changes to an original award should contain the data that is being changed and any other relevant data required for JPAC review and approval.*

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Downtown Investment Authority

MEMORANDUM

TO: Dustin Freeman
Chief of Procurement Division

FROM: Guy Parola
Director of Operations

SUBJECT: Request for Qualification: Downtown Multi-consultant RFQ

DATE: August 23, 2024

On behalf of the Downtown Investment Authority, please take appropriate action to issue a Request for Qualifications (RFQ) for the referenced professional services.

The following information is furnished in accordance with chapter 126.302 of the City Ordinance Code.

1. The general purpose of the RFQ:

   The DIA is seeking to qualify a broad list of qualified consultants to provide specific professional services under task order releases which will be administered by the Public Works Department.

2. The Objective of the study or services:

   The Downtown Investment Authority has authorized funding for multiple design and construction projects in the DIA Community Redevelopment Agencies' budgets and seeks to efficiently proceed with the design and construction of those projects using qualified professionals.

3. The estimated period of time needed over which task orders may be issued to qualified consultants:
   Two (2) years.

4. The estimated cost of the service or study:
   To be determined by task order.

5. Whether the proposed study or service would or would not duplicate a prior or existing study or service:

   Not Applicable.

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6. List of current contracts or prior services or studies which are related to the proposed study or service.

   Not Applicable.

7. A statement as to why the service/study cannot be done by department or agency staff:

   The City cannot perform this service due to lack of personnel and expertise.

8. The **names** and **telephone numbers** of **three** representatives from the City designated to serve on the evaluation committee as subcommittee members;

   Guy Parola, Downtown Investment Authority
   gparola@coj.net
   904-255-5305

   Jill Enz, Department of Parks, Recreation and Community Development
   jenz@coj.net
   904-255-7941

   Sheldon Gibbs, Department of Public Works
   Sgibbs1@coj.net
   904-255-8710

9. A project funding account number

   10801.135115.549006.000000.00001822.00000.0000000
   10801.135115.531090.000000.00001278.00000.0000000
   00111.135102.531090.000000.00000000.00000.0000000
   10802.135115.549006.000000.00001822.00000.0000000
   10802.135115.531090.000000.00001278.00000.0000000

10. The **names** and email **addresses** of **specific consultants** the using agency wishes to be included in the solicitation process.

    None.

Guy Parola, Director of Operations
Downtown Investment Authority

Attachments: Scope of RFQ
Draft Transmittal Memo

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Supplier	Supplier Contact	Response	Score
Baker Consulting & Engineering, LLC	Valasek, Kellie	441774	89.67
JBrown Professional Group Inc	Scott, Cheli	441655	74.67
England, Thims & Miller, Inc	Hadziavdic, Medina	441784	83.33
Alpha Envirotech Consulting, Inc	FU, Amy	442182	93.33
Construction and Engineering Services Consultants Inc	Lee, Jennifer	442221	88.67
Alliant Engineering, Inc.	Liguori, Kathy	442170	63.67
Hanson Professional Services Inc.	Widholm, Eric	442237	80.67
Halff Associates, Inc.	Hunter, Lauren	441722	81.33
Simes & Rosch, LLC	Earney, Kimberly	442263	89.00
Dewberry Engineering Inc.	Harbin, Constance	441934	82.67
Landwise Design, Inc	Robers, Ladd	441625	89.33
Eng Engineering Inc	Eng, Edward	442231	82.00
Castle Bay Design Studio LLC	Daniels, Jonathan	442275	69.67
Prime AE Group Inc	Szykowny, Peggy	442167	76.67
Kevin C. Knowles Civil Engineering, Inc.	KNOWLES, KEVIN	441861	71.67
Degrove Surveyors Inc.	Niles, Matthew	441818	66.67
Kimley-Horn and Associates, Inc.	Athas, Erin	441973	78.67
VIA Consulting Services, Inc.	Whaley, Sherry	442271	93.67
Pond & Company	Brown, Sommer	441958	83.33
Meskel & Associates Engineering, PLLC	Oehmann, Jamie	441757	96.00
Southeastern Surveying and Mapping Corporation	MATTHEWS, ALSSA	442343	74.00
GAI Consultants Inc	DIAZ, ASHLEY	441713	85.00
WGI, Inc.	.development, .business	442344	78.33
Carnahan, Proctor and Cross, Inc.	Scudella-Beltran , Maria	441867	70.00
Loci Architects, LLC	Duncan, Catherine	442295	86.00
CSI Geo, Inc.	Renzi, Jill	442178	89.67
Cogdell Studios	Cogdell, Vance	441640	81.67
Osiris 9 Consulting, LLC	Ghani, Imran	442116	81.00
Raymond Engineering-Georgia, Inc	Salas, Guido	442350	75.33
Alfred Benesch & Company	Simpkins, Kelly	442316	79.00
Metric Engineering Inc.	Perez, Mariley	442138	71.67
Strategic Logistics Express LLC	Bridgeforth, Troy	442354	48.67
Four Waters Engineering	Bryan, Angela	442153	89.33
Russell Rowland Inc	Rowland, Parker	442281	86.00
Kasper Architecture and Development, Inc	Escobar, Nicole	442367	92.33
NV5, Inc.	Braddy, Shannon	442091	75.33
DLZ Florida, LLC	Melander, Kaylan	442043	69.33
DRMP,INC.	GARCIA, PRISCILLA	442081	81.33
Smith Surveying Group, LLC	Miller, Patti	442261	83.33
Prime ABA Buyer Inc	Lewis, Brooke	442337	79.33
WSB, LLCProspective	Jones, Aria	442362	77.67
Almond Engineering, PA	Almond, Hillary	441769	89.67
Haddad Engineering	Haddad, Namir	441853	65.33
PQH Group Inc.	Rehberg, Cyndi	441993	94.67

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Gresham Smith	Harring, Shelby	441888	78.00
Timothy Haahs & Associates, Inc.	Crowley, Jennifer	442203	71.00
NFPSProspective	Mirsch-Wenner, Daina	441883	77.67
Matthews Design Group	WASHINGTON, RACHEL	442387	72.33
The Haskell Company	Thurlow, Jacob	442379	75.33
The Parris Company, Inc.	Parris, James	442054	75.67

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Response Amount	Overall Rank	Shortlist
1.00	1	Shortlisted
1.00	2	Shortlisted
1.00	3	Shortlisted
1.00	4	Shortlisted
1.00	5	Shortlisted
1.00	6	Shortlisted
1.00	7	Shortlisted
1.00	8	Shortlisted
1.00	9	Shortlisted
1.00	10	Shortlisted
1.00	11	Shortlisted
1.00	12	Shortlisted
1.00	13	Shortlisted
1.00	14	Shortlisted
1.00	15	Shortlisted
1.00	16	Shortlisted
1.00	17	Shortlisted
1.00	18	Shortlisted
1.00	19	Shortlisted
1.00	20	Shortlisted
1.00	21	Shortlisted
1.00	22	Shortlisted
1.00	23	Shortlisted
1.00	24	Shortlisted
1.00	25	Shortlisted
1.00	26	Shortlisted
1.00	27	Shortlisted
1.00	28	Shortlisted
1.00	29	Shortlisted
1.00	30	Shortlisted
1.00	31	Shortlisted
1.00	32	Shortlisted
1.00	33	Shortlisted
1.00	34	Shortlisted
1.00	35	Shortlisted
1.00	36	Shortlisted
1.00	37	Shortlisted
1.00	38	Shortlisted
1.00	39	Shortlisted
1.00	40	Shortlisted
1.00	41	Shortlisted
1.00	42	Shortlisted
1.00	43	Shortlisted
1.00	44	Shortlisted

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1.00	45	Shortlisted
1.00	46	Shortlisted
1.00	47	Shortlisted
1.00	48	Shortlisted
1.00	49	Shortlisted
1.00	50	Shortlisted

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Kevin C. Knowles Civil Engineering, Inc.	71.67
Degrove Surveyors Inc.	66.67
Kimley-Horn and Associates, Inc.	78.67
VIA Consulting Services, Inc.	93.67
Pond & Company	83.33
Meskel & Associates Engineering, PLLC	96.00
Southeastern Surveying and Mapping Corporation	74.00
GAI Consultants Inc	85.00
WGI, Inc.	78.33
Carnahan, Proctor and Cross, Inc.	70.00
Loci Architects, LLC	86.00
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