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# 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: Professional Design Services - Riverfront Downtown Parcels

**Requested Action and Justification:**

Recommend approval to amend the award with The Haskell Company for a massing study on Riverfront Downtown Parcels. The Engineering Division has negotiated with the consultant as outlined in the attached Scope of Services and Contract Fee Schedule, Exhibit 1A. The total expenditure not to exceed for amendment #1 will be $48,870.76.

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

| | | | | | |
|---|---|---|---|---|---|
| **Supplier:** | The Haskell Company | **Basis of Award:** | Highest Evaluated | **BID Opening Date:** | 2/6/2025 |

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

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

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Fund:** | 10801 | **Center:** | 191021 | **Acct:** | 531090 | **Proj:** | 000000 | **Activity:** | 00001654 | $ 48,870.76 |
| **Fund:** | | **Center:** | | **Acct:** | | **Proj:** | | **Activity:** | | $ |
| **Fund:** | | **Center:** | | **Acct:** | | **Proj:** | | **Activity:** | | $ |

| | | | | | |
|---|---|---|---|---|---|
| **New NTE/GMP:** | $ 48,870.76 | **Contingent Amt:** | $ 0.00 | **DMP/ODPO Amt:** | $ 0.00 |

| | | | |
|---|---|---|---|
| **Using Agency/BU:** | PWEN:ENGINEERING AND CONSTRUCTION MANAGEMENT | | |
| **Concurrence:** | Signed by: Scott Carter 20991F8ADFC947E... | **Title:** | CHIEF OF ENGINEERING CONSTRUCTION MANAGEMENT 2/17/2026 |
| **Concurrence:** | 1EFA223D5D23487... | **Title:** | DIRECTOR OF PUBLIC WORKS 2/18/2026 |
| **Concurrence:** | | **Title:** | |
| **Concurrence:** | | **Title:** | |

Initial DT
Initial DT

| | | | |
|---|---|---|---|
| **Procurement Analyst/Buyer:** | Signed by: Kemp, Benjamin 4C8860FACE2449C... | **Chief of Procurement:** | Signed by: 2/24/2026 B10F1D517352456... |
| **Name:** | Kemp, Benjamin | **Name:** | Dustin L. Freeman |

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

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# PAF Instructions
## Part 1 (using agency)

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

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

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

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

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

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

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

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

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

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

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

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

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

**Options:** Period of time for each renewal or option.

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

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

**JSEB Rec:** Select Encouragement or JSEB Set Aside Option.

**JESB %:** If JSEB Participation, enter the percentage.

**Bonds Waived Pursuant to:** Select option from Drop down.

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

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

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

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

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

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

**Title:** Title of person electronically signing form.

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

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

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A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Public Works Department
214 N Hogan Street, 10th Floor
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

October 14, 2025

TO: Dustin Freeman
Chief of Procurement

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

FROM: Scott Carter
Chief, Engineering and Construction Management

SUBJECT: Shortlist Memorandum for **RFI 05-25 Massing Study -Riverfront Downtown Parcels**

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

Firms from the pre-qualified bench of consultants from solicitation 16069-25,4 were invited to respond to a Request For Interest if qualified under the code **P06 – Planning (Site, Installation, and Project).**

The nineteen (19) firms solicited included:

- Alfred Benesch & Company
- Baker Consulting & Engineering, LLC
- Four Waters Engineering
- GAI Consultants Inc
- Gresham Smith
- Halff Associates, Inc.
- Hanson Professional Services Inc.
- Kevin C. Knowles Civil Engineering, Inc.
- Landwise Design, Inc
- Loci Architects, LLC
- Matthews Design Group
- NFPS

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- Pond & Company
- Prime AE Group Inc
- The Haskell Company
- The Parris Company, Inc.
- Timothy Haahs & Associates, Inc.
- WGI, Inc.
- Zyscovich LLC

Five firms responded with Letters of Interest (LOIs):

- Kevin C. Knowles Civil Engineering, Inc.
- The Haskell Company
- The Parris Company, Inc.
- WGI, Inc.
- Zyscovich LLC

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

- The Haskell Company
- WGI, Inc.
- Zyscovich LLC

SC/rf

CC: Alan Tablada, Project Manager, Public Works Department
Guy Parola, Director of Operations, Downtown Investment Authority

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HASKELL

**Chris Flagg, FASLA**
*VP, A&E Group Operations Principal*
701 San Marco Blvd, Ste 1400
Jacksonville, FL 32207
904.635.9620
Chris.Flagg@Haskell.com

October 13, 2025

Downtown Investment Authority
117 West Duval Street #310, Jacksonville, FL 32202
904.255.5302

RE: Massing Study - Downtown Riverfront Parcels

Experience Category: P06 Planning (Site, Installation, Project)

Dear City of Jacksonville, Department of Public Works;

To maximize the redevelopment potential of the two City-owned Northbank parcels in downtown, the City of Jacksonville is seeking urban design and consulting services that will help revitalize this vitally important area. Our Haskell team has the skillset to meet your goals and the keen desire to contribute to the ongoing downtown renaissance. Our analysis will evaluate the pros and cons of subdividing the site into multiple pads by testing mixed-use configurations under each scenario to develop a clear path forward on disposition.

Haskell, a global leader in AEC solutions, serves clients from 26 strategic offices throughout North America, Latin America and the Asia Pacific region. With an offering of more than 60 services, each is curated across disciplines to provide integrated, single-source solutions to complex public and private-sector needs. Housing more than 2,100 architects, engineers, planners, constructors and visualization experts with decades of experience, including more than 620 here in Jacksonville. Haskell drives a competitive advantage for its clients to deliver unique customized design, consulting, and construction solutions.

## HASKELL'S WORKLOAD & ABILITY

The Haskell team is proud of our past record of performance with clients. We take our project commitments very seriously and adhere to stringent internal requirements to make certain that no project misses a deadline or critical milestone. As shown in the chart on the following page, we have more than enough capacity to complete this project with a high level of focus. Our relationship and commitment to the City of Jacksonville is important to our team. Our team prides itself on providing our clients with efficient designs that meet both schedule constraints and budget limitations. We do this through exceptional project planning and our knowledge of similar projects and local, state and federal requirements. Listed on page two are projects of relevant experience in support of the scope of work and identified challenges. We are fully committed to delivering the design for this project both on time and on budget to the city.

**Mikhail Alert, AICP, Project Manager / Lead Urban Designer**
Mikhail will serve as the primary point of contact and lead day-to-day management of the project. Staff Availability: 75%

**Fred Jones, AICP, RSP1, Urban Planner / Zoning & Entitlements Specialist**
Fred will lead the regulatory analysis, zoning interpretation, and entitlement strategy. Staff Availability: 65%

**Larry Levis, AIA, NCARB, WEDG Architect / Massing & Program Specialist**
Larry will be responsible for generating conceptual massing models, test fits, and density analysis across development scenarios. Staff Availability: 65%

**Oliver Shahbazian, PE, Transportation + Access Analyst**
Oliver will assess multimodal access, curb cut strategy, vehicular ingress/egress, and structured parking layouts. Staff Availability: 65%

**Gabi Valdes-Recio, Graphics + Visualization Designer**
Gabi will produce high-quality visual materials, including illustrative massing diagrams, opportunities and constraints maps, and presentation graphics. Staff Availability: 75%

**Chris Flagg, FASLA, Principal-in-Charge**
Chris will provide executive oversight and quality assurance throughout the project. Staff Availability: 30%

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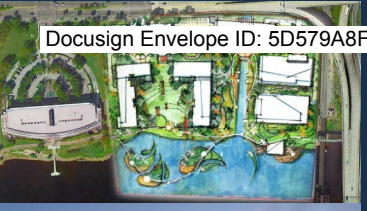

### Times Union Redevelopment Plan

Worked with owner to develop conceptual mixed-use plan and layout for future reuse of Florida Times Union parcels, including daylighting of McCoy's Creek.

### Birmingham Development Feasibility Project*

The Northside Development was a proposed 201,000 SF, five-story mixed-use project in an underdeveloped area of Downtown Birmingham, featuring 164 residential units and 20,000 SF of ground-floor retail.

### Culinary Arts Institute Tower*

Conducted a massing & sensitivity analysis for the Culinary Arts Institute, a 10 story, 150-ft tall slender infill building on the downtown campus of Miami Dade College.

### Town of Orange Park Concept Master Plan

Developed minimum and maximum development scenarios and massing/ rendering diagrams for proposed Town Square redevelopment plan.

* Personal Experience of Key Team Members

## TECHNICAL APPROACH

Our team proposes a structured, collaborative, and data-informed approach to address the City's goals for downtown redevelopment, with a particular focus on maximizing the site's redevelopment potential while balancing urban design, feasibility, resilience, and connectivity. We understand this work as foundational for shaping long-term reinvestment and public-private partnerships along the Northbank Riverfront and within the Downtown Core.

1. **Site Analysis & Feasibility**
   We begin by conducting a comprehensive site analysis that documents physical site conditions—including parcel boundaries, topography, and river adjacency—while assessing the surrounding urban fabric, infrastructure capacity, and regulatory environment. Using GIS tools and in-field verification, we will create an opportunities and constraints analysis that informs key decisions around parcel configuration, potential subdivision, and compatibility with the Downtown grid and circulation systems.
2. **Development Feasibility (Density, Massing, Access, Riverwalk Integration)**
   Our team will prepare a range of conceptual test fits and massing studies to explore viable mixed-use development scenarios—ranging from mid-rise podium to high-rise forms—while considering key metrics such as FAR, GSF, unit counts, hotel keys, and parking needs. Additionally, our team will examine economic and submarket trends as well as conduct peer group, lease-up and constructuon cost analyses prior to developing a pro forma. We will balance downtown objectives (e.g., walkability, active edges, waterfront access) with market-informed feasibility, identifying achievable development envelopes and strategies for Riverwalk integration, setbacks, and shading/landscape opportunities.
3. **Deliverables**
   We will deliver clear and compelling visuals and documentation that support informed decision-making, including:
   - An opportunities and constraints ideagram
   - A development framework plan outlining parcelization strategies
   - Illustrative massing diagrams and conceptual test fits
   - A comparative development matrix with quantitative outputs
   - A final recommendations report with an executive summary suitable for DIA Board presentation and stakeholder engagement

**We anticipate completing the Downtown Massing and Reuse Study within approximately 10–12 weeks from notice to proceed. Below is a proposed high-level timeline by phase:**

| *Phase* | *Duration* | *Key Deliverables* |
|---|---|---|
| ***Project Kickoff + Site Analysis*** | Weeks 1–2 | Kickoff meeting, existing conditions memo, base mapping |
| ***Feasibility + Massing Studies*** | Weeks 3–7 | Test fits, massing diagrams, development matrix |
| ***Draft Recommendations*** | Weeks 8–9 | Draft development framework plan, Riverwalk strategy |
| ***Final Deliverables + Presentation*** | Weeks 10–12 | Final report, executive summary, DIA Board presentation |

We will coordinate with you to finalize meeting and milestone dates during project initiation and can accommodate interim check-ins or stakeholder briefings as needed.

Sincerely,

**Chris Flagg, FASLA**
*VP, A&E Group Operations Principal*

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# LETTER OF INTEREST

**Primary Contact**
**Eric Luttmann, AIA, NCARB**
813.739.7419
Eric.Luttmann@wginc.com

October 13, 2025

Scott Wilson
Project Manager
Downtown Investment Authority
117 West Duval Street, Suite 310
Jacksonville, FL 32202

**RE: RFI #05-25 Massing Study Riverfront Downtown Parcels**

Dear Selection Committee Members:

WGI, Inc. (WGI) is excited to demonstrate our master planning and conceptual design experience to the **Downtown Investment Authority (DIA) and the City of Jacksonville (COJ)**. With our extensive land development and urban design knowledge we can reimagine these sites with new mixed use elements, amenities, and economic activity while enhancing the Downtown offerings and Riverwalk connectivity. Developing a master plan that creates a realistic and implementable strategy for development that adheres to the needs, desires, and vision of the City is a complicated and dynamic endeavor. The City will need a partner that has deep, intrinsic knowledge of urban design, master planning and working with developers in the Florida market.

WGI has deep familiarity with both the project site and the COJ. **Eric Luttmann, AIA, NCARB**, our proposed project manager, carries 18 years of experience master planning and designing mixed-use, public space projects of similar scope and complexity across the state. Most recently, Eric led the design for JTA's Autonomous Innovation Center and collaborated with the COJ and DIA to create a unique urban intervention incorporating accessible and welcoming public amenity space around the secure facility. **Andrew Crozier, AICP**, our urban design lead specializes in comprehensive urban development, urban design, streetscape design, site planning, and green infrastructure. Andrew's portfolio of work includes projects in the United States, Europe, and Japan and excels at creating plans that are implementable, equitable, and tailored to the unique conditions and visions of his clients.

## ORGANIZATIONAL CHART

**Key:**
*(x) - Years of Experience*
*% - Percentage of Availability*

**Project Manager**
Eric Luttmann, AIA, NCARB (18)
40%

**Quality Control**
Josh Mattox, PE (23)
40%

**Parking Design**
Rob McConnell, PE (33)
70%

**Civil Engineering**
Brett Oldford, PE (31)
70%

**Urban Design**
Andrew Crozier, AICP (10)
70%

**Landscape Architecture**
Corey Kissell Wong, PLA (19)
40%

**Architecture**
William Kenney, AIA, NCARB (9)
40%

## RELEVANT PROJECT EXPERIENCE

| RELEVANT PAST EXPERIENCE | | |
|---|---|---|
| PROJECT NAME | PROJECT DESCRIPTION | CHALLENGES |
| **JTA Autonomous Innovation Center TOD Study Jacksonville, FL** | The Transit-Oriented Development (TOD) massing study at JTA's Autonomous Innovation Center explores integrating mixed-use density with advanced mobility infrastructure. The concept focuses on walkability, active ground-level uses, and seamless multimodal connections to support innovation and urban vitality. By aligning development intensity with transit access, it envisions a vibrant, collaborative district that promotes sustainable growth. | Faced with a constrained site and overhead Skyway, WGI applied creative solutions to enable multi-level mobility aligned with future phases of the Ultimate Urban Circulator. The resulting concept prioritizes pedestrians, activates ground-level amenities, and integrates multimodal access to support the vibrant, future-ready LaVilla Heritage district. |
| **NS-15 Mixed Use Master Plan and Architectural Vision Fulton County, GA** | WGI developed a comprehensive master plan and architectural vision for an 8-acre site near a major sports venue, including massing studies, traffic analysis, and parking concepts for up to 8,000 vehicles. The plan integrates 125,000 square feet of retail, event space, and gameday amenities, creating a vibrant, entertainment-focused district with safe, direct access to the venue. The design emphasizes efficient parking, clear pedestrian pathways, and dynamic retail experiences featuring local food, fan zones, and gameday-focused offerings. | WGI tackled the challenge of transforming disjointed event-day experiences into a vibrant, people-focused environment by integrating open space, intuitive parking, and flexible entertainment zones. The team balanced event operations with year-round community use through a cohesive design vision. To align stakeholders and build momentum, WGI developed a choreographed vision document that clearly conveyed the master plan and architectural intent. |
| **Opportunity Zone Master Plan & Massing Study Lake Worth Beach, FL** | 160-acre master plan to assess the types of businesses and redevelopment that would most benefit the neighborhood. The master plan breaks the study area into nodes to guide where specific development types and uses are most appropriate. | Special consideration was given to how the nodes interact with the existing community since the plan focused on multi-story mixed-use development and the adjacent neighborhoods were single family. |

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Standard Form 330 Profile Code

| | | |
|---|---|---|
| P06 | G01 | R04 |
| C08 | G04 | T03 |
| C11 | L03 | Z01 |

## PRESENT WORKLOAD AND THE AVAILABILITY OF ASSIGNED STAFF

WGI has the staffing capacity and proven processes to perform this work in a timely manner while managing our ongoing workload. We routinely deliver numerous projects simultaneously by leveraging the depth of our team resources across disciplines. Most of the key team included in our staffing plan can flex beyond their assigned responsibilities, further strengthening our ability to handle concurrent assignments without compromising quality or schedule.

Our team's experience in managing large, complex programs demonstrates this capacity. We apply best practices in resource allocation and project delivery, supported by firmwide staffing tools including AEC 360/BST, VENA, and three-week look-ahead staffing spreadsheets. These systems allow us to monitor workloads, anticipate demand, and proactively reassign staffing matrices integral to the Project Management software solutions.

For this project, our Project Management Plan delivers work on schedule and in alignment with milestones approved by the COJ. Immediately following notice to proceed, we will conduct a project kick-off meeting with the stakeholders and/or COJ staff. The design team will establish clear communication channels, confirm assignments, and set key deadlines. Weekly meetings and progress reports will provide the COJ with transparency on staff availability, budget, and schedule while supporting public outreach as needed.

## PROJECT UNDERSTANDING AND TECHNICAL APPROACH

WGI's approach to developing massing studies and conceptual site designs in dense urban environments centers on close collaboration, regulatory alignment, and a balance between maximizing development potential and enhancing the public realm. Our process is guided by a commitment to thoughtful urban design, seamless integration with the local context, and compliance with zoning and community objectives.

**1. Collaborative Integration with In-House Master Planners** - We begin by convening an integrated project team that includes in-house master planners, architects, landscape architects, and transportation planners. This collaborative structure ensures that every design decision—whether related to density, circulation, or open space—supports a unified vision. Regular design charrettes and working sessions foster iterative feedback loops, allowing the team to explore multiple scenarios that optimize both building massing and site functionality.

**2. Zoning and Regulatory Analysis** - Early in the process, our team conducts a detailed review of local zoning ordinances, overlay districts, design guidelines, and entitlement pathways. We work closely with local planning staff to interpret and, where appropriate, creatively apply zoning regulations to unlock additional development opportunities such as bonus densities, height allowances, or reduced parking ratios. This regulatory fluency enables us to balance compliance with innovation—maximizing usable square footage without compromising public benefit or neighborhood character.

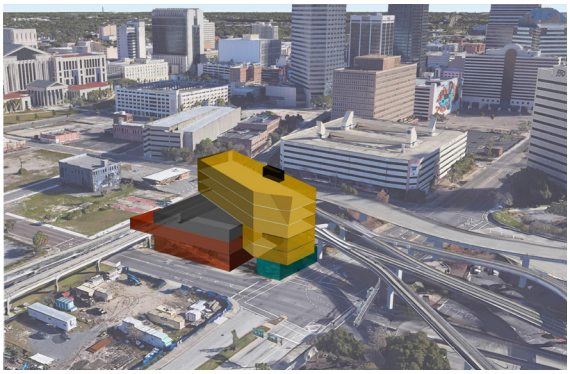
**3. Massing Studies and Development Scenarios** - Leveraging 3D modeling and GIS-based analysis, we generate a range of massing options that test various configurations of height, bulk, and program. Each option is evaluated based on shadow studies, view corridors, solar access, and pedestrian comfort at street level. The goal is to achieve an optimal balance between vertical density and human-scaled design, ensuring that the built form supports the desired mix of uses and aligns with long-term master planning objectives.

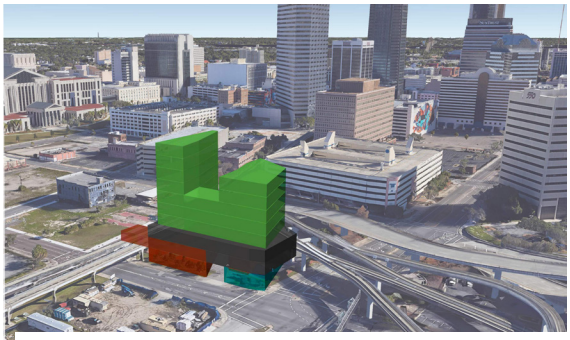
**4. Ground-Level Activation and Community Benefit** - Our design philosophy emphasizes vibrant, pedestrian-friendly environments. We integrate street-level retail, public plazas, shaded walkways, and multimodal connections to promote walkability and social interaction. Collaborating with community stakeholders, we identify opportunities to embed local amenities such as pocket parks, bike facilities, and public art—elements that foster community pride and long-term value. These placemaking strategies ensure the development serves as a civic asset, not just a private investment.

WGI is excited about the opportunity to collaborate with the City of Jacksonville and the Downtown Investment Authority to help shape the future of the riverfront. We look forward to contributing our multidisciplinary expertise and creative problem-solving to deliver a design that enhances the downtown experience, celebrates the riverfront setting, and supports the City's continued vision for a vibrant, connected urban core.

Sincerely,

**Eric Luttmann, AIA, NCARB**
Project Manager





JTA Autonomous Innovation Center TOD Study

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October 13, 2025

City of Jacksonville
Public Works Department
Email: PWRFI@coj.net

**RE: Request for Interest - Massing Study for Riverfront Downtown Parcels**

To Whom It May Concern:

## 1. Introduction

Zyscovich, LLC's extensive portfolio includes projects that have revitalized urban centers, enhanced civic infrastructure, and established vibrant community spaces. With a focus on place-making, we emphasize sustainable design and human-centric planning to create environments that inspire and endure. From location feasibility studies to construction administration, we work hand-in-hand with clients to realize their vision, ensuring every detail aligns with the broader objectives of the community.

With our experience in urban planning, architectural design, and riverfront development, Zyscovich understands the importance of creating thoughtful and feasible development concepts that maximize the potential of Jacksonville's valuable downtown waterfront assets. We are excited about the opportunity to contribute our expertise to this important initiative.

## 2. Relevant Experience Categories/Profile Codes

Zyscovich is qualified under the following Standard Form 330 profile codes:
A06 - Airports; Terminals & Hangars
C06 - Churches; Chapels
C10 - Comm Bldgs (low rise) Shop Ctr.,
C11 - Community Facilities
D07 - Dinning Halls; Clubs; Restaurants
E02 - Educational Facilities; Classrooms
F02 - Field Houses; Gyms
G01- Garages; Vehicles Maintenance; Parking
H06 - Highrise; Air-Rights-Type Buildings
H08 - Historical Preservation
H10 - Hotels: Motels
H11 - Housing
I05 - Interior Design
L04 - Libraries; Museums; Galleries
P05 - Planning (Community, Regional)
P06 - Planning (Site, Install, Project)
R03 - Railroad; Rapid Transit
R04 - Recreational Facilities (Parks, Marinas)
R06 - Rehabilitation
S11 - Sustainable Design
U02 - Urban Renewals; Community Development
Z01- Zoning; Land Use Studios

## 3. Project Team

Principal-in-Charge/Urban Design Lead: Grace Perdomo, ASSOCIATE AIA
Project Director: Jennifer Liston, AIA, NCARB
Project Manager: Darys Avila
Project Designer: Manuel Del Monte
Subconsultants: TBD

## 4. Relevant Project Experience

1. City of Jacksonville Master Plan, Vision Plan and Future Land Use, Jacksonville, FL

The City of Jacksonville conducted a two-year planning study to create Vision Plans for Planning Districts 1 (Urban Core), 2 (Greater Arlington/Beaches), and 3 (The Southeast), along with a new citywide Future Land Use Element. Driven by extensive community input through outreach, these plans identify goals and strategies for growth, neighborhood and industrial preservation, and green infrastructure. The process included public engagement via a blog, community meetings, and district steering committees. The resulting Vision Plans and Future Land Use Map now guide future development, based on five core principles:

- Community Character/Uniqueness
- Mixed Land Uses, Density, and Infill Redevelopment
- Improved Transportation Choices
- Economic Growth
- Open Space and Green Infrastructure

2. City of Miami Downtown Master Plan Update
Miami, FL

Collaborated with the City of Miami and the Miami 21 Initiative to develop an updated master plan for downtown Miami—an area encompassing over 250 city blocks and consisting of numerous distinct neighborhoods. The Downtown Study created a "road map" that merges urbanism and architecture with market, economic, social, and service issues. It set forth overall and district development strategies and recommended guidelines for future development and requirements for improving the public realm. Zyscovich original plan in 2009 and are currently working with the City and the DDA (Downtown Development Authority) on a Master Plan Update.

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3. Art Deco Cultural District Vision Master Plan, Miami Beach, FL
Zyscovich led a comprehensive Land Use, Mobility, and Economic Development study for Miami Beach's MXE District, collaborating with the Art Deco Cultural District Panel and City staff to create a district-wide urban design and mobility framework. The process included extensive public engagement and produced vision and concept plans for key areas like Ocean Drive, Collins Avenue, Lummus Park, and Washington Avenue. Previously, Zyscovich also developed a master plan for Washington Avenue, recommending context-sensitive redevelopment, massing studies, and strategies to enhance corridor vitality.

4. Jacksonville Transit Authority Mobility Works Complete Streets, Jacksonville, FL
The JTA Mobility Works Complete Streets project analyzes and develops concepts for four key Jacksonville corridors—Philips Hwy., Beach Blvd., University Blvd., and Mandarin Rd.—selected through JTA's prioritization process. The project features intensive community workshops to identify goals and design solutions for multi-modal safety, urban aesthetics, and economic development. Zyscovich supports public engagement, develops complete streets alternatives, and coordinates with FDOT.

5. West Palm Beach Downtown Master Plan Update West Palm Beach, FL
Since the original 1995 Downtown Master Plan (DMP) and its 2007 update by Zyscovich, West Palm Beach has experienced rapid growth, especially in the past five years, transforming the scale and character of its downtown. This surge has created both new opportunities and intensified challenges, making it an ideal moment to address key issues such as investments in main streets, smart city technologies, public spaces, parks, transportation, resiliency, and the waterfront. Over the next year, the City and Zyscovich Architects will lead a comprehensive update to the DMP, establishing a 25-year vision for a vibrant, sustainable downtown where each area receives a tailored approach to growth, enhancement, and preservation, ensuring the city's continued success and livability for future generations.

## 5. Capacity Statement

Zyscovich maintains a professional staff of over 400 professionals dedicated to architecture, urban design and planning projects. Our current workload allows us to immediately assign our proposed team members to this project, ensuring responsive service and timely delivery. Our project manager and key team members have availability to dedicate approximately 35% of their time to this important initiative over the coming months.

## 6. Technical Approach

Our approach to developing the massing study for the Riverfront Downtown Parcels will include:

- Site Feasibility: We will analyze existing site conditions, regulatory constraints, and infrastructure capacity to establish realistic development parameters. Our team will utilize GIS mapping, field verification, and regulatory review to identify opportunities and constraints.
- Development Feasibility: We will generate multiple development scenarios and building massing and site configurations that respond to market conditions, financial viability, and public benefit objectives. Our feasibility analysis will consider development costs, potential revenue streams, and phasing strategies to ensure implementable recommendations.
- Delivery of Required Products: Our deliverables will include clear, visually compelling graphics and massing diagrams, supporting data tables, and narrative explanations accessible to both technical and non-technical audiences. We will provide materials suitable for stakeholder engagement and decision-making.

## The Zyscovich Difference

We have a proven track record of delivering visionary and implementable master plans including district plans and riverfront plans and state-of-the-art civic and community facilities, ensuring projects are completed efficiently and with the highest quality standards. For the City of Jacksonville, we have assembled a dedicated team of experts tailored for this assignment, leveraging our collective expertise to provide solutions that enhance functionality, aesthetics, and sustainability.

We appreciate your consideration and look forward to the opportunity to collaborate with the City of Jacksonville on this important downtown initiative.

Sincerely,
Zyscovich, LLC

Grace Perdomo
Senior Vice President of Civic

Docusign Envelope ID: 5D579A8F-2A95-4FC8-8AB9-0636742106D4

A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Public Works Department
214 N Hogan Street, 10th Floor
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

October 21, 2025

TO: Dustin Freeman
Chief of Procurement

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

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

SUBJECT: Selection Memorandum for **RFI 05-25 Massing Study – Riverfront Downtown Parcels**

---

The Department of Public Works has issued a Request for Interest (RFI) for design services for **Massing Study – Riverfront Downtown Parcels** under the Downtown Investment Authority's Professional Design Service Contracts for As-Needed Projects.

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

1. The Haskell Company
2. WGI, Inc.
3. Zyscovich LLC

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

SC/rf

CC: Alan Tablada, Project Manager, Public Works Department
Guy Parola, Director of Operations, Downtown Investment Authority

Docusign Envelope ID: 5D579A8F-2A95-4FC8-8AB9-0636742106D4

**November 18, 2025**

Downtown Investment Authority
117 West Duval Street #310
Jacksonville, Florida 32202
904.255.5302

**RE: Scope and Fee Proposal for Massing Study-Downtown Riverfront Parcels**

Dear Mr. Tarbert and Mr. Parola,

Thank you for meeting with our team last week to review and clarify the scope for the Riverfront parcels massing study. To maximize long-term redevelopment potential, our analysis will evaluate a range of mixed-use program options—beyond residential-only scenarios—and test various parcelization strategies. This approach will provide DIA staff and the city with a broader set of alternatives to support the upcoming RFP for disposition in early 2026.

Our primary focus will be to develop and refine feasible development configurations, including phased implementation options, access and circulation frameworks, and parking strategies. As part of this effort, we will also outline how a new structured garage on the Hyatt Annex site can replace the hotel's existing 300+ parking spaces, deliver additional capacity for future development, and preserve long-term development opportunities north of the Annex.

To meet your desired schedule, we anticipate an intensive four-week effort to generate, evaluate, and refine massing options. This will include two meetings with staff to confirm direction and incorporate feedback. The final deliverables will consist of 5–7 color-coded 3D axonometric/aerial diagrams and corresponding tables summarizing program areas, floor counts, and height ranges by use. Below includes specific considerations and assumptions from staff with respect to the study needs:

## Program Blocks to Mix & Match

- Residential Tower(s): 250–300 units per tower; 1–2 total; tallest massing component
- Hotel Tower(s): 150–200 keys; boutique scale; modest meeting space; lower height ideal for massing transitions
- Office/Institutional: ~60,000 sq ft; standalone mid-rise or part of podium/stacked use
- Entertainment/Event Venue: 30,000–35,000 sq ft; ~1,500–2,000 capacity; convertible to Hyatt-supporting event space (Will only show this program in 2-3 of the massing diagrams and leave out of the other 3-4)
- Retail/Restaurant: Prioritize Bay Street + Riverfront frontages; wrap parking where feasible

Docusign Envelope ID: 5D579A8F-2A95-4FC8-8AB9-0636742106D4

- Structured Parking: Replace 300+ Hyatt spaces plus provide new capacity for all vertical uses access/loading on north–south streets

### Placement & Urban Design Logic

- Bay Street = retail frontage; Riverfront = restaurant/activation zone
- North–south streets = service, loading, deliveries, BOH, and secondary entrances
- Residential towers positioned for optimal river views; hotel used as step-down massing
- Maintain Riverwalk setback and ensure continuous access
- Garage on Annex could enable redevelopment of the Hyatt's existing garage parcel

### Deliverables

- 5-7 massing configurations with different program combinations and parcelization approaches
- Conceptual heights, approximate GSF, and block relationships
- Circulation/access diagrams emphasizing north–south service access
- Parking strategy and phasing implications for each option
- Retail frontage and Riverwalk offset illustrations

### Exclusions

- Financial feasibility, pro forma analyses, underwriting
- Detailed architectural fenestration or aesthetic language
- Photo realistic renderings/simulations

Sincerely,

Fred Jones, AICP, RSP[1]
Director, Planning & Design Collaborative

The Haskell Company
701 San Marco Blvd
Jacksonville, FL 32207

Docusign Envelope ID: 5D579A8F-2A95-4FC8-8AB9-0636742106D4

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

**PART I - GENERAL**

| | |
|---|---|
| **1. Project**<br>Massing Study-Downtown Riverfront Parcels<br>Orignal Contract Downtown Investment Authority (DIA) | **2. Proposal No. / Contract No.**<br>RFI 05-25 |
| **3. Name of Consultant orSubconsultant:**<br>The Haskell Company | **4. Date of Proposal**<br>November 14, 2025 |

**PART II - LABOR RELATED COSTS**

| **5. Direct Labor (Reimbursable)** | Hourly Rate | Estimated Hours | Estimated Cost | TOTAL |
|---|---|---|---|---|
| Principal Engineer | $ 90.00 | 24 | $ 2,160.00 | |
| Project Manager 3 | $ 88.00 | 24 | $ 2,112.00 | |
| Senior Architect | $ 83.00 | | $ 0.00 | |
| Architect | $ 71.00 | | $ 0.00 | |
| Architect Intern | $ 58.00 | | $ 0.00 | |
| Senior Engineer - Civil | $ 83.00 | | $ 0.00 | |
| Engineer 2 - Civil | $ 68.00 | | $ 0.00 | |
| Engineering Intern - Civil | $ 56.00 | | $ 0.00 | |
| Senior Engineer - Struct. | $ 83.00 | | $ 0.00 | |
| Engineer 2 - Struct. | $ 64.00 | | $ 0.00 | |
| Engineering Intern - Struct | $ 55.00 | | $ 0.00 | |
| Senior Engineer - Mech. | $ 78.00 | | $ 0.00 | |
| Engineer 2 - Mech. | $ 62.00 | | $ 0.00 | |
| Engineering Intern - Mech. | $ 54.00 | | $ 0.00 | |
| Designer - Plumbing | $ 54.00 | | $ 0.00 | |
| Senior Engineer - Elect. | $ 83.00 | | $ 0.00 | |
| Engineer 2 - Elect. | $ 62.00 | | $ 0.00 | |
| Engineering Intern - Elect. | $ 54.00 | | $ 0.00 | |
| Project Program Manager | $ 65.00 | | $ 0.00 | |
| Land Planner | $ 49.00 | 104 | $ 5,096.00 | |
| Senior Landscape Architect | $ 69.00 | | $ 0.00 | |
| Landscape Architect Intern | $ 40.00 | 80 | $ 3,200.00 | |
| Accountant | $ 49.00 | | $ 0.00 | |
| Clerical | $ 32.00 | 80 | $ 2,560.00 | |
| Graphic Designer | $ 55.00 | 8 | $ 440.00 | |
| **TOTAL DIRECT LABOR** | | 320 | | $ 15,568.00 |
| **6. Overhead (Combined Fringe Benefit & Administrative)** | | | | |
| Overhead Rate | | 185.38 % x Total Direct Labor | | $ 28,859.96 |
| **7. SUBTOTAL: Labor + Overhead (Items 5 & 6)** | | | | **$ 44,427.96** |
| **8. PROFIT: Labor Related Costs (Item 7)** | | x | **10%** | $ 4,442.80 |

**PART III - OTHER COSTS**

| | | |
|---|---|---|
| **9. Miscellaneous Direct Costs (Lump Sum)** | | |
| MISCELLANEOUS DIRECT COSTS SUB-TOTAL | | $ - |
| **10. SUBCONSULTANTS (Lump Sum)** | | |
| | $<br>$<br>$<br>$ | |
| SUB-CONTRACT SUB-TOTAL (Reimb/NTE) | | $ - |
| **11. SUBCONTRACTS (Reimbursable/Not to Exceed)** | | |
| | $<br>$<br>$<br>$<br>$<br>$ | |
| SUB-TOTAL REIMBURSABLES | | $ - |

**PART IV - SUMMARY**

| | |
|---|---|
| TOTAL AMOUNT OF CONTRACT (Lump Sum Plus Reimbursables) (Items 5, 6, 8, 9, 10, and 11) | **$ 48,870.76** |
| **12. TOTAL PRIOR CONTRACT AMOUNT** | N.A. |
| **TOTAL AMENDED CONTRACT AMOUNT** | N.A. |

**November 18, 2025**

Downtown Investment Authority
117 West Duval Street #310
Jacksonville, Florida 32202
904.255.5302

**RE: Scope and Fee Proposal for Massing Study-Downtown Riverfront Parcels**

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To meet your desired schedule, we anticipate an intensive four-week effort to generate, evaluate, and refine massing options. This will include two meetings with staff to confirm direction and incorporate feedback. The final deliverables will consist of 5–7 color-coded 3D axonometric/aerial diagrams and corresponding tables summarizing program areas, floor counts, and height ranges by use. Below includes specific considerations and assumptions from staff with respect to the study needs:

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Sincerely,

Fred Jones, AICP, RSP[1]
Director, Planning & Design Collaborative

The Haskell Company
701 San Marco Blvd
Jacksonville, FL 32207

Exhibit 1A

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

**PART I - GENERAL**

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| Senior Architect | $ 83.00 | | $ 0.00 | |
| Architect | $ 71.00 | | $ 0.00 | |
| Architect Intern | $ 58.00 | | $ 0.00 | |
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**PART III - OTHER COSTS**

| | |
|---|---|
| **9. Miscellaneous Direct Costs (Lump Sum)** | |
| MISCELLANEOUS DIRECT COSTS SUB-TOTAL | $ - |
| **10. SUBCONSULTANTS (Lump Sum)**<br>$<br>$<br>$<br>$ | |
| SUB-CONTRACT SUB-TOTAL (Reimb/NTE) | $ - |
| **11. SUBCONTRACTS (Reimbursable/Not to Exceed)**<br>$<br>$<br>$<br>$<br>$<br>$ | |
| SUB-TOTAL REIMBURSABLES | $ - |

**PART IV - SUMMARY**

| | |
|---|---|
| TOTAL AMOUNT OF CONTRACT (Lump Sum Plus Reimbursables) (Items 5, 6, 8, 9, 10, and 11) | **$ 48,870.76** |
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| **TOTAL AMENDED CONTRACT AMOUNT** | N.A. |

Docusign Envelope ID: 5D579A8F-2A95-4FC8-8AB9-0636742106D4

# City of Jacksonville, Florida

*Procurement Award Form (PAF)*

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

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

**Requested Action and Justification:**

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

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

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

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

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

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

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

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

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

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

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

Docusign Envelope ID: 5D579A8F-2A95-4FC8-8AB9-0636742106D4

# PAF Instructions
## Part 1 (using agency)

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

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

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

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

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

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

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

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

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

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

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

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

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

**Options:** Period of time for each renewal or option.

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

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

**JSEB Rec:** Select Encouragement or JSEB Set Aside Option.

**JESB %:** If JSEB Participation, enter the percentage.

**Bonds Waived Pursuant to:** Select option from Drop down.

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

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

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

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

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

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

**Title:** Title of person electronically signing form.

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

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

Docusign Envelope ID: 5D579A8F-2A95-4FC8-8AB9-0636742106D4

# Downtown Investment Authority

**MEMORANDUM**

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

**FROM:** Guy Parola
Director of Operations

**SUBJECT:** Request for Qualification: Downtown Multi-consultant RFQ

**DATE:** August 23, 2024

---

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

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

1. The general purpose of the RFQ:

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

2. The Objective of the study or services:

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

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

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

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

   **Not Applicable.**

Docusign Envelope ID: 5D579A8F-2A95-4FC8-8AB9-0636742106D4

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

   **Not Applicable.**

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

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

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

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

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

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

9. A project funding account number

   10801.135115.549006.000000.00001822.00000.0000000
   10801.135115.531090.000000.00001278.00000.0000000
   00111.135102.531090.000000.00000000.00000.0000000
   10802.135115.549006.000000.00001822.00000.0000000
   10802.135115.531090.000000.00001278.00000.0000000

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

    **None.**

Guy Parola, Director of Operations
Downtown Investment Authority

Attachments: Scope of RFQ
Draft Transmittal Memo

Docusign Envelope ID: 5D579A8F-2A95-4FC8-8AB9-0636742106D4

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

Docusign Envelope ID: 5D579A8F-2A95-4FC8-8AB9-0636742106D4

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

Docusign Envelope ID: 5D579A8F-2A95-4FC8-8AB9-0636742106D4

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

Docusign Envelope ID: 5D579A8F-2A95-4FC8-8AB9-0636742106D4

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

Docusign Envelope ID: 5D579A8F-2A95-4FC8-8AB9-0636742106D4

| Supplier | Score |
|---|---|
| Baker Consulting & Engineering, LLC | 89.67 |
| JBrown Professional Group Inc | 74.67 |
| England, Thims & Miller, Inc | 83.33 |
| Alpha Envirotech Consulting, Inc | 93.33 |
| Construction and Engineering Services Consultants Inc | 88.67 |
| Alliant Engineering, Inc. | 63.67 |
| Hanson Professional Services Inc. | 80.67 |
| Halff Associates, Inc. | 81.33 |
| Simes & Rosch, LLC | 89.00 |
| Dewberry Engineering Inc. | 82.67 |
| Landwise Design, Inc | 89.33 |
| Eng Engineering Inc | 82.00 |
| Castle Bay Design Studio LLC | 69.67 |
| Prime AE Group Inc | 76.67 |
| Kevin C. Knowles Civil Engineering, Inc. | 71.67 |
| Degrove Surveyors Inc. | 66.67 |
| Kimley-Horn and Associates, Inc. | 78.67 |
| VIA Consulting Services, Inc. | 93.67 |
| Pond & Company | 83.33 |
| Meskel & Associates Engineering, PLLC | 96.00 |
| Southeastern Surveying and Mapping Corporation | 74.00 |
| GAI Consultants Inc | 85.00 |
| WGI, Inc. | 78.33 |
| Carnahan, Proctor and Cross, Inc. | 70.00 |
| Loci Architects, LLC | 86.00 |
| CSI Geo, Inc. | 89.67 |
| Cogdell Studios | 81.67 |
| Osiris 9 Consulting, LLC | 81.00 |
| Raymond Engineering-Georgia, Inc | 75.33 |
| Alfred Benesch & Company | 79.00 |
| Metric Engineering Inc. | 71.67 |
| Four Waters Engineering | 89.33 |
| Russell Rowland Inc | 86.00 |
| Kasper Architecture and Development, Inc | 92.33 |
| NV5, Inc. | 75.33 |
| DLZ Florida, LLC | 69.33 |
| DRMP,INC. | 81.33 |
| Smith Surveying Group, LLC | 83.33 |
| Prime ABA Buyer Inc | 79.33 |
| WSB, LLCProspective | 77.67 |
| Almond Engineering, PA | 89.67 |

Docusign Envelope ID: 5D579A8F-2A95-4FC8-8AB9-0636742106D4

| Supplier | Score |
|---|---|
| Haddad Engineering | 65.33 |
| PQH Group Inc. | 94.67 |
| Gresham Smith | 78.00 |
| Timothy Haahs & Associates, Inc. | 71.00 |
| NFPSProspective | 77.67 |
| Matthews Design Group | 72.33 |
| The Haskell Company | 75.33 |
| The Parris Company, Inc. | 75.67 |
| ** Strategic Logistics Express LLC | 48.67 |