Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

City of Jacksonville, Florida

Procurement Award Form (PAF)

Part 1 – Form Type: JPAC 126.204 (a) New Award, Renewals, Waive Technical Defects, Price Increases, NTE Increases.

Goods and/or Services: Consultant Services to Develop LaVilla Area Transit Masterplan Study

Requested Action and Justification:

Recommend approval of award to Kimley-Horn and Associates, Inc. as the highest scoring, responsive, responsible firm. Negotiation have concluded and the following Contract Adjustment Reduction have resulted: USDOT conducted a pre-award audit which resulted in the Supplier adjusting their overhead and separating expenses as a limiting amount not-to-exceed. The result is a base lump Sum contract for $564,365.19 and expenses line limiting amount of $6,145.84 for a grand total of $570,511.03, which is a cost reduction of $3,389.61. No Contingency is allowed. The period of service shall be for two (2) years with two (2), 1-year renewal options and acceptance of the stated Scope of Work as specified. Total expenditure not-to-exceed amount is $570,511.03.

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

Supplier:	Kimley-Horn and Associates, Inc.	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	11/21/2025

POA #:	N/A	**PO #:**	N/A	**Change Order #:**	N/A
Solicitation #:	RFP-NONCON 17093 25	**Contract #:**	N/A	**Contract ADM #:**	N/A
Term:	2 years	**Options:**	2, 1-year renewal	**Options Used:**	N/A

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

Fund:	11406	**Center:**	144001	**Acct:**	534100	**Proj:**	011050	**Activity:**	00000000	$	570,511.03
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$	
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$	

New NTE/GMP:	$ 570,511.03	**Contingent Amt:**	$ 0	**DMP/ODPO Amt:**	$ 0

Using Agency/BU:	PDOD:OFFICE OF THE DIRECTOR		
Concurrence:	Signed by: Selim Montasser B48A7EAE202A44B...	**Title:**	PROGRAM MANAGER - GOVERNMENT AFFAIRS SPECIALIST 9/30/2026
Concurrence:		**Title:**	
Concurrence:		**Title:**	
Concurrence:		**Title:**	

Procurement Analyst/Buyer:	Signed by: Ruth Keith C58E7E28D7654E9...	**Chief of Procurement:**	Signed by: B10F1D51735245 6... 10/6/2026
Name:	Ruth Keith	**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:**	

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

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 N/A, Lowest Price Technical Acceptable (LPTA), Highest Price Technical Acceptable (HPTA) or Highest Evaluated.

Bid Opening Date: The date bid submission were due to Procurement. **The term in 1 cloud is Close date.**

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. **missing PSC as an option in the drop down menu, we have to type this in the section.

** **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. (**maybe reward as Renewal Options to match 1 cloud**)

Options Used: Prior to this request, enter how many options were already used. (**same as above**)

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.

Bonds Required: Yes/No > Refer to Procurement Manual.

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.*

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

MEMORANDUM

TO: **Dustin Freeman, Chief of Procurement**

FROM: **Monty Selim, Program Manager, Planning Department**

Helena Parola, Director, Planning Department

RE: **P-17093-25,1 Consultant Services to Develop LaVilla Area Transit Masterplan Study, Consultant Selection *(Contract Amount Adjustment)***

DATE: **September 29, 2026**

Following JPAC's recommendation on April 30th for approval to award the highest scoring supplier Kimley Horn and Associates the above reference LaVilla Masterplan Study project. Subsequently, The Planning and Development Department entered into contract negotiations with Kimley Horn and Associates for consultant services.

Negotiations have been completed, and scope of services terms have been fully agreed upon. The period of service for the initial term will be two (2) years from the date of execution of the contract, with two (2), one (1) year renewal options.

The total expenditure is not-to-exceed $573,900.65. **JPAC has approved the recommendation at their July 23, 2026, Meeting.**

However, according to the Grant agreement with the City USDOT is to conduct a Pre-Award Audit prior to City executing an Agreement with Kimley Horn.

USDOT review resulted in the following:

1. **Prime Overhead Rate & Direct Costs (2 CFR § 200.324(c)):** Kimley-Horn unbundled its rate structure and capped its home office overhead at its official FDOT audited rate of **196.29%** (down from 200.03%). Direct expenses are now fully itemized in Exhibit B-2 at **$6,145.84** and will be billed strictly on an actual, receipt-supported cost-reimbursement basis with **0% profit markup**.
2. **Subconsultant Overhead Verification (2 CFR § 200.414(f)):**
   - **Acuity Design Group** provided an independent CPA audit supporting a FAR Part 31 overhead rate of **86.95%** (down from the proposed 150.00%), reducing their fee to **$13,438.70**.
   - **DB ECO North America** provided a CPA audit establishing a 214.59% FAR Part 31 rate, but agreed to keep their overhead capped at the lower negotiated rate of **150.00%** ($50,239.64).
   - **Civil Services, Inc. (CSI)** and **Stratus Team LLC** rates were verified against official FDOT prequalification letters.
3. **JSEB Participation & Good-Faith Effort (2 CFR § 200.321):** The revised proposal secures **$28,816.70 (5.05%)** in certified JSEB participation across Acuity Design Group and CSI. The provided narrative adequately justifies the deviation from the RFP's 15.0% goal based on specialized intercity rail engineering and Amtrak modeling requirements.
4. **Contract Value Adjustment:** The revised maximum contract ceiling is **$570,511.03**, delivering a net cost reduction / grant savings of **$3,389.62** from the original $573,900.65 proposal.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

At this time, we request JPAC approval for an adjusted contract amount as follows:

1.	A Base Lump Sum Contract Amount	**$**	**564,365.19**
2.	Direct Expenses not to exceed (billed at cost)	**$**	**6,145.84**
	Maximum Adjusted Contract Amount	**$**	**570,511.03**

Please advise us when this item is placed on your agenda so we may be present. After a full committee review, we request that this item is sent to the Mayor for final decision

CC: Ruth Keith – Procurement Division
Attachment(s):

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

USDOT Pre-Award Review and Recommendations

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Selim, Montasser - PDTP

From: Flores, Jeremy <jeremy.flores@dot.gov>
Sent: Tuesday, September 29, 2026 11:42 AM
To: Selim, Montasser - PDTP
Cc: jennifer.hara@dot.gov; Parola, Helena - PDOD
Subject: Re: FW: FW: LaVilla Area Transit Masterplan Study Agreement USDOT AUDIT

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Monty,

Thank you for forwarding Kimley-Horn's revised scope and fee proposal (`LaVilla Consultant Scope and Fee Proposal 26-09-21 (003).pdf`).

We have completed our compliance review of the updated submission and are pleased to inform you that **Kimley-Horn and its subconsultants have fully resolved all USDOT pre-award audit findings**. The revised proposal is **approved for contract execution**.

Summary of Audit Finding Resolutions

1. **Prime Overhead Rate & Direct Costs (2 CFR § 200.324(c)):** Kimley-Horn unbundled its rate structure and capped its home office overhead at its official FDOT audited rate of **196.29%** (down from 200.03%). Direct expenses are now fully itemized in Exhibit B-2 at **$6,145.84** and will be billed strictly on an actual, receipt-supported cost-reimbursement basis with **0% profit markup**.
2. **Subconsultant Overhead Verification (2 CFR § 200.414(f)):**
   - **Acuity Design Group** provided an independent CPA audit supporting a FAR Part 31 overhead rate of **86.95%** (down from the proposed 150.00%), reducing their fee to **$13,438.70**.
   - **DB ECO North America** provided a CPA audit establishing a 214.59% FAR Part 31 rate, but agreed to keep their overhead capped at the lower negotiated rate of **150.00%** ($50,239.64).
   - **Civil Services, Inc. (CSI)** and **Stratus Team LLC** rates were verified against official FDOT prequalification letters.
3. **JSEB Participation & Good-Faith Effort (2 CFR § 200.321):** The revised proposal secures **$28,816.70 (5.05%)** in certified JSEB participation across Acuity Design Group and CSI. The provided narrative adequately justifies the deviation from the RFP's 15.0% goal based on specialized intercity rail engineering and Amtrak modeling requirements.
4. **Contract Value Adjustment:** The revised maximum contract ceiling is **$570,511.03**, delivering a net cost reduction / grant savings of **$3,389.62** from the original $573,900.65 proposal.
5. **Technical Assistance Guardrails:** All work streams remain strictly limited to Phase 1 Asset Evaluations, TOD market visioning, and rail operations modeling (construction/capital costs remain at $0.00).

Final Steps for Contract Execution

To finalize the contract package for Mayor execution, please ensure the City's legal team completes the following:

- Insert the revised **Scope of Services (Exhibit A)**, **Fee Summary Table (Exhibit B)** reflecting the $570,511.03 total, and **Task Budget Breakdown (Exhibit C)** directly into the blank exhibit placeholders of the draft Professional Services Agreement (`GC-#1768794-v1`).
- Forward a copy of the fully executed agreement to our team for the permanent grant file once signed.

We appreciate the City's proactive collaboration throughout this review. Please let us know if you or the City's legal team have any questions.

Best regards,
Jeremy

On Mon, Sep 21, 2026 at 3:58 PM Selim, Montasser - PDTP <MSelim@coj.net> wrote:

> Jeremy,
>
> Please find attached Kimley Horn response to the Bureau's comments and resulting fee changes.
>
> For your review and approval
>
> Regards
>
> Monty Selim
>
> Program Manager-Transportation Planning Division
>
> City of Jacksonville/Planning Department
>
> 214 N. Hogan Street, Suite 300
>
> Jacksonville, FL 32202
>
> Direct (904) 255-7856
>
> Email: mselim@COJ.net
>
> ---
>
> **From:** Flores, Jeremy <jeremy.flores@dot.gov>
> **Sent:** Tuesday, September 15, 2026 11:03 AM
> **To:** Selim, Montasser - PDTP <MSelim@coj.net>

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Kimley Horn Fee Summary

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

9/29/2026 Revised

EXHIBIT B
LAVILLA TRANSIT MASTER PLAN

Task	Activity	Project Manager	Chief Engineer	Senior Engineer 1	Engineer 1	Analyst	Chief Landscape Architect	Landscape Architect	Support Staff	TOTAL HOURS	TOTAL DIRECT COSTS	TOTAL LOADED COSTS	TOTAL BY TASK
Task	**DIRECT RATE**	**$103.83**	**$91.12**	**$72.98**	**$51.63**	**$46.40**	**$85.58**	**$46.40**	**$38.00**				
1	Data Collection and Mapping												$45,074.21
1.1	Data Collection	8			20	80		80		188	$9,287.24	$30,268.88	
1.2	Data Collection and Mapping Report	8				40		40		88	$4,542.64	$14,805.33	
2	**Vision Plan**												$37,054.64
2.1	Visioning	8	16		16	40		40		120	$6,826.64	$22,249.32	
2.2	Project Vision Report	8				40		40		88	$4,542.64	$14,805.33	
3	**Study Area Master Plan**												$252,936.94
3.1	Multimodal Transportation Improvements	8			80	80				168	$8,673.04	$28,267.09	
3.2	Railroad Operations	4	16	40	32	80				172	$10,156.60	$33,102.29	
3.3	Ridership Forecasts	4	4	4		32				44	$2,556.52	$8,332.18	
3.4	Railroad Concept Design	4	32	50	32	180				298	$16,984.32	$55,355.13	
3.5	Amtrak Station Concept Plans	4	8	8		10				30	$2,192.12	$7,144.54	
3.6	Sustainability and Community Features	4						40		44	$2,271.32	$7,402.66	
3.7	Environmental Screening	4				80				84	$4,127.32	$13,451.72	
3.8	Cost Estimates	4	16	44	10	60				134	$8,384.66	$27,327.20	
3.9	Funding Plan	4								4	$415.32	$1,353.61	
3.10	Phasing Plan	8				40		40		88	$4,542.64	$14,805.33	
3.11	Draft Master Plan Report	12	4	16	16	80		80		208	$11,028.20	$35,943.00	
3.12	Final Master Plan Report	4		4		40		80		128	$6,275.24	$20,452.20	
4	Stakeholder Engagement												$15,005.31
4.1	Project Advisory Group/Stakeholder Coordination	12	12			12		12		48	$3,453.00	$11,253.98	
4.2	Public Workshop	4	4			4		4		16	$1,151.00	$3,751.33	
5	Project Management												$46,290.80
5.1	Miscellaneous Meetings	24	16							40	$3,949.84	$12,873.28	
5.2	Quality Control	24	24				24			72	$6,732.72	$21,943.21	
5.3	Correspondance								20	20	$760.00	$2,476.98	
5.4	Contract Maintenance and Invoicing								18	18	$684.00	$2,229.29	
5.5	Project Progress Meetings	20								20	$2,076.60	$6,768.03	
	Subtotal	**180**	**152**	**166**	**206**	**898**	**24**	**456**	**38**	**2,120**	**$121,613.62**	**$396,361.89**	**$186.96**

6. Overhead (Combined Fringe Benefit & Administrative)			
Overhead Rate	196.29 % x Total Direct Labor		$238,715.37
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)			$360,328.99
8. PROFIT: Labor Related Costs (Item 7)		10.0%	$36,032.90
TOTAL LABOR (Kimley Horn)			**$396,361.89**
	Effective Multiplier		3.25919

3.25919

2,120

Fee Distribution

Task	KHA	Sub		Total
Data Collection and Mapping	$ 45,074.21			$ 45,074.21
Vision Plan	$ 37,054.64			$ 37,054.64
Study Area Master Plan	$ 252,936.94	$ 154,564.60		$ 407,501.54
Stakeholder Engagement	$ 15,005.31	$ 13,438.70		$ 28,444.01
Project Management	$ 46,290.80			$ 46,290.80
TOTAL	**$ 396,361.89**	**$ 168,003.30**		**$ 564,365.19**

Reimbursable Expenses Not-to-Exceed

Masterplan Documents Reproduction		$ 436.00
Travel		$ 5,709.84
	Subtotal Expenses	**$ 6,145.84**
	Grand Total	**$ 570,511.03**

FEE SUMMARY

Firm	Avg. Hrly Rt	Hours	FEE	JSEB
Kimley Horn	$ 186.96	2,120	$ 396,361.89	
Acuity Design Group	$ 141.46	95	$ 13,438.70	$ 13,438.70
CSI Inc.	$ 170.87	90	$ 15,378.00	$ 15,378.00
DB ECO NA	$ 198.58	253	$ 50,239.64	
EY			$0.00	
Stratus	$ 173.72	512	$ 88,946.96	
Subtotal		**3,070**	**$168,003.30**	
TOTAL	$ 183.83	**3,070**	**$ 564,365.19**	**$ 28,816.70**
			JSEB%	**5.11%**

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

9/29/2026

LaVilla Masterplan Subconsultant Summary

Acuity Design Group (Public Involvement)

Direct Labor	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Lead Public Involvement Officer/PM	$ 83.74	30	$ 2,512.20	
Communications Manager	$ 68.90	8	$ 551.20	
Outreach Specialist	$ 53.00	20	$ 1,060.00	
Marketing/Design	$ 68.90	25	$ 1,722.50	
Administrative	$ 34.45	4	$ 137.80	
Photo/Video	$ 68.90	8	$ 551.20	
Total Direct Labor	**$ 68.79**	**95**	**$ 6,534.90**	
6. Overhead (Combined Fringe Benefit & Administrative)				$ 6,534.90
Overhead Rate	86.95	% x Total Direct Labor		$ 5,682.10
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$ 12,217.00
8. PROFIT: Labor Related Costs (Item 7)		10%		$ 1,221.70
TOTAL LABOR	**$ 141.46**			**$ 13,438.70**

Civil Services Inc. (Cost Estimates)

Direct Labor	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Project Manager 3	$ 59.00	11	$ 649.00	
Chief Engineer	$ 59.00	4	$ 236.00	
Senior Engineer 2	$ 55.00	35	$ 1,925.00	
Chief Designer	$ 46.25	40	$ 1,850.00	
			$ -	
			$ -	
Total Direct Labor	**$ 51.78**	**90**	**$ 4,660.00**	
6. Overhead (Combined Fringe Benefit & Administrative)				$ 4,660.00
Overhead Rate	200.00	% x Total Direct Labor		$ 9,320.00
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$ 13,980.00
8. PROFIT: Labor Related Costs (Item 7)		10%		$ 1,398.00
TOTAL LABOR	**$ 170.87**			**$ 15,378.00**

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

9/29/2026

LaVilla Masterplan Subconsultant Summary

DB ECO North America (Rail Modeling)

Direct Labor	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principal	$ 105.77	20	$ 2,115.40	
Consultant	$ 49.18		$ -	
Senior Subject Matter Expert	$ 76.44	170	$ 12,994.80	
Manager	$ 82.37		$ -	
Analyst	$ 43.27	48	$ 2,076.96	
Senior Consultant	$ 65.07		$ -	
Subject Matter Expert	$ 73.08		$ -	
Junior Project manager	$ 28.16		$ -	
Commercial Project Manager	$ 72.12	15	$ 1,081.80	
Senior Commercial Manager	$ 92.50		$ -	
Total Direct Labor	**$ 72.21**	**253**	**$ 18,268.96**	
6. Overhead (Combined Fringe Benefit & Administrative)				$ 18,268.96
Overhead Rate	150.00	% x Total Direct Labor		$ 27,403.44
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$ 45,672.40
8. PROFIT: Labor Related Costs (Item 7)		10%		$ 4,567.24
TOTAL LABOR	**$ 198.58**			**$ 50,239.64**

Stratus Team (Zyscovich) Architecture

Direct Labor	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principal	$ 108.17	24	$ 2,596.08	
Chief Planner	$ 95.56	40	$ 3,822.36	
Senior Planner/Designer	$ 74.90	80	$ 5,992.32	
Project Planner	$ 61.93	160	$ 9,908.69	
Graphic Designer	$ 29.34	200	$ 5,867.64	
Admin/Clerical	$ 46.44	8	$ 371.53	
			$ -	
			$ -	
			$ -	
			$ -	
Total Direct Labor	**$ 55.78**	**512**	**$ 28,558.62**	
6. Overhead (Combined Fringe Benefit & Administrative)				$ 28,558.62
Overhead Rate	183.14	% x Total Direct Labor		$ 52,302.26
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$ 80,860.88
8. PROFIT: Labor Related Costs (Item 7)		10%		$ 8,086.09
TOTAL LABOR	**$ 173.72**			**$ 88,946.96**

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

LaVilla Area Transit Masterplan Study

Contractual Services

Project Number **011050**
Fund **11406**
Account # **534100**
USDOT Innovative Finance and Asset Concession Grant Program

Revised
9/29/2026

Task and Fee Breakdown

Task #	Vendor Name	Role	Task Title	FEE
1	Kimley Horn and Associates	Prime	Project Management	$ 46,290.80
2	Kimley Horn and Associates	Prime	Data Collection and Mapping	$ 45,074.21
3	Kimley Horn and Associates	Prime	Vision Plan	$ 37,054.64
4	Kimley Horn and Associates	Prime	Multimodal Transportation Improvements	$ 28,267.09
5	Kimley Horn and Associates	Prime	Railroad Operations	$ 33,102.29
6	Kimley Horn and Associates	Prime	Ridership Forecasts	$ 8,332.18
7	Kimley Horn and Associates	Prime	Railroad Concept Design	$ 55,355.13
8	Kimley Horn and Associates	Prime	Amtrak Station Concept Plans	$ 7,144.54
9	Kimley Horn and Associates	Prime	Sustainability and Community Features	$ 7,402.66
10	Kimley Horn and Associates	Prime	Environmental Screening	$ 13,451.72
11	Kimley Horn and Associates	Prime	Cost Estimates	$ 27,327.20
12	Kimley Horn and Associates	Prime	Funding Plan	$ 1,353.61
13	Kimley Horn and Associates	Prime	Phasing Plan	$ 14,805.33
14	Kimley Horn and Associates	Prime	Draft Master Plan Report	$ 35,943.00
15	Kimley Horn and Associates	Prime	Final Master Plan Report	$ 20,452.20
16	Kimley Horn and Associates	Prime	Stakeholder Engagement	$ 15,005.31
17	DB ECO NA	SUB	Railroad Operations and Modeling	$ 50,239.64
18	Stratus (Zyscovich)	SUB	Amtrak Station Architecture Concept Plans	$ 88,946.96
19	Civil Services Inc. CSI	SUB	Prepare Cost Estimates	$ 15,378.00
20	Acuity Design Group	SUB	Stakeholder Engagement	$ 13,438.70
			Total Fee	**$ 564,365.19**

Reimbursable Expenses Not-to-Exceed

Masterplan Documents Reproduction	$	436.00
Travel	$	5,709.84
Subtotal Expenses	**$**	**6,145.84**
Grand Total	**$**	**570,511.03**

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Kimley Horn and Associates

Detailed Scope and Fee

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Kimley»Horn

September 21, 2026

Monty Selim
Program Manager-Transportation Planning Division
City of Jacksonville/Planning Department
214 N. Hogan Street, Suite 300
Jacksonville, FL 32202
VUA Email: mselim@COJ.net

RE: ***LaVilla Transit Master Plan Scope and Fee Proposal***

Attached is the updated estimate of effort and fee based on the comments received from the US Department of Transportation (USDOT) on August 25, 2026. The following summarizes our responses to the comments and changes.

1. *KHA overhead is capped at FDOT approved rate of 196.29% resulting in direct fee reduction of $4,548.35 and profit reduction by $454.83 or a total fee reduction of $5,003.18*

   The attached fee proposal removes the FDOT Direct Expenses allowance from the OH calculation and includes the agreed upon itemized estimate of direct expenses with the amount shown under limited-amount reimbursable expenses per the US DOT guidance provided.

2. *Need to provide overhead supporting letters for Acuity Design Group and DB ECO for their proposed 150% overhead or USDOT will only allow 15% de minimis.*

   The attached fee proposal includes the overhead audits provided by Acuity Design Group and DB ECO.

   - The audited overhead rate of 86.95% for Acuity Design Group was less than the 150% previously proposed. The loaded amount was adjusted accordingly.
   - The audited overhead rate of 214.59% for DB ECO exceeded the negotiated overhead rate of 150% previously proposed. No change was made.

3. *Please provide a brief narrative regarding the use of JSEB firms.*

   Our project team includes certified Jacksonville Small and Emerging Businesses (JSEB) firms.

   - Acuity Design Group with a contract amount of $13,438.70 for public meeting coordination and facilitation.
   - CSI Inc. with a contract amount of $15,378.00 to develop quantities and prepare cost estimates for infrastructure improvements.

   The total JSEB participation in $28,816.70 or 5.05%.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

We are committed to mentoring Acuity Design Group and CSI Inc. as part of the services being provided as part of this contract.

The scope of work for this contract requires specialized skills (rail engineering and planning, rail operations, transit planning and engineering, Amtrak station design, etc.). There were no qualified JSEBs available to partner with on this phase of the project that provide these specialized services.

The non-JSEB subs selected as part of our project team included:

- DB ECO who provides specialized rail operations analysis and software
- EY no tasks assigned for financial planning
- Stratus for Amtrak station architecture

We commit to soliciting additional JSEBs for participation as part of our good faith effort to support the City's JSEB goals if the project advances to the project development phase including environmental reviews under the National Environmental Policy Act (NEPA), which is an optional service. There are more services required in that phase with qualified JSEB firms who provide needed services such as environmental scientists, archeologists, and others.

Please contact me at (904) 452-5811 or terry.shaw@kimley-horn.com if we can answer any questions or provide additional assistance.

Sincerely,

Terry Shaw, P.E.
Project Manager

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

SCOPE OF SERVICES

LaVilla Area Transit Master Plan

INTRODUCTION

Background

The City of Jacksonville ("City") has received a USDOT Build America Bureau Innovative Finance and Asset Concession Grant to develop the City-owned vacant parcels surrounding the Prime Osborn Convention Center and evaluate the City's desire to relocate the Amtrak Station from Clifford Lane to the LaVilla area. Relocating the Amtrak Station will complement existing multimodal providers located in LaVilla and promote the area as a transit-oriented development (TOD). Greyhound Intercity Bus service and Mega Bus are now located on Forsyth Street close to I-95 and the Convention Center. In 2020, the Jacksonville Transportation Authority (JTA) relocated their local bus and Bus Rapid Transit service from State and Union Streets to LaVilla. Their bus service is integrated with the Skyway, a fixed guideway people mover connecting LaVilla with downtown and the south bank of the St. Johns River. An elevated pedestrian bridge was constructed that connects the Greyhound Terminal across Forsyth Street to JTA's Skyway and bus transit facility.

JTA JRTC Skyway in the foreground and Greyhound and Bus Facility in the background

The only remaining mode that is not currently available at LaVilla is intercity rail. The City has a goal to redevelop the area surrounding the convention center with the Amtrak Station as a catalyst for development and opening the Historic Union Terminal to public use.

In the last five years, studies have been completed related to passenger rail service serving Jacksonville, particularly through the LaVilla area. JTA completed a commuter rail study to serve St. Johns County residents who commute daily to Jacksonville. The North Florida Transportation

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Planning Organization (NFTPO) identified commuter rail service as a feasible solution solving anticipated future congestion on local roads. Also, future commuter rail service was proposed by NFTPO serving Nassau, Baker, St. Johns, and Clay counties. The Florida Department of Transportation in their recent intercity rail study identified the need for intercity rail service from Miami to Jacksonville and from Orlando to Jacksonville. As a result, the Amtrak station in LaVilla shall be designed to accommodate more than one passenger rail provider.

In the meantime, the University of Florida announced that it will locate a graduate program in LaVilla, bringing more than 1,500 students and 1.4 million square feet of commercial development and student housing to support students, faculty, and staff in LaVilla.

Professional Consultant Services

The City is seeking the services of a multidisciplined consultant or a team ("the Consultant") to develop an area wide Master Plan surrounding the LaVilla Transit station. The mixed-use master plan will be anchored by UF's students, faculty, and staff residential, office and research lab needs, and the LaVilla Amtrak multimodal transportation development. The Master Plan will cover the geographic area shown on the map attached. The area is approximately ½ (half) a mile radius from the LaVilla Transit Station. The Master Plan will define a walkable environment supported by transit, with wide sidewalks, bicycle lanes, streetscape, and shade trees. The Master Plan shall be accomplished within 18-24 months.

Facilities Involved

Facilities involved with ½ mile radius of the Historic Jacksonville Terminal building.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

LaVIlla Transit Station Study Area

Brooklyn Area

- Myrtle Avenue from Forest Street to Bay Street

LaVilla Area

- Water Street from Park Street to Hogan Street
- Bay Street from Myrtle Avenue to Broad Street
- Forsyth Street from Myrtle Avenue to Broad Street
- US 90 Beaver Street from Myrtle Avenue to Broad Street

TASK 1. DATA COLLECTION AND MAPPING

1.1 Data Collection

The Consultant shall review data provided by the City and supplement as needed. The Consultant shall identify the area's existing land uses, and transportation infrastructure including existing traffic volumes, roadway lane configurations, bicycle lanes and sidewalks, posted speeds, and overhead utilities. The Consultant shall identify any existing gaps in the transportation network that shall be highlighted in the base-year Master Plan condition. The area's transportation facility findings shall be mapped and used to develop the future Master Plan conditions.

The intent is for the Consultant to rely on existing data sources such as FDOT's Traffic Online and City data through JAXGIS. Kimley-Horn will work with FDOT to obtain the most recent concept plans for the Beaver Street improvements.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

The Consultant shall identify and map proposed transportation related projects that would support the Master Plan development.

The Consultant shall map existing and future-known developments that might occur within the study area and their impact on the area's infrastructure.

1.2 Data Collection and Mapping Report

The Data Collection and Mapping Report will contain the following

1. Existing Land Use and Zoning Overlay Map
2. Existing Traffic Volumes
3. Existing Roadways Context Classification
4. Existing Posted Speeds
5. Existing Parking based on DIA and JTA data
6. Existing Bike Lanes, Sidewalks and Trails
7. Existing Transit Stops, Stations, and Routes
8. Existing Parks and Community Features
9. Related Projects
10. Known Developments, including UF master plan
11. Natural Environment Features
12. Historic and Cultural Resources
13. Contaminated Sites
14. Railroad Facilities
15. Existing Shade Study
16. Surface Parking Lots
17. Existing Buildings
18. Transportation Gaps/Connectivity Analysis

Kimley-Horn will analyze data compiled within this task and summarize the results to be presented to the Client.

TASK 2. VISION PLAN

Task 2.1 Visioning

The Consultant shall develop a study area vision that also supports the UF Campus development and furthers the City's goals for bringing passenger rail to the Convention Center area and supports future mixed-use development within the study area. The area around the station should offer a range of living, shopping, working, and recreational opportunities all within a compact walkable area.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

The Consultant shall prepare a series of maps and renderings of what they envision for the future of the various corridors within the study area, including public infrastructure such as transportation, parks, and public community facilities.

The Consultant will rely on work provided by the University of Florida for their campus development and parking needs.

The Vision Plan will address the following

- Major vehicle, pedestrian, and bicycle corridor connections
- Infrastructure and utilities
- Shade recommendation for pedestrian corridors
- UF Campus planning integration - propose connection between UF and JRTC
- Propose traffic calming measures along major corridors
- Potential location for platform
- Connection from LaVilla to downtown and other peripheral neighborhoods
- Green infrastructure integration

Task 2.2 Project Vision Report

The project vision report will include the following and be provided in a pdf report and presentation format. Kimley-Horn will work with the Project Advisory Group (PAG) to identify up improvements to key corridors within the ½ mile radius study area to propose the following criteria:

1. Vision Statement
2. Cultural Resources Design Palette
3. Proposed Roadway Typical Sections and Design Criteria by Context Classification
4. Proposed Roadway Context Classifications
5. Proposed Bicycle Facilities, Sidewalks, and Trails
6. Proposed Parking Facilities and On Street Parking
7. Proposed Parks And Community Features
8. Proposed Transit Stops, Stations, and Routes

Renderings will be provided for Water Street, Bay Street, Beaver Street, Myrtle Avenue, and Lee Street as part of the Vision Plan that incorporates the findings of the Myrtle Avenue bike ped study into the vision plan.

Kimley-Horn will provide two, 2-dimensional rendering views for each street, one from the perspective of the pedestrian, one aerial view. One from the view of the platform towards the rails. Additional views or moving models can be provided as additional services or as an amendment.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

TASK 3. STUDY AREA MASTER PLAN

The Consultant will identify future infrastructure needs to support the UF campus, the Amtrak Station and passenger rail service. The LaVilla Amtrak station shall accommodate existing passenger rail services (two morning southbound trains and two evening northbound trains) and the planned future Amtrak service while maintaining freight rail operations. Amtrak's Sunset Limited service operates two times per week. Other new services are being proposed connecting the southeast with the Midwest and Texas.

3.1 Multimodal Transportation Improvements

The Consultant will evaluate the future transportation network conditions and identify multimodal transportation improvements to support the area's mixed-use development.

The Consultant's Master Plan shall create a safe, walkable environment within the LaVilla development, including pedestrian level lighting. The Consultant shall identify priority areas along the corridors identified above within the ½ mile radius for a phased implementation.

The Master Plan will identify main pedestrian and bicycle corridors, key locations for transit stops, missing connections sidewalks/trails, gaps in infrastructure

The multimodal operational analysis will be limited to Generalized Level of Service analysis techniques as published by FDOT.

The Consultant shall rely on JTA's plans for the Skyway, NAVI, and bus transit within the area.

Concept layouts will be prepared for the facilities listed above on aerials at a scale suitable for viewing in a printed report and for viewing online.

3.2 Rail Operations

The Consultant shall evaluate the area's rail complexity including existing freight rail operation and the site's proximity to the Moncrief rail yard where multiple freight-rail providers' interface. The freight rail providers, including CSX, Florida East Coast and Norfolk Southern all are moving freight along the East Coast and to destinations in the Midwest. The Consultant shall be familiar with the Federal Railroad Administration design guidelines and individual freight rail provider's design requirements to facilitate any proposed changes to their current freight operations.

Coordination with the freight rail owners and operators will be performed to understand their needs, issues, and concerns about the proposed station relocation.

The City will lead formal communications with the railroad stakeholders unless otherwise directed. A high-level operational analysis will be prepared to address the rail operations needs, issues, and concerns and mitigate or avoid impact to freight rail operations by CSX, NS and FEC.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

No detailed analysis of the potential for future commuter rail or Brightline service will be performed. The analysis will be based on available information, railroad-provided input, field observations, prior studies, and reasonable planning-level assumptions where railroad data is unavailable.

Coordination with Amtrak will be performed to understand and document their needs, issues, and concerns and develop an operations plan to achieve their target of a 10-miunute back-up move. A program requirements analysis will be performed that addresses the direct rail operations and the ancillary needs for fueling, storage, staffing, ticketing, parking, and crew exchange requiring dormitories and lockers.

Railroad stakeholder participation, data sharing, review comments, approval, acceptance, concurrence, or non-objection are dependent on the individual railroad stakeholders and are not within the Consultant's control. If stakeholder input identifies material constraints or additional requirements beyond the assumptions used for the Master Plan, the Consultant shall coordinate with the City regarding potential refinements, additional analysis, or future project-development steps.

3.3 Ridership Forecasts

A preliminary forecast of the potential Amtrak riders that will use the proposed downtown station will be prepared. An opening year of 2035 will be assumed, and a 10-year planning horizon will be evaluated.

3.4 Rail Concept Plans

The Consultant shall evaluate the track plans previously prepared prior to embarking on new concepts. Based on coordination with the railroads the consultant shall develop a concept layout showing the proposed track and signal improvements needed for Amtrak operations within the affected areas of the Jacksonville terminal. The concept layout shall identify, at a master plan level, the proposed station approach tracks, platform tracks, track connections, turnouts, crossovers, potential interlocking/control point track modifications, and other rail-side operational elements needed to support Amtrak access to and from the proposed LaVilla station. The concept layout will be suitable for stakeholder coordination, planning-level cost estimating, and future project development.

A second concept layout will be developed that shows the potential future needs associated with Commuter Rail and Brightline operations on the FEC. The intent is to preserve the ability for these future services to be added. No detailed analysis of the Commuter Rail or Brightline service will be included. The analysis will be limited to the platform length needed if these services are implemented in the future.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

3.5 Amtrak Station Concept Plans

The Consultant shall evaluate the station requirements and concepts provided from prior studies. Consultant shall develop conceptual design plans for the Amtrak Station. Union Terminal is on the National Register of Historic Places and as such the station design shall be compatible with the historic nature of Union Terminal. The Consultant shall develop renderings incorporating the Amtrak Station with the UF development and Union Terminal. The Consultant shall resolve any physical operational conflicts between passenger rail and freight rail at the LaVilla site as well as surface transportation.

The Consultant shall identify the LaVilla area's infrastructure needs including transportation, structured parking, and UF's development plans to accommodate the semiconductor institute. The area's transportation needs will be multimodal in nature serving all user's needs and ages.

3.6 Sustainability and Community Features

Sustainable designs and green infrastructure will be required for the area's infrastructure. In addition, the Consultant will integrate plazas or small parks at readily available parcels in the Master Plan.

3.7 Environmental Screening

The Consultant shall prepare a Purpose and Need statement for use by FDOT to perform an Effective Transportation Decision Making (ETDM) screen on the project. The results of the screening process will be used to document the potential environmental constraints and issues associated with the project under the National Environmental Policy Act (NEPA).

3.8 Cost Estimates

The Consultant shall develop conceptual construction cost estimates for the LaVilla infrastructure needs.

3.9 Funding Plan

The City will be pursuing Federal funding for this project. The Consultant shall adhere to Federal requirements including NEPA and Build America Bureau. Consultant familiarity with Federal funding including traditional, discretionary, and innovative financing programs such RRIF, TIFIA and PABs are a plus.

3.10 Phasing Plan

The Consultant shall develop a phasing plan for the various Master Plan components and a master development schedule. The phasing plan shall incorporate UF development and its various phases to ensure meeting their infrastructure needs. The phasing plan shall be matched by a funding

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

plan identifying potential funding sources for each phase of the Master Plan development. The funding plan shall identify both traditional and innovative financing options.

3.11 Draft Master Plan Report

A draft LaVilla Area Transit Master Plan document will be prepared that provides a summary of the master plan tasks and recommendations. The draft report will be presented to City and then updated. Following City approval, it will be presented to the PAG and final edits made to publish a Draft Final Master Plan report for in conjunction with the Public Forum.

3.12 Final Master Plan Report

After consultation with the City, the Consultant shall incorporate public comments into the Final LaVilla Area Transit Master Plan document.

TASK 4. STAKEHOLDER ENGAGEMENT

The Consultant shall coordinate Master Plan development activities with project Stakeholders including, but not limited to:

- City of Jacksonville various departments, Public Works, Planning, and Parks
- Jacksonville Downtown Investment Authority
- University of Florida
- Jacksonville Transportation Authority
- Florida Department of Transportation
- USDOT's Build America Bureau
- Amtrak
- Freight rail operators, CSX, NS and FEC
- JWB Real Estate Development
- Pearl Square Development – Gateway Jax
- Groundwork Jacksonville
- Prime Osborn Convention Center
- Jacksonville Electric Authority (Utility provider)

4.1 Project Advisory Group (PAG)

The City may elect to create a Project Advisory Group (PAG) representing members of the various City departments as well as interested stakeholders. The purpose of the PAG is to provide guidance and comments on the Consultant's work product. The Consultant shall coordinate Master Plan development with the PAG. The members of the PAG will include DIA, Parks, Public Works, Planning, and Traffic Engineering.

Six (6) hybrid (virtual and in person option) meetings of the PAG are included in the scope of work.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

4.2 Master Plan Public Meeting

The Consultant shall hold one (1) public meeting unveiling the Draft LaVilla Area Transit Master Plan study results. The Consultant shall be responsible for preparing the public meeting presentation materials. The presentation materials will be reviewed by the City prior to finalizing the public presentation. The materials will consist of the following

- Static images and renderings on boards
- One page summary of the project and recommendations
- Presentation in PowerPoint format for use by the City

The public meeting will be held at the Prime Osborn convention center. The Consultant is responsible for arranging and securing the public meeting space, advertising the public meeting, and documenting all public comments. Advertisement for the public meeting shall be through available city media outlets and social media. No postcard notices or individual letters will be prepared.

After consultation with the City, the Consultant shall incorporate public comments into the Final LaVilla Area Transit Master Plan document.

TASK 5. PROJECT MANAGEMENT

5.1 Miscellaneous Meetings and Presentations

The consultant will be available with no more than a five (5) workday notice to attend meetings or make presentations. The consultant may be asked to provide maps, exhibits or presentations based on work completed in the scope above for the meeting. A total of ten (10) meetings is included in the scope of work.

5.2 Quality Control

The consultant is responsible for ensuring that all work products conform to City standards, American Railroad Engineering Manufacturer Association (AREMA), FRA standards, Florida Building Code, and criteria, whichever standard governs. This will be accomplished through the consultant's internal Quality Control (QC) process. This QC process will ensure that quality is achieved through checking, reviewing, and surveillance of work activities by objective and qualified individuals who are not responsible for performing the initial work.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

5.3 Correspondence

Copies of all written correspondence between the consultant and any party pertaining specifically to this study will be provided to the City for their records within one (1) week of the receipt of said correspondence.

5.4 Contract Maintenance and Invoicing

Project Management efforts will include delivery of monthly invoices with progress reports, scheduling regular updates with City staff.

5.5 Project Progress Meetings

The Consultant shall meet with the City's program manager on a bi-weekly basis to provide an update on what was accomplished during the previous two weeks and provide a forecast for future work. The Consultant shall identify any issues that may have an impact on the project's scheduled timely completion and ways to mitigate those impacts. The Consultant may be asked to participate during the Build America Bureau updates that will be led by the City. Progress meetings may occur virtually or in-person.

Milestone Meetings:

- Analysis Stage
- Preliminary Master Plan
- Public Engagement Preparation
- Final Master Plan

TASK 6. NEPA DOCUMENTATION (Optional)

At the City's option, the Consultant may be asked to advance any of these phases of development beyond the conceptual stage and to prepare NEPA documentation to accelerate project implementation utilizing Federal funding.

SUMMARY OF DELIVERABLES

- Data Collection and Mapping report
- Project Vision report
- Draft – LaVilla Area Transit Master Plan
- Phasing and Funding timeline plan
- Master Plan Public Meeting coordination and execution
- Final - LaVilla Area Transit Master Plan

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

All deliverables will be in a report format with extensive graphics and conceptual design. No interactive online deliverables will be provided.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

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

PART I - GENERAL	
1. Project LaVilla Transit Master Plan	2. Proposal Number RFP - 17093-25
3. Name of Consultant Kimley-Horn and Associates, Inc.	4. Date of Proposal 09/21/26

PART II - LABOR RELATED COSTS				
5. Direct Labor	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Project Manager	$103.83	180	$18,689.40	
Chief Engineer	$91.12	152	$13,850.24	
Senior Engineer 1	$72.98	166	$12,114.68	
Engineer 1	$51.63	206	$10,635.78	
Analyst	$46.40	898	$41,667.20	
Chief Landscape Architect	$85.58	24	$2,053.92	
Landscape Architect	$46.40	456	$21,158.40	
Support Staff	$38.00	38	$1,444.00	
TOTAL DIRECT LABOR		2,120	Hours	$121,613.62
6. Overhead (Combined Fringe Benefit & Administrative) Overhead Rate 196.29 % x Total Direct Labor				$238,715.37
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$360,328.99
8. PROFIT: Labor Related Costs (Item 7) x 10.0%				$36,032.90

PART III - OTHER COSTS	
9. Miscellaneous Direct Costs Kimley-Horn Direct Expenses	
MISCELLANEOUS DIRECT COSTS SUB-TOTAL*	$0.00
10. SUBCONTRACTS (Lump Sum)	
Acuity Design Group	$13,438.70
CSI Inc.	$15,378.00
DB ECO NA	$50,239.64
EY	$0.00
Stratus	$88,946.95
SUB-CONTRACT SUB-TOTAL	$168,003.29
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)	$564,365.19
11. REIMBURSABLE COSTS (Limiting Amount)	
Kimley-Horn Direct Expenses	$6,145.84
SUB-TOTAL REIMBURSABLES	$6,145.84

PART IV - SUMMARY	
TOTAL AMOUNT (Lump Sum Plus Reimbursables) (Items 5, 6, 8, 9, 10 and 11)	$570,511.03

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

9/21/2026

EXHIBIT B-1
LAVILLA TRANSIT MASTER PLAN

Task	Activity	Project Manager	Chief Engineer	Senior Engineer 1	Engineer I	Analyst	Chief Landscape Architect	Landscape Architect	Support Staff	TOTAL HOURS	TOTAL DIRECT COSTS	TOTAL LOADED COSTS	TOTAL BY TASK	AVG DIRECT RATE BY TASK
	DIRECT RATE	**$103.83**	**$91.12**	**$72.98**	**$51.63**	**$46.40**	**$85.58**	**$46.40**	**$38.00**					
1	Data Collection and Mapping												$0.00	$0.00
1.1	Data Collection	8			20	80		80		188	$9,287.24	$0.00		
1.2	Data Collection and Mapping Report	8				40		40		88	$4,542.64	$0.00		
2	Vision Plan												$0.00	$0.00
2.1	Visioning	8	16		16	40		40		120	$6,826.64	$0.00		
2.2	Project Vision Report	8				40		40		88	$4,542.64	$0.00		
3	Study Area Master Plan												$0.00	$0.00
3.1	Multimodal Transportation Improvements	8			80	80				168	$8,673.04	$0.00		
3.2	Railroad Operations	4	16	40	32	80				172	$10,156.60	$0.00		
3.3	Ridership Forecasts	4	4	4		32				44	$2,556.52	$0.00		
3.4	Railroad Concept Design	4	32	50	32	180				298	$16,984.32	$0.00		
3.5	Amtrak Station Concept Plans	4	8	8		10				30	$2,192.12	$0.00		
3.6	Sustainability and Community Features	4						40		44	$2,271.32	$0.00		
3.7	Environmental Screening	4				80				84	$4,127.32	$0.00		
3.8	Cost Estimates	4	16	44	10	60				134	$8,384.66	$0.00		
3.9	Funding Plan	4								4	$415.32	$0.00		
3.10	Phasing Plan	8				40		40		88	$4,542.64	$0.00		
3.11	Draft Master Plan Report	12	4	16	16	80		80		208	$11,028.20	$0.00		
3.12	Final Master Plan Report	4		4		40		80		128	$6,275.24	$0.00		
4	Stakeholder Engagement												$0.00	$0.00
4.1	Project Advisory Group/Stakeholder Coordination	12	12			12		12		48	$3,453.00	$0.00		
4.2	Public Workshop	4	4			4		4		16	$1,151.00	$0.00		
5	Project Management												$0.00	$0.00
5.1	Miscellaneous Meetings	24	16							40	$3,949.84	$0.00		
5.2	Quality Control	24	24				24			72	$6,732.72	$0.00		
5.3	Correspondance								20	20	$760.00	$0.00		
5.4	Contract Maintenance and Invoicing								18	18	$684.00	$0.00		
5.5	Project Progress Meetings	20								20	$2,076.60	$0.00		
	Subtotal	**180**	**152**	**166**	**206**	**898**	**24**	**456**	**38**	**2,120**	**$121,613.62**			57.36

6. Overhead (Combined Fringe Benefit & Administrative)		
Overhead Rate	196.29 % x Total Direct Labor	$238,715.37
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)		$360,328.99
8. PROFIT: Labor Related Costs (Item 7)	10.0%	$36,032.90
TOTAL LABOR		**$396,361.89**

Acuity Design Group	$13,438.70
CSI Inc.	$15,378.00
DB ECO NA	$50,239.64
EY	$0.00
Stratus	$88,946.95
Subtotal	**$168,003.29**
TOTAL	**$564,365.19**

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Exhibit B-2
LAVILLA TRANSIT MASTER PLAN
Estimate of Direct Expenses

Item		Unit	Qty	Rate	Cost	Notes
Reproduction						
	Copies (B&W) - 8.5"x11"	sheets	400	$0.09	$36.00	Misc. printing of materials for meetings and reviews.
	Copies (B&W) - 11"x17"	sheets	200	$0.15	$30.00	Misc. printing of materials for meetings and reviews.
	Blueprints	sheets		$0.35		
	Blueprints - 42"x72"	sheets		$1.30		
	Bond	sheets		$0.42		
	Bond - 34"x68"	sheets	100	$3.50	$350.00	Roll plots for concept layouts and meetings.
	Vellum	sheets		$3.00		
	Stick-ons	sheets				
	Covers	sheets	20	$0.50	$10.00	Misc. printing of materials for meetings and reviews.
	Binding	sheets	20	$0.50	$10.00	Misc. printing of materials for meetings and reviews.
	Mylars	sheets		$5.90		
	Mylars - 3'x4'	sheets		$21.00		
	Sub-total				*$436.00*	
Travel						
	Air fare	flights	7	$300.00	$2,100.00	Booked with 1 month notice. 3 trips total. 2 with 2 KH employees. 1 with 3 KH employees (10 staff days) for rail staff to conduct field review and attend meetings (Atlanta - Jacksonville)
	Mileage - Vicinity	miles	684	$0.760	$519.84	12 monthly progress meetings plus 6 misc. local agency meetings in downtown Jacksonville (19 miles each way from KH office)
	Mileage - Carryall	miles		$0.60		
	Rental car	days	6	$65.00	$390.00	Per day cost. Three trips.
	Fuel for rental car	miles	1,000	$0.30	$300.00	10 trips at 100 miles per trip for Airport to KH office and meetings downtown. (Airport to KH office is 32 miles each way.)
	Hotel	nights	10	$150.00	$1,500.00	
	Meals - breakfast	unit	10	$16.00	$160.00	
	Meals - lunch	unit	10	$26.00	$260.00	
	Meals - dinner	unit	10	$33.00	$330.00	
	Parking at ATL Airport	days	10	$15.00	$150.00	
	Sub-total				*$5,709.84*	
Other						
	Website Hosting	years		$140.00		n/a
	Venue Fee	months		$150.00		n/a
	Advertising	gross		$500.00		n/a
	Comm. Outreach Print	gross		$150.00		n/a
	Translation	units		$200.00		n/a
	Sub-total				*$0.00*	
Grand Total					**$6,145.84**	

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 27, 2025

Cassie Sylvia, Marketing Coordinator
KIMLEY-HORN AND ASSOCIATES, INC.
200 S Orange Avenue
Suite 600
Orlando, FL 32801
cassie.sylvia@kimley-horn.com

Dear Sylvia:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

2.0 - Project Development & Environmental (PD&E) Studies

3.1 - Minor Highway Design
3.2 - Major Highway Design
3.3 - Controlled Access Highway Design

4.1.1 - Miscellaneous Structures
4.1.2 - Minor Bridge Design
4.2.1 - Major Bridge Design - Concrete
4.2.2 - Major Bridge Design - Steel

5.1 - Conventional Bridge Inspection
5.3 - Complex Bridge Inspection
5.4 - Bridge Load Rating

6.1 - Traffic Engineering Studies
6.2 - Traffic Signal Timing
6.3.1 - Intelligent Transportation Systems Analysis and Design
6.3.2 - Intelligent Transportation Systems Implementation
6.3.3 - Intelligent Transportation Traffic Engineering Systems Communications
6.3.4 - Intelligent Transportation Systems Software Development

7.1 - Signing, Pavement Marking and Channelization
7.2 - Lighting
7.3 - Signalization

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

10.1 - Roadway Construction Engineering Inspection

11.0 - Engineering Contract Administration and Management

13.3 - Policy Planning
13.4 - Systems Planning
13.5 - Subarea/Corridor Planning
13.6 - Land Planning/Engineering
13.7 - Transportation Statistics

15.0 - Landscape Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
196.29%	172.73%	1.095%	Reimbursed	2.64%	0.61%	No

*Rent and utilities excluded from field office rate. These costs will be directly reimbursed on contracts that require the consultant to provide field office.

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts

Philip Pitts
Professional Services Qualification Administrator
PP/YG

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Acuity Design Group

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Exhibit B
CONTRACT FEE SUMMARY FORMAT FOR ENGINEERING DIVISION
CITY OF JACKSONVILLE, FLORIDA

PART I - GENERAL

1. Project Lavilla Master Plan	**2. Proposal No. / Contract No.**
3. Name of Consultant orSubconsultant: Acuity Design Group, Inc.	**4. Date of Proposal** May 20, 2026

PART II - LABOR RELATED COSTS

5. Direct Labor (Reimbursable)	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Lead Public Involvment Officer/PM	$ 83.74	30	$ 2,512.20	
Communications Manager	$ 68.90	8	$ 551.20	
Outreach Specialist	$ 53.00	20	$ 1,060.00	
Marketing/Design	$ 68.90	25	$ 1,722.50	
Administrative	$ 34.45	4	$ 137.80	
Photo/Video	$ 68.90	8	$ 551.20	
			$	
TOTAL DIRECT LABOR	$ 68.79	95		$ 6,534.90
6. Overhead (Combined Fringe Benefit & Administrative) Overhead Rate	**86.95** % x Total Direct Labor			$ 5,682.10
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				**$ 12,217.00**
8. PROFIT: Labor Related Costs (Item 7)		x	**10%**	$ 1,221.70

PART III - OTHER COSTS

9. Miscellaneous Direct Costs (Lump Sum)		
Printing	$ 0.00	
Transportation & Shipping	$ 0.00	
MISCELLANEOUS DIRECT COSTS SUB-TOTAL		$ -
10. SUBCONSULTANTS (Lump Sum)		
	$	
	$	
	$	
SUB-CONTRACT SUB-TOTAL (Reimb/NTE)		$ -
11. SUBCONTRACTS (Reimbursable/Not to Exceed)		
Topo Survey	$	
Geotechnical Investigations	$	
Environmental	$	
Structural/Bridge	$	
Geotechnical Investigations	$	
Geotechnical Investigations	$	
SUB-TOTAL REIMBURSABLES		$ -

PART IV - SUMMARY

TOTAL AMOUNT OF CONTRACT (Lump Sum Plus Reimbursables) (Items 5, 6, 8, 9, 10, and 11)	**$ 13,438.70**
12. TOTAL PRIOR CONTRACT AMOUNT	N.A.
TOTAL AMENDED CONTRACT AMOUNT	N.A.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Acuity Design Group Inc

Jacksonville Florida

Statement of Direct Labor, Fringe Benefits, and General Overhead

For the Year Ended
December 31, 2025

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

HUNTER & ASSOCIATES P.A.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS DEVELOPMENT ADVISORS

Independent Auditors' Report on the Statement of Direct Labor, Fringe Benefits, and General Overhead

Acuity Design Group Inc
Jacksonville Florida

Report on the Audit of the Financial Statements

Opinion
We have audited the accompanying financial statements of Acuity Design Group Inc which comprise the Statement of Direct Labor, Fringe Benefits and General Overhead (the Schedule) for the year ended December 31, 2025, and the related notes to the statement.

In our opinion, the Schedule referred to above presents fairly, in all material respects, the Direct Labor, Fringe Benefits and General Overhead of Acuity Design Group Inc for the year ended December 31, 2025, in conformity with basis of accounting described in Note 2.

Basis for Opinion
We conducted our audit in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Acuity Design Group Inc and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements
Management is responsible for the preparation and fair presentation of the Statement of Direct Labor, Fringe Benefits and General Overhead in accordance with the accounting principles as discussed in Note 2; this includes determining the basis of accounting is acceptable for preparation of the schedule under the circumstances, and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Acuity Design Group Inc's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Acuity Design Group Inc's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events considered in the aggregate, that raise substantial doubt about Acuity Design Group Inc's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Matters

The Schedule was prepared on a basis of accounting practices prescribed by Part 31 of Federal Acquisition Regulations (FARs) and certain other federal and state regulations as discussed in Note 2 and is not intended to be a presentation in conformity with generally accepted accounting principles. Our opinion is not modified with respect to this matter.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 18, 2026, on our consideration of Acuity Design Group Inc's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and other matters.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and results of testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit in accordance with *Government Auditing Standards* in Acuity Design Group Inc's internal control over financial reporting and compliance.

Hunter & Associates, PA

Hunter & Associates, P.A.
Jacksonville, Florida
September 18, 2026

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Acuity Design Group Inc

Statement of Direct Labor Fringe Benefits and General Overhead

Indirect Cost Rate Schedule

For the Fiscal Year Ended December 31, 2025

	Per General Ledger	Unallowable Costs	Total Proposed
Direct labor	**$ 404,742**		$ 404,742
Fringe benefits:			
Retirement	$ 18,171		$ 18,171
Workers compensation	1,049		1,049
Other benefits	3,600		3,600
Paid Time Off	6,254		6,254
Payroll Taxes	50,805		50,805
Total fringe benefits	$ 79,879		$ 79,879
General Overhead:			
Indirect labor	$ 203,405		$ 203,405
Rent and other occupancy costs	30,033		30,033
Depreciation	2,155		2,155
Insurance	36,431		36,431
Total general overhead	$ 272,025	$ -	$ 272,025
Total indirect cost	$ 351,904	$ -	$ 351,904

Indirect cost rate as a percent of Direct Labor 86.95%

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Acuity Design Group Inc

Notes to Statement of Direct Labor, Fringe Benefits, and General Overhead

December 31,2025

Note 1 - The Company

Acuity Design Group Inc (the "Company") is a Florida corporation engaged in providing public involvement, strategic communications, and community/stakeholder engagement consulting services in connection with transportation, energy, and other infrastructure projects. The Company performs work under prime contracts and subcontracts with state departments of transportation, including the Florida Department of Transportation and the North Carolina Department of Transportation, as well as other public sector agencies and infrastructure clients. The accompanying Statement of Direct Labor, Fringe Benefits, and General Overhead has been prepared to present the Company's indirect cost rate for the year ended December 31, 2025, for use in negotiating and administering contracts subject to the Federal Acquisition Regulation ("FAR"), Part 31, Contract Cost Principles and Procedures, and the AASHTO Unifor Audit & Accounting Guide, which applies to consultants of all disciplines – not solely architectural and engineering firms – that contract with state transportation agencies.

Note 2 - Basis of Accounting and Description of Accounting Policies

The Company's policy is to prepare its accounting schedules, which support the Statement of Direct Labor, Fringe Benefits, and General Overhead, on the basis of accounting practices prescribed by Subparts 9900 and Part 31 of the Federal Acquisition Regulation (FAR), Section 112.061 of the Florida Statutes and Florida Department of Management Services Rule 60L-9. Accordingly, the above-mentioned statement is not intended to present the results of the operations of the Company in conformity with generally accepted accounting principles.

The Company maintains a job-order cost accounting system for the recording and accumulation of costs incurred under its contracts. Each project is assigned a job number so that costs may be segregated and accumulated in the Company's job-order cost system.

The Company maintains its financial accounting system under the accrual method.

The Company's method of estimating costs for pricing purposes during the proposal process is consistent with the accumulation and reporting of costs.

Note 3 - Overhead Rate Structure

The base for allocation is direct labor and the allocation rate is pro rata. The direct labor base is used on all projects.

Note 4 - Labor-Related Costs

Labor

Project labor is charged directly to projects through the use of timesheets, which are entered into the job cost system through a journal entry generated by the payroll detail reports. All hours are either charged to direct projects or other indirect labor such as paid leave. Paid time off includes holidays, sick, and vacation.

Overtime

Officers of the company are paid a set salary. All other employees, are paid on an hourly basis, rather than on salary.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Note 5 - Depreciation and Leasing Policies

Fixed assets are depreciated over their estimated useful lives using the straight-line method. The amounts included in the Statement are allowable under FAR 31.205-11(e).

Note 6 - Related Party Transactions

The Company did not enter into any transactions with related parties.

Note 8 – Facilities Capital Cost of Money (FCCM)

The FCCM rate was calculated in accordance with FAR 31.205-10, using average net book values of equipment and facilities multiplied by the average Federal Prompt Payment Act Interest Rate (Treasury Rate) for the applicable period. Equipment and facilities include furniture and fixtures, computer equipment, and vehicles. The calculation follows:

Net Book Value of Assets – Prior Year	$21,548
Net Book Value of Assets – Current Year	$21,548
Average Net Book Value	$21,548
Multiplied by: Average Treasury Rate	**4.650%**
Equals: Facilities Capital Cost of Money	$1,002
Divided by: Direct Labor Cost	$404,742
Equals: Facilities Capital Cost of Money Rate	**0.248%**

Note 9 - Subsequent Events

In accordance with FASB ASC855 Subsequent Events, management has evaluated subsequent events through September 18, 2026, the date the Statement was available to be issued.

Note 10- Summary

The following tabulations summarize the allowable overhead rates incurred by the Company for the year ended December 31, 2025:

Fringe	19.74%
General Overhead	67.21%
Total	86.95%

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

HUNTER & ASSOCIATES P.A.
CERTIFIED PUBLIC ACCOUNTANTS
BUSINESS DEVELOPMENT ADVISORS

Independent Auditors' Report on Internal Controls and Compliance

Acuity Desing Group Inc
Jacksonville Florida

We have audited the Statement of Direct Labor, Fringe Benefits, and General Overhead ("the Statement") of Acuity Desing Group Inc ("the Company") for the fiscal year ended December 31, 2025, and have issued our report thereon dated September 18, 2026, We conducted our audit in accordance with auditing standards generally accepted in the United States of America and standards applicable to financial audits (or examination level attestation engagements) contained in *Government Auditing Standards,* issued by the Comptroller General of the United States.

Internal Control over Financial Reporting
In planning and performing our audit of the Statement, we considered the Company's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing an opinion on the Statement, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Company's internal control over financial reporting.

The management of the Company is responsible for establishing and maintaining internal control over financial reporting. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of internal controls over financial reporting. The objectives of internal control over financial reporting are to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, and that transactions are executed in accordance with Part 31 of the Federal Acquisition Regulation. Because of inherent limitations in any internal control structure, errors or irregularities may nevertheless occur and not be detected. Also, projection of any evaluation of the structure to future periods is subject to the risk that procedures may become inadequate because of changes in conditions or that the effectiveness of the design and operation of policies and procedures may deteriorate.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or combination of significant deficiencies, in internal

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses, as defined above. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Company's Statement is free from material misstatement, we performed tests of the Company's compliance with certain provisions of laws, regulations, contracts, and grant agreements, including provisions of the applicable sections of 48 CFR Part 31, noncompliance with which could have a direct and material effect on the determination of the amounts reported on the Statement. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Company's internal control and compliance. This report is intended solely for the use and information of the Company and government agencies, or other customers related to contracts employing the cost principles of the Federal Acquisition Regulation and should not be used for any other purpose.

Hunter & Associates, PA

Hunter & Associates, P.A.
Jacksonville, Florida
September 18, 2026

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Civil Services Inc.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Exhibit B
CONTRACT FEE SUMMARY FORMAT FOR ENGINEERING DIVISION
CITY OF JACKSONVILLE, FLORIDA

PART I - GENERAL

1. Project LaVilla Area Transit Masterplan	**2. Proposal No. / Contract No.**
3. Name of Consultant orSubconsultant: Civil Services, Inc. (CSI)	**4. Date of Proposal** May 20, 2026

PART II - LABOR RELATED COSTS

5. Direct Labor (Reimbursable)	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Project Manager 3	$ 77.88	11	$ 856.68	856.68
Chief Engineer 2	$ 77.88	4	$ 311.52	311.52
Senior Engineer 2	$ 74.04	35	$ 2,591.40	2591.4
Chief Designer	$ 46.25	40	$ 1,850.00	1850
			$	0
			$	0
	$ -		$	0
	$ -		$	0
	$ -			0
TOTAL DIRECT LABOR	$ 62.33	90		$ 5,609.60

6. Overhead (Combined Fringe Benefit & Administrative)		
Overhead Rate	**200** % x Total Direct Labor	$ 11,219.20
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)		**$ 16,828.80**
8. PROFIT: Labor Related Costs (Item 7)	x **10%**	$ 1,682.88

PART III - OTHER COSTS

9. Miscellaneous Direct Costs (Lump Sum)		
Printing	$ 0.00	
Transportation & Shipping	$	
Post Design Engineering Support	$ 0.00	
Additional Services Allowance (NTE)	$ 0.00	
MISCELLANEOUS DIRECT COSTS SUB-TOTAL		$ -
10. SUBCONSULTANTS ((Reimbursable/Not to Exceed)		
	0.00	
	0.00	
	0.00	
	0.00	
	0.00	
	0.00	
	$	
SUB-CONTRACT SUB-TOTAL (Reimb/NTE)		$ -
11. SUBCONTRACTS (Reimbursable/Not to Exceed)		
	$ 0.00	
	$	
SUB-TOTAL REIMBURSABLES		$ -

PART IV - SUMMARY

TOTAL AMOUNT OF CONTRACT (Lump Sum Plus Reimbursables) (Items 5, 6, 8, 9, 10, and 11)	**$ 18,511.68**
12. TOTAL PRIOR CONTRACT AMOUNT	N.A.
TOTAL AMENDED CONTRACT AMOUNT	N.A.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

September 09, 2025

Christopher Morse, President
CIVIL SERVICES, INC.
4601 Touchton ROad
Bldg. 300
Suite 3150
Jacksonville, FL 32246
cmorse@civilservicesinc.com

Dear Mr. Morse:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

3.1 - Minor Highway Design
3.2 - Major Highway Design

4.1.1 - Miscellaneous Structures
4.1.2 - Minor Bridge Design

5.1 - Conventional Bridge Inspection
5.4 - Bridge Load Rating

7.1 - Signing, Pavement Marking and Channelization

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Field Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Field Direct Expense	Published Fee Schedule
267.21%	133.78%	0.795%	Reimbursed	0.56%	0.44%	No

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/YG

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

DB ECO North America Inc.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Exhibit B
CONTRACT FEE SUMMARY FORMAT FOR ENGINEERING DIVISION
CITY OF JACKSONVILLE, FLORIDA

PART I - GENERAL

1. Project Lavilla Master Plan	**2. Proposal No. / Contract No.**
3. Name of Consultant orSubconsultant: DB	**4. Date of Proposal** May 20, 2026

PART II - LABOR RELATED COSTS

5. Direct Labor (Reimbursable)	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principal	$105.77	20	$ 2,115.40	
Consultant	$49.18		$ 0.00	
Senior Subject Matter Expert	$76.44	170	$ 12,994.80	
Manager	$82.37		$ 0.00	
Analyst	$43.27	48	$ 2,076.96	
Senior Consultant	$65.07		0.00	
Subject Matter Expert	$73.08		0.00	
Junior Commercial Project Manager	$28.16		0.00	
Commercial Project Manager	$72.12	15	$ 1,081.80	
Senior Commercial Manager	$92.50		$ 0.00	
TOTAL DIRECT LABOR	$ 72.21	253		$ 18,268.96
6. Overhead (Combined Fringe Benefit & Administrative) Overhead Rate	**150** % x Total Direct Labor			$ 27,403.44
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				**$ 45,672.40**
8. PROFIT: Labor Related Costs (Item 7)	x	**10%**		$ 4,567.24

PART III - OTHER COSTS

9. Miscellaneous Direct Costs (Lump Sum)		
Printing	$	
Transportation & Shipping	$	
MISCELLANEOUS DIRECT COSTS SUB-TOTAL		$ -
10. SUBCONSULTANTS (Lump Sum)		
	$	
	$	
	$	
SUB-CONTRACT SUB-TOTAL (Reimb/NTE)		$ -
11. SUBCONTRACTS (Reimbursable/Not to Exceed)		
Topo Survey	$	
Geotechnical Investigations	$	
Environmental	$	
Structural/Bridge	$	
Geotechnical Investigations	$	
Geotechnical Investigations	$	
SUB-TOTAL REIMBURSABLES		$ -

PART IV - SUMMARY

TOTAL AMOUNT OF CONTRACT (Lump Sum Plus Reimbursables) (Items 5, 6, 8, 9, 10, and 11)	**$ 50,239.64**
12. TOTAL PRIOR CONTRACT AMOUNT	N.A.
TOTAL AMENDED CONTRACT AMOUNT	N.A.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

STATEMENT OF DIRECT LABOR, FRINGE BENEFITS & GENERAL OVERHEAD AND INDEPENDENT AUDITOR'S REPORT

DB E.C.O. NORTH AMERICA INC.

December 31, 2024

MACCONEL & DODD
Certified Public Accounting Firm
6235 66th St. North
Pinellas Park, FL 33781
941 322-0033
Macdod@cpa.com

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

MACCONEL & DODD

Certified Public Accounting Firm
6235 66th St. North
Pinellas Park, FL 33781
941 322-0033
Macdod@cpa.com

Brandi Adams
CPA

Independent Auditor's Report

Board of Directors and Stockholders
DB E.C.O. North America Inc.
Sacramento, CA 95814

Opinion
We have audited the accompanying Statement of Direct Labor, Fringe Benefits & General Overhead of DB E.C.O. North America Inc. (the Company) for the year ended December 31, 2024 and the related notes to the statement.

In our opinion, the statement referred to above presents fairly, in all material respects, the direct labor, fringe benefits & general overhead of the Company for the year ended December 31, 2024, on the basis of accounting described in Note 2.

Basis for Opinion
We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Statement section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Statement
Management is responsible for the preparation and fair presentation of this statement in accordance with accounting practices prescribed by Part 31 of the Federal Acquisition Regulations and certain other Federal regulations as discussed in Note 2 and is not intended to be a presentation in conformity with generally accepted accounting principles. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the schedule that is free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibility for the Statement
Our objectives are to obtain reasonable assurance about whether the statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

In performing an audit in accordance with generally accepted auditing standards and government auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the statement.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Basis of Accounting
We draw attention to Note 2 to the Statement, which describes the basis of accounting. As described in Note 2, the Statement is prepared on the basis of accounting prescribed by Part 31 of the FAR, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to that matter.

Other Reporting Required by *Government Auditing Standards*
In accordance with *Government Auditing Standards* we have also issued a report dated June 16, 2025 on our consideration of the Company's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Company's internal control over financial reporting and compliance.

Restriction on Use
This report is intended solely for the use of the management of DB E.C.O. North America Inc. and those government agencies that use the cost principles of the Federal Acquisition Regulations and is not intended to be and should not be used by anyone other than these specified parties.

MACCONEL & DODD
June 16, 2025

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

DB ECO

Statement of Direct Labor, Fringe Benefits & General Overhead

For the Year Ended December 31, 2024

	Per General Ledger	*Client Adjustments*	*Audit Adjustments*	*As Adjusted*	*FAR Section Reference For Unallowable Costs*
Direct Labor	$ 7,361,140		(17,613)	$ 7,378,753	31.205-6; uncompensated OT
					31.202; direct
Fringe Benefits					
Group Insurance	1,796,301			1,796,301	
Payroll Taxes	1,331,357		4,020	1,327,337	31.205-6; compensation
Paid Leave	2,023,931			2,023,931	
Pension Expense	319,521			319,521	
Total Fringe Benefits	5,471,110			5,467,090	
General Overhead					
Indirect Labor	6,962,130		95,232	6,866,898	31.205-6; compensation
					31.205-6; uncompensated OT
Bank Fees	8,698			8,698	
Computer Expense	814,425			814,425	
Corporate Expense	264,317		2,299	262,018	31.205-26; related party services
Depreciation	103,606			103,606	
Dues & Subscriptions	322,597	1,250		321,347	31.205-22; lobbying
					31.205-8; contributions
					31.205-14; entertainment
Education & Training	49,885		17,427	32,458	31.205-14; entertainment
Gain/Loss	190,119	189,387	732	(0)	31.201-4; allocability
Insurance	182,951			182,951	
Interest & Penalties	200,124	200,124		0	31.205-20; interest
					31.205-15; penalty
Other	(817)	840		(1,657)	31.205-51; alcohol
					31.205-1; advertising
					31.205-13; gifts
Postage	5,163	273		4,890	31.202; direct
Printing & Reproduction	13,563			13,563	
Professional Fees	431,601	520	38,632	392,449	31.201-4; allocability
					31.205-47; legal
					31.205-26; related party services
					31.205-33; retainer
					31.205-1; advertising
Recruitment & Relocation	241,802	44,222		197,580	31.205-35; relocation
Rent & Utilities	219,367			219,367	
Repairs & Maintenance	3,816			3,816	
Supplies	265,897	5,629	5,870	254,398	31.205-1; advertising
					31.205-46; travel
Taxes & License	(209,731)	(235,477)		25,746	31.205-41; taxes
Travel	925,721	41,895	219,281	664,545	31.205-14; entertainment
					31.205-46; travel
					31.201-4; allocability
					31.205-51; alcohol
					31.201-1; credits
Total General Overhead	10,995,233			10,367,097	
Overhead & Fringe	$ 16,466,343			$ 15,834,187	
Overhead Rate				**214.59%**	
Facilities Cost of Capital Rate				**0.15%**	

See independent auditor's report and notes to the financial statement.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

DB E.C.O. North America Inc.
Notes to the Statement of Direct Labor, Fringe Benefits & General Overhead
Fiscal Year Ended December 31, 2024

(1) The Company

DB E.C.O. North America Inc. (the Company), a California corporation, was incorporated in Delaware on August 4th, 2010. The Company provides consulting & engineering services to rail and transit agencies and private operators. The Company assists their clients in developing technically sophisticated and customized mobility and transportation solutions. Headquartered in Sacramento, California, with additional offices in Irvine, CA, and Hoboken, NJ, the Company is a U.S. subsidiary of Deutsche Bahn Group.

Deutsche Bahn Group is Europe's largest railroad operator and the historic owner, operator and maintainer of the German national rail system. Deutsche Bahn Group is the European leader in passenger regional, commuter, long distance, and high-speed rail services, with over 180 years of rail experience and know-how that has been successfully applied worldwide in more than 100 countries and more than 2,000 projects. The Company's local team leverages the expertise of the world's largest integrated transportation operator, adapting it for implementation by North American mobility providers.

Revenues are derived from billings for services and other reimbursable expenses and billed as cost plus or lump sum contracts.

(2) Basis of Accounting

The Company's policy is to prepare and present the Statement of Direct Labor, Fringe Benefits & General Overhead on the basis of accounting practices prescribed by Subparts 9900 and Part 31 of the Federal Acquisition Regulations, the American Association of State Highway Transportation Officials (AASHTO) guidelines and certain other Federal and state regulations, which practices differ from generally accepted accounting principles. Accordingly, the above-mentioned statement is not intended to present the financial position and results of operations of the company in conformity with generally accepted accounting principles.

The preparation of this statement requires management to make estimates and assumptions that affect the reported amounts of expenses for the reported period. Actual results could differ from those estimates and assumptions.

The Company maintains a job order cost accounting system which is used in recording and accumulating costs incurred under its contracts. Each project is assigned a job number so that costs may be segregated and accumulated in the Company's job order cost accounting system.

The Company's method of estimating costs for pricing purposes during the proposal process is consistent with the accumulation and reporting of costs under its job order cost accounting system.

(3) Description of Overhead Rate Structure

The Company accumulates its overhead costs into a single indirect cost pool. The Overhead Schedule is prepared on an accrual basis of accounting. The basis of allocation of indirect costs is direct labor.

(4) Allocation of Expenses

The Company consistently bills its clients for the following direct costs:
Labor, subconsultants, travel, and office materials

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

DB E.C.O. North America Inc.
Notes to the Statement of Direct Labor, Fringe Benefits & General Overhead
Fiscal Year Ended December 31, 2024

(5) Summary of General & Administrative Overhead Rates

The following represents the allowable overhead rate incurred by the Company for the year ended December 31, 2024:

FAR Overhead Rate:
Allowable Fringe Benefits & Overhead Expense / Direct Labor = Overhead Rate
$15,843,187 / $7,378,753 = 214.59%

(6) Cost of Facilities Capital

The following represents the FCCM Rate for the year ended December 31, 2024:

NBV of Assets Current Period	$236,949
NBV of Assets Prior Period	205,136
Average Net Book Value	221,042
Average Treasury Rate	4.88%
Facilities Capital Cost of Money	10,776
Divided by: Direct Labor Cost	7,378,753
FCCM Rate	**0.15%**

(7) Related Party Transactions

The Company indicated it has no related party rent transactions.

During the year ended December 31, 2024, DB US Holding Corporation provided accounting, human resources, legal and tax services to the Company in the amount of $264,317 of which $2,299 was removed from the indirect cost pool and $5,683 was reclassed to direct labor. In addition, $193,653 was passed through as interest expense and removed from the indirect cost pool.

During the year ended December 31, 2024, DB Engineering & Consulting GmbH provided subcontractors to the Company in the amount of $843,742. Subcontractors were billed as other direct costs. DB Engineering & Consulting GmbH also provided $684,041 of employee benefits, professional services, and software costs which were allocated to the Company.

(8) Uncompensated Overtime

The Company had $11,930 in uncompensated overtime which was reclassed from indirect labor to direct labor.

(9) Depreciation and Leasing Policies

The Company records in its financial statements depreciation costs using straight line or accelerated methods. No Section 179 tax depreciation is included in the indirect cost pool. Certain assets are purchased and depreciated while others are leased and considered operating leases, and the annual lease costs are included in the overhead pool. The amounts included on the overhead schedule are deemed allowable under FAR 31.205-11.

(10) Retirement Plan

The Company has a 401k and profit-sharing plan available to all employees who meet the eligibility requirements. The plan is deemed allowable under FAR 31.205-6.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

DB E.C.O. North America Inc.
Notes to the Statement of Direct Labor, Fringe Benefits & General Overhead
Fiscal Year Ended December 31, 2024

(11) Executive Compensation

Executive compensation in excess of those amounts indicated in the National Compensation Matrix has been considered and an adjustment of $83,302 was made to the indirect cost pool.

No compensation claimed for any employee exceeded the Benchmark Compensation Amount as determined by the Office of Federal Procurement Policy, Section 808(b) of Public Law 105-85 or the limit established by Public Law 113-67.

(12) Description of Labor-Related Costs

Direct Labor: The Company charges labor to all projects through time entered on time sheets and assigned to individual project numbers. All labor charges to projects are based on actual labor costs.

Paid Leave: Most of the full-time employees are eligible for 20 personal paid time off days per year depending on years of employment. The Company participates in buying back untaken personal paid time off days at the termination of employment.

Premium Overtime: It is the Company's policy to include the premium portion of paid overtime in the direct labor base.

(13) Contract/Purchased Labor

The Company uses contract labor for consulting services and bills this labor as Other Direct Costs. No overhead is applied to this labor.

(14) Management's Evaluation of Subsequent Events

The Company has evaluated subsequent events through June 16, 2025, the date upon which the Statement of Direct Labor, Fringe Benefits and General Overhead was available for issuance.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

MACCONEL & DODD
Certified Public Accounting Firm
6235 66th St. North
Pinellas Park, FL 33781
941 322-0033
Macdod@cpa.com

Brandi Adams
CPA

Independent Auditor's Report on Internal Control and Compliance

Board of Directors and Stockholders
DB E.C.O. North America Inc.
Sacramento, CA 95814

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the Statement of Direct Labor, Fringe Benefits & General Overhead of DB E.C.O. North America Inc. (the Company) for the year ended December 31, 2024, and the related notes to the statement, and have issued our report thereon dated June 16, 2025.

Internal Control over Financial Reporting
In planning and performing our audit of the statement, we considered the Company's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statement, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, we do not express an opinion on the effectiveness of the Company's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned function, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies in internal control such that there is a reasonable possibility that a material misstatement of the Company's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters
As part of obtaining reasonable assurance about whether the Company's financial statement is free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations and contracts and Subparts 9900 and Part 31 of the Federal Acquisition Regulations (FAR), noncompliance with which could have a direct and material effect on the determination of the financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report
The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Restriction on Use

This report is intended solely for the use of the management of DB E.C.O. North America Inc. and those government agencies that use the cost principles of the Federal Acquisition Regulations and is not intended to be and should not be used by anyone other than these specified parties.

MACCONEL & DODD
June 16, 2025

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Stratus

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

CONTRACT FEE SUMMARY FOR DEPARTMENT OF PUBLIC WORKS
CITY OF JACKSONVILLE, FLORIDA

PART I - GENERAL

1. Project Professional Engineering and Architecture Services for LaVilla Area Transit Masterplan Study	2. Proposal Number RFP - Non-Construction 17093-25
3. Name of Consultant STRATUS TEAM LLC.	4. Date of Proposal 26-May-26

PART II - LABOR RELATED COSTS

5. Direct Labor	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principal	$108.17	24.00	$2,596.08	
Chief Planner	$95.56	40.00	$3,822.36	
Senior Planner/Designer	$74.90	80.00	$5,992.32	
Project Planner	$61.93	160.00	$9,908.69	
Graphic Designer	$29.34	200.00	$5,867.64	
Admin/Clerical	$46.44	8.00	$371.53	
		0.00	$0.00	
		0.00	$0.00	
		0.00	$0.00	
		0.00	$0.00	
TOTAL DIRECT LABOR		512.00	Hours	$28,558.62
6. Overhead (Combined Fringe Benefit & Administrative) Overhead Rate 183.14 % x Total Direct Labor				$52,302.25
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$80,860.87
8. PROFIT: Labor Related Costs (Item 7) x 10.0%				$8,086.09

PART III - OTHER COSTS

9. Miscellaneous Direct Costs MISCELLANEOUS DIRECT COSTS SUB-TOTAL*	$0.00
10. SUBCONTRACTS (Lump Sum) SUB-CONTRACT SUB-TOTAL	$0.00
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)	$88,946.95
11. REIMBURSABLE COSTS (Limiting Amount) Permit application fees, aerial photos and other standard reimburseable expenses at cost	$0.00
SUB-TOTAL REIMBURSABLES	$0.00

PART IV - SUMMARY

TOTAL AMOUNT (Lump Sum Plus Reimbursables) (Items 5, 6, 8, 9, 10 and 11)	$88,946.95

EXHIBIT "NN"

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

May 28, 2026

Krista Meyers, Vice President of Transportation
STRATUS TEAM, LLC
300 Corporate Center Drive
Suite 300
Coraopolis, PA 15108
krista.meyers@stratusteam.com

Dear Ms. Meyers:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

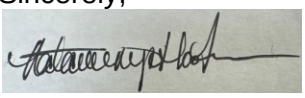
13.6 - Land Planning/Engineering

14.0 - Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. Your firm may pursue projects in the referenced work types with fees estimated at less than $500,000.00.* This status shall be valid until May 28, 2027, for contracting purposes.
*Limit for FDOT projects only

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,



Natawnya Hartman
Professional Services Qualification Administrator
NH

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

July 08, 2025

Jose Murguido, President
ZYSCOVICH, LLC
100 Biscayne Boulevard, 27th Floor
Miami, FL 33132

Dear Mr. Murguido:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

13.5 - Subarea/Corridor Planning

13.6 - Land Planning/Engineering

14.0 - Architect

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2026, for contracting purposes.

Approved Rates

Home Overhead	Facilities Capital Cost of Money (FCCM)	Premium Overtime	Home Direct Expense	Published Fee Schedule
183.14%	0.184%	Reimbursed	0.00%	No

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at FDOT.PSPrequalification@dot.state.fl.us.

Sincerely,

Philip Pitts
Professional Services Qualification Administrator
PP/AM

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

City of Jacksonville, Florida

Procurement Award Form (PAF)

Part 1 – Form Type: JPAC 126.204 (a) New Award, Renewals, Waive Technical Defects, Price Increases, NTE Increases.

Goods and/or Services: LaVilla Area Transit Masterplan Study

Requested Action and Justification:

Recommend approval to award Kimley-Horn and Associates, Inc. as the highest scoring responsive, responsible firm. Negotiations have been completed, scope of services and the terms for consultant services have been fully agreed upon. The period of service for the initial term will be two (2) years from the date of execution of the contract, with two (2), one (1) year renewal options. The total expenditure not-to-exceed is $573,900.65, to include a $10,000 contingency.

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

Supplier:	Kimley-Horn and Associates, Inc.	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	11/25/2025

POA #:	N/A	**PO #:**	N/A	**Change Order #:**	N/A
Solicitation #:	N/A 17093 25	**Contract #:**	N/A	**Contract ADM #:**	N/A
Term:	2 years	**Options:**	2, 1-year renewal	**Options Used:**	N/A

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

Fund:	11406	**Center:**	144001	**Acct:**	534100	**Proj:**	011050	**Activity:**	00000000	$ 573,900.65
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 573,900.65	**Contingent Amt:**	$ 10,000.00	**DMP/ODPO Amt:**	$ 0

Using Agency/BU:	PDOD:OFFICE OF THE DIRECTOR		
Concurrence:	Signed by: Mostasser Selim B4BA7EAE202A44B...	**Title:**	PROGRAM MANAGER - GOVERNMENT AFFAIRS SPECIALIST 7/15/2026
Concurrence:	Signed by: Helena R. Parda 3E8A133516E44AA...	**Title:**	DIRECTOR OF PLANNING AND DEVELOPMENT 7/15/2026
Concurrence:		**Title:**	
Concurrence:		**Title:**	

Procurement Analyst/Buyer:	Signed by: Ruth Keith C58E7E28D7B54E9...	**Chief of Procurement:**	Signed by: 7/21/2026
Name:	Ruth Keith	**Name:**	Dustin L. Freeman B10F1D517352456...

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:**	Signed by: kelli O'Leary 92A2898FE95E4AC...
Date:	7/23/2026	**Date:**	7/23/2026

Signed by:

Docusign Envelope ID: 766FBDDC-B694-8394-8118-BB0535D27CA4

City of Jacksonville, Florida

Procurement Award Form (PAF)

Part 1 – Form Type: JPAC 126.204 (a) New Award, Renewals, Waive Technical Defects, Price Increases, NTE Increases.

Goods and/or Services: LaVilla Area Transit Masterplan Study

Requested Action and Justification:

Recommend approval to reject Kevin C. Knowles Civil Engineering, Inc. due to failure to meet the minimum requirements. Recommend approval to enter into contract negotiations the highest scoring supplier, Kimley-Horn and Associates for consultant services to develop LaVilla Area Transit Masterplan Study:

1. Kimley-Horn and Associates 88.70
2. HDR, Inc. 87.60
3. WSP, Inc. 87.00

The results of the negotiations for Scope will be brought back to JPAC for approval.

Supplier:	Kimley-Horn and Associates	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	11/21/2025

POA #:	N/A	**PO #:**	N/A	**Change Order #:**	N/A
Solicitation #:	RFP-NONCON 17093 25	**Contract #:**	N/A	**Contract ADM #:**	N/A
Term:	2 years	**Options:**	2, 1-year renewal	**Options Used:**	N/A

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

Fund:	11406	**Center:**	144001	**Acct:**	534100	**Proj:**	011050	**Activity:**	00000000	$ 0
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ 0	**Contingent Amt:**	$ 0	**DMP/ODPO Amt:**	$ 0

Using Agency/BU:	PDOD:OFFICE OF THE DIRECTOR		
Concurrence:	Signed by: Helena A. Parola 3E8A133516E44AA...	**Title:**	Director of Planning Department 4/24/2026
Concurrence:		**Title:**	
Concurrence:		**Title:**	
Concurrence:		**Title:**	

Initial SM

Procurement Analyst/Buyer:	Signed by: Ruth Keith C58E7E28D7654E9...	**Chief of Procurement:**	Signed by: 4/28/2026
Name:	Ruth Keith	**Name:**	Dustin L. Freeman B10F1D517352456...

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:**	Signed by: kelli O'Leary 92A2898FE95E4AC...
Date:	4/30/2026	**Date:**	4/30/2026

Signed by: