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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: 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 B4BA7EAE20A44B...	**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 C58E7E28D7654E9...	**Chief of Procurement:**	Signed by: 7/21/2026 B10F1D517352456...
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:**	

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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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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**

DATE: **July 2, 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.

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):

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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: 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 R. Parda 3EBA133516E41AA...	**Title:**	Director of Planning Department 4/24/2026
Concurrence:		**Title:**	
Concurrence:		**Title:**	
Concurrence:		**Title:**	

Initial SM

Procurement Analyst/Buyer:	Signed by: Ruth Keith C58E7F28D7B54E9...	**Chief of Procurement:**	Signed by: B19F1D517352456... 4/28/2026
Name:	Ruth Keith	**Name:**	

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:

Docusign Envelope ID: 59ED85F5-8ED5-473C-875D-5B3327719336

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

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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.

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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.

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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.

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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.

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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.

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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.

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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

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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.

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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.

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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

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

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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 06/25/26

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	200.03 % x Total Direct Labor			$243,263.72
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				$364,877.34
8. PROFIT: Labor Related Costs (Item 7)		x	10.0%	$36,487.73

PART III - OTHER COSTS	
9. Miscellaneous Direct Costs MISCELLANEOUS DIRECT COSTS SUB-TOTAL*	$0.00
10. SUBCONTRACTS (Lump Sum)	
Acuity Design Group	$17,970.98
CSI Inc.	$15,378.00
DB ECO NA	$50,239.64
EY	$0.00
Stratus	$88,946.95
SUB-CONTRACT SUB-TOTAL	$172,535.57
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)	$573,900.65
11. REIMBURSABLE COSTS (Limiting Amount)	$0.00
SUB-TOTAL REIMBURSABLES	$0.00

PART IV - SUMMARY	
TOTAL AMOUNT (Lump Sum Plus Reimbursables) (Items 5, 6, 8, 9, 10 and 11)	$573,900.65

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6/25/2026

EXHIBIT B
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
Task	**DIRECT RATE**	**$103.83**	**$91.12**	**$72.98**	**$51.63**	**$46.40**	**$85.58**	**$46.40**	**$38.00**					
1	Data Collection and Mapping												$45,643.17	$50.11
1.1	Data Collection	8			20	80		80		188	$9,287.24	$30,650.96		
1.2	Data Collection and Mapping Report	8				40		40		88	$4,542.64	$14,992.21		
2	Vision Plan												$37,522.38	$54.66
2.1	Visioning	8	16		16	40		40		120	$6,826.64	$22,530.16		
2.2	Project Vision Report	8				40		40		88	$4,542.64	$14,992.21		
3	Study Area Master Plan												$256,129.70	$55.35
3.1	Multimodal Transportation Improvements	8			80	80				168	$8,673.04	$28,623.89		
3.2	Railroad Operations	4	16	40	32	80				172	$10,156.60	$33,520.13		
3.3	Ridership Forecasts	4	4	4		32				44	$2,556.52	$8,437.36		
3.4	Railroad Concept Design	4	32	50	32	180				298	$16,984.32	$56,053.86		
3.5	Amtrak Station Concept Plans	4	8	8		10				30	$2,192.12	$7,234.72		
3.6	Sustainability and Community Features	4						40		44	$2,271.32	$7,496.11		
3.7	Environmental Screening	4				80				84	$4,127.32	$13,621.52		
3.8	Cost Estimates	4	16	44	10	60				134	$8,384.66	$27,672.14		
3.9	Funding Plan	4								4	$415.32	$1,370.69		
3.10	Phasing Plan	8				40		40		88	$4,542.64	$14,992.21		
3.11	Draft Master Plan Report	12	4	16	16	80		80		208	$11,028.20	$36,396.70		
3.12	Final Master Plan Report	4		4		40		80		128	$6,275.24	$20,710.36		
4	Stakeholder Engagement												$15,194.72	$71.94
4.1	Project Advisory Group/Stakeholder Coordination	12	12			12		12		48	$3,453.00	$11,396.04		
4.2	Public Workshop	4	4			4		4		16	$1,151.00	$3,798.68		
5	Project Management												$46,875.12	$83.55
5.1	Miscellaneous Meetings	24	16							40	$3,949.84	$13,035.78		
5.2	Quality Control	24	24				24			72	$6,732.72	$22,220.20		
5.3	Correspondance								20	20	$760.00	$2,508.25		
5.4	Contract Maintenance and Invoicing								18	18	$684.00	$2,257.43		
5.5	Project Progress Meetings	20								20	$2,076.60	$6,853.47		
	Subtotal	**180**	**152**	**166**	**206**	**898**	**24**	**456**	**38**	**2,120**	**$121,613.62**			57.36

6. Overhead (Combined Fringe Benefit & Administrative) Overhead Rate	200.03	% x Total Direct Labor	$243,263.72
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)			$364,877.34
8. PROFIT: Labor Related Costs (Item 7)		10.0%	$36,487.73
TOTAL LABOR			**$401,365.08**

Task	**KHA**	**Sub**	**Total**
Data Collection and Mapping	$45,643.17		$45,643.17
Vision Plan	$37,522.38		$37,522.38
Study Area Master Plan	$256,129.70	$154,564.59	$410,694.29
Stakeholder Engagement	$15,194.72	$17,970.98	$33,165.70
Project Management	$46,875.12		$46,875.12
TOTAL	**$401,365.08**	**$172,535.57**	**$573,900.65**

Acuity Design Group	$17,970.98
CSI Inc.	$15,378.00
DB ECO NA	$50,239.64
EY	$0.00
Stratus	$88,946.95
Subtotal	**$172,535.57**
TOTAL	**$573,900.65**

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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

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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

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Acuity Design Group

Docusign Envelope ID: 59ED85F5-8ED5-473C-875D-5B3327719336

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	**150** % x Total Direct Labor			$ 9,802.35
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				**$ 16,337.25**
8. PROFIT: Labor Related Costs (Item 7)	x		**10%**	$ 1,633.73

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)	**$ 17,970.98**
12. TOTAL PRIOR CONTRACT AMOUNT	N.A.
TOTAL AMENDED CONTRACT AMOUNT	N.A.

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Civil Services Inc.

Docusign Envelope ID: 59ED85F5-8ED5-473C-875D-5B3327719336

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** June 22, 2026

PART II - LABOR RELATED COSTS

5. Direct Labor (Reimbursable)	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Project Manager 3	$ 59.00	11	$ 649.00	649
Chief Engineer 2	$ 59.00	4	$ 236.00	236
Senior Engineer 2	$ 55.00	35	$ 1,925.00	1925
Chief Designer	$ 46.25	40	$ 1,850.00	1850
			$	0
			$	0
	$ -		$	0
	$ -		$	0
	$ -			0
TOTAL DIRECT LABOR	$ 51.78	90		$ 4,660.00

6. Overhead (Combined Fringe Benefit & Administrative)		
Overhead Rate	**200** % x Total Direct Labor	$ 9,320.00
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)		**$ 13,980.00**
8. PROFIT: Labor Related Costs (Item 7)	x **10%**	$ 1,398.00

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)	**$ 15,378.00**
12. TOTAL PRIOR CONTRACT AMOUNT	N.A.
TOTAL AMENDED CONTRACT AMOUNT	N.A.

Docusign Envelope ID: 59ED85F5-8ED5-473C-875D-5B3327719336

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

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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

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DB ECO North America Inc.

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

PART I - GENERAL

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

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Stratus

Docusign Envelope ID: 59ED85F5-8ED5-473C-875D-5B3327719336

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"

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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.:

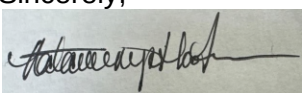
13.6 - Land Planning/Engineering

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: 59ED85F5-8ED5-473C-875D-5B3327719336

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