

PUBLIC NOTICE
'Revised' AGENDA
PROFESSIONAL SERVICES EVALUATION COMMITTEE MEETING
 Thursday, August 2, 2018, 10:00 a.m.
 Eighth Floor, Conference Room 851
 Ed Ball Building, 214 N. Hogan Street
 Jacksonville, FL 32202

Committee Members: Gregory Pease, Chairman
 Patrick Greive, Treasury
 Jeff Close, OGC

Subcommittee Members	ITEM #	TITLE & ACTION	MOTION	CONTR EXP	OUTCOME
Leah Hayes Diane Moser	P-32-16	<u>Rescind</u> Contract Amendment No. 3 Occupational Health and Medical Services Program Employee Services Department	To rescind and restate the motion approved by PSEC on Thursday, July 19, 2019 and signed by the Mayor's designee on July 21, 2018. That Contract No. 10236 between the City of Jacksonville and St. Vincent's First Care, LLC, for the provision of Occupational Health and Medical Services Program, be amended to: (i) incorporate the attached Scope of Services identified as Exhibit 'A-1' and Contract Fee Summary identified as Exhibit 'B-1'; (ii) exercise the second of four renewal options extending the period of service from September 1, 2018 through August 31, 2019, with two renewal options remaining; and (iii) increase the maximum indebtedness by \$525,000.00 for the services to a new not-to-exceed total maximum of \$1,552,000.00. All other terms and conditions shall remain the same except for such changes as the Office of General Counsel may deem appropriate to ensure compliance with the City's ordinances, Procurement policies and procedures and applicable federal and state laws.	08/31/19	
Leah Hayes Diane Moser	P-32-16	<u>Restate</u> Contract Amendment No. 3 Occupational Health and Medical Services Program Employee Services Department	That Contract No. 10236 between the City of Jacksonville and St. Vincent's Full Service Urgent Care, LLC, f/k/a St. Vincent's First Care, LLC, for the provision of Occupational Health and Medical Services Program, be amended to: (i) incorporate the attached Scope of Services identified as Exhibit 'A-1' and Contract Fee Summary identified as Exhibit 'B-1'; (ii) exercise the second of four renewal options extending the period of service from September 1, 2018 through August 31, 2019, with two renewal options remaining; and (iii) increase the maximum indebtedness by \$525,000.00 for the services to a new not-to-exceed total maximum of \$1,552,000.00. All other terms and conditions shall remain the same except for such changes as the Office of General Counsel may deem appropriate to ensure compliance with the City's ordinances, Procurement policies and procedures and applicable federal and state laws.	08/31/19	
Thomas Daly Brad Thoburn	P-37-18 SS#7	Single Source Purchase LaVilla Neighborhood Strategy - Public Stakeholder Meetings Downtown Investment Authority (DIA)/Jacksonville Transportation	That the City of Jacksonville enter into a Single Source Contract with Rummel-Munz for Consulting Services for LaVilla Neighborhood Strategy - Public Stakeholder Meetings that: (i) incorporates the attached Scope of Services and Contract Fee Summary identified as Exhibit 'A-1&B-1' respectively; (ii) incorporates the attached Contract #10338 identified as Exhibit		

		Authority(JTA)	'C-1' (iii) provide a total maximum indebtedness to the City of \$75,000.00 with the remaining \$25,000.00 amount being the responsibility of the Jacksonville Transportation Authority for a total contract amount of \$100,000.00; and (iii) provide a period of service from date of execution of the contract through November 30, 2018 with no renewal options. All other terms and conditions are per the city's standard contract language,		
MEETING ADJOURNED:					

cc: Council Auditor
Subcommittee Members



City of Jacksonville, Florida

Lenny Curry, Mayor

Procurement Division
Ed Ball Building
214 N. Hogan Street, Suite 800
Jacksonville, Florida 32202

ONE CITY. ONE JACKSONVILLE.

July 19, 2018

The Honorable Lenny Curry, Mayor
City of Jacksonville
4th Floor, St. James Building
Jacksonville, FL 32202

Dear Mayor Curry:

Ref: P-32-16 Occupational Health and Medical Services Program (Amendment No. 3)
Employee Services Department

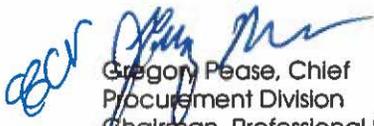
The Professional Services Evaluation Committee met today in Board Room 851 on the eighth floor of the Ed Ball Building, for the purpose of amending the above referenced contract.

The following motion/recommendation was **adopted**:

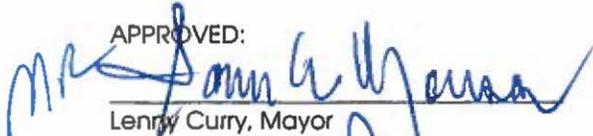
That Contract No. 10236 between the City of Jacksonville and St. Vincent's First Care, LLC, for the provision of Occupational Health and Medical Services Program, be amended to: (i) incorporate the attached Scope of Services identified as Exhibit 'A-1' and Contract Fee Summary identified as Exhibit 'B-1'; (ii) exercise the second of four renewal options extending the period of service from September 1, 2018 through August 31, 2019, with two renewal options remaining; and (iii) increase the maximum indebtedness by \$525,000.00 for the services to a new not-to-exceed total maximum of \$1,552,000.00. All other terms and conditions shall remain the same except for such changes as the Office of General Counsel may deem appropriate to ensure compliance with the City's ordinances, Procurement policies and procedures and applicable federal and state laws.

If the foregoing meets your approval, we respectfully request your signature and return to my office.

Respectfully submitted,


Gregory Pease, Chief
Procurement Division
Chairman, Professional Services
Evaluation Committee

APPROVED:


Lenny Curry, Mayor

This 15th day of July, 2018

GP: ab

cc: Council Auditor
Jeff Close, OGC
Melba Gray, GAD
Subcommittee Members

Sam E. Mousa
Chief Administrative Officer
For: Mayor Lenny Curry
Under Authority of:
Executive Order No. 2015-05

EMPLOYEE SERVICES DEPARTMENT



July 11, 2018

MEMORANDUM

TO: Gregory W. Pease, Chief of Procurement Division
FROM: Leah Hayes, Chief of Talent Management *Leah Hayes*
RE: **Contract Renewal; Occupational Health and Medical Services
P-32-16 Contract #10236
St. Vincent's First Care, LLC**

Employee Services currently has a contract, # 10236 with (3) renewal options for Occupational Health and Medical Services with St. Vincent's First Care, LLC.

Accordingly, we recommend the following action:

The City exercises its second (2) option to renew contract #10236 with St. Vincent's First Care, LLC, for providing Occupational Health and Medical Services. The period of service will begin September 1, 2018 and expires August 31, 2019, with two (2) renewal options remaining. All terms and conditions are stated in the attached Scope of Services and remain as negotiated in the contract.

Request approval to increase the contract under the same fees, terms and conditions by \$525,000.00. This is to ensure there is adequate funding to cover ongoing health and medical services through the end of the contract. This will revise the maximum indebtedness from \$1,027,000.00 to a not-to-exceed amount of \$1,552,000.00.

Attachments:
Contract Extension Memo
Vendor Renewal Letter
Rate Change Request
Scope of Services Exhibit A-1
Quotation of Rates Revised Exhibit B-1



January 31, 2018

City of Jacksonville
Employee Services Department
117 W. Duval Street, Suite 100
Jacksonville, FL 32202
Leah Hayes
Chief of Talent Management

Re: Rates Change Request for Contract - P-32-16 Occupational Health and Medical Services Program for the City of Jacksonville

St. Vincent's First Care hereby submits a change in rates for the identified services -marked in red - on the attached Quotation of Rates Sheet. We understand that these rates, once approved, will go into effect for year three renewal period which would begin September 1, 2018.

Sincerely,

Tracey Nelson
Account Executive
St. Vincent's First Care
Tracey.nelson@ascension.org
904-495-8197

Section 4

Description of Services and Deliverables

	SERVICE	RATE/FEE/CHARGE
1.	NO SHOW Fee for Psychiatrist or Psychologist	\$150.00
2.	Consultation Fee by phone or in person with Psychiatrist or Psychologist	\$150.00 per hour
3.	Additional Diagnostic Assessment by Psychologist	\$200.00
4.	Drug Screen Charge for specific Drug not currently tested in the standard panel performed for the COJ Contract. These are drug test requested by the Psychiatrist to monitor compliance with prescription or to test for a drug of abuse not tested in the standard panel.	\$30.0 per add on – per drug to be tested

Exhibit 'A-1'

**MEDICAL AND SUBSTANCE ABUSE TESTING SERVICES
QUOTATION OF RATES & FEES OR CHARGES for September 1, 2018**

	SERVICE	RATE/FEE/ CHARGE	RATE CHANGE REQUEST 6/2018
1.	Complete Medical Certificate form; Review job requirements/ criteria; general review of systems; height, weight, temperature, pulse, blood pressure; audiometric testing; color vision and visual acuity testing; determine ability to perform job requirements; indicate and pre-existing condition for pension purposes	\$55.00	
2.	Chest X-ray, one view	\$40.00	
3.	Chest X-ray, two view	\$50.00	
4.	EKG, when specified	\$25.00	
5.	Back X-ray with range of motion examination and functional capacity, two view Lumbar Spine, when specified	\$60.00	
6.	Tuberculin Test (PPD), or other labs, when specified	\$12.00	
7.	Pulmonary Function Test, when specified	\$30.00	
8.	Hepatitis Profile, when specified	\$50.00	
9.	Urine specimen collection for 7 Panel Drug Screen (Cannabinoids, Cocaine, Opiates, 6-Acetylmorphine, Phencyclidine, Amphetamines, Methylenedioxymethamphetamine)		
	a. Initial Test	\$25.00	
	b. Confirmation test by GC/MS		
	c. Additional lab fees (e.g. retest of specimen, quantitative)	\$140.00	
10.	Urine specimen collection for 5 Panel Drug Screen (Amphetamines, Cocaine, Cannabinoids, Opiates, Phencyclidine, Barbiturates, Benzodiazepines, Methaqualone, Methadone, Propoxyphene).		
	a. Initial Test	\$25.00	
	b. Confirmation test by GC/MS		
	c. Additional lab fees (e.g. retest of specimen, quantitative)	\$140.00	
11.	Medical Review Officer (MRO) services to interpret all Controlled Substances Screens	\$0.00	
12.	Alcohol Screen:		
	a. Blood Specimen	\$23.00	
	b. Evidential Breath Test (EBT)	\$20.00	
	c. Confirmation EBT	\$20.00	
13.	L-RPR (Blood Serology)	\$12.00	
14.	Chemistry Profile (SMAC LP UA CBC Diff) Including Reticulocyte Count	\$45.00	
15.	Titmus vision examination, when specified	\$10.00	
16.	Hemoglobin A1C (HbA1C)	\$12.00	
17.	HIV / AIDS, when specified	\$17.00	
18.	Interferon Blood Test for TB	\$50.00	

Exhibit 'B-1'

Exhibit B - 1

	SERVICE	RATE/FEE/ CHARGE	RATE CHANGE REQUEST 6/2018
19.	Acetylcholinesterase / Serum Cholinesterase	\$20.00	\$30.00
20.	Serum Polychlorinated Biphenyls	\$60.00	
21.	Complete Blood Count w/Differential & Platelet Evaluation	\$20.00	
22.	Blood Lead Screen	\$25.00	\$30.00
23.	Blood Lead Screen with ZPP	\$25.00	\$40.00
24.	Heavy Metal Screen (Ar, Cd, Cr, Mr)	\$110.00	\$115.00
25.	Phenol Screen	\$65.00	
26.	Urinalysis Dip Without Microscopy	\$7.00	
27.	Fitness-for-duty physical examination	\$55.00	
28.	Pension Disability Assessment (initial)	\$250.00	
29.	Pension Disability Assessment (second or any subsequent review)	\$50.00	
30.	Review of supplemental medical information	\$50.00/hr	
31.	Consultation	\$50.00/hr	
32.	Expert witness testimony Medical Review Officer	\$150.00/15	
	Cardiologist	\$200.00/15	
	Radiologist/Laboratory	\$150.00/15	
33.	Cardio-Pulmonary Stress Test, when specified	\$350.00	
34.	Bruce Protocol Stress Test, when specified	\$175.00	
35.	Jobsite assessment	\$75.00/hr	
36.	Psychological or psychiatric evaluation	\$600/\$800	
37.	Cardiologist Services		
	Complete Echo Study	\$250.00	
	Office Consultation	\$250.00	
38.	MRI, when specified (\$w/out contrast/\$ with contrast)	\$400/\$550	
39.	Respirator Mask Fit	\$20.00	
40.	Other (list/itemize):		
	PSA	\$22.00	
	Hepatitis A Titer	\$25.00	
	Hep A First/Second	\$65.00 each	
	Hepatitis B Titer	\$25.00	
	Hep B First/Second/Third	\$55.00 each	
	Hepatitis C Titer	\$25.00	
	Rabies Titer	\$35.00	
	Rabies Vaccine	\$300.00	
	Tetanus (Td) Vaccine	\$20.00	\$35.00
	Flu (Fee varies by season and make-up of vaccine)	\$30.00	

EXHIBIT 'B-1'

Exhibit B - 1

	SERVICE	Physician's Name(s)	RATE/FEE/CHARGE
41.	Specialties: Addiction Medicine	Dr. Eduardo Sanchez	
	Allergy & Immunology	Dr. Sanjay Swami Dr. Harry Katz	
	Anesthesia-Pain Medicine	Coastal Spine and Pain Riverside Pain and Spine	
	Cardiology	St. Vincent's Cardiology Associates	
	Dermatology	Dr. Madeliene Gainers Dr. Jonathan Kantor	
	General Surgery (hernias)	North Florida Surgeons	
	Infectious Diseases	Dr. Jennifer Katsolis Dr. Catherine Smith	
	Neurology	St. Vincent's Spine & Brain Institute	
	Ophthalmology	Clay Eye Physicians and Surgeons	
	Orthopedics	SE Orthopedics Specialists	
	Physical Medicine & Rehabilitation	Dr. Stephan Esser Dr. Frank Collier	
	Psychiatry/Psychology	Dr. Eduardo Sanchez Dr. Roxanne Louh	
	Pulmonology	St. Vincent's Lung, Sleep, and Critical Care Associates	
	Toxicology	Dr. Stephen J. Kracht, MRO Dr. Delores Loveless, MRO	
The City of Jacksonville requires that Provider provide results within 4 working days for candidates who pass physical examinations without complications, with the exception of annual HAZMAT and Medical Surveillance exams, which require a Phenol test that can take up to twenty-one (21) days for the results to come back. The day of the examination shall not be counted in the calculation of the 4 working days. Failure to meet this deadline may result in the City reducing the fee by 50%.			
On-site immunizations and Health Fairs will occur during the week and during normal business hours. Provider will provide services during these hours.		Time Frame (to-from hours)	On-site Service Cost + Normal Cost of Service
		7:00am to 7:00pm M-F	\$25/hr, RN, 2 hr min \$20/hr, MA, 2 hr min
On-call After Hours Services		After 7pm M-F	*N/A

*N/A per addendum answers stating that 24/7 no longer required by this RFP.

Note for All Physicians will be in the St. Vincent's Health Network. Rates will be the contracted insurance rates of the appropriate CPT code.

Exhibit 'B-1'

Exhibit B - 1

Additional Services Listed in RFP P-32-16 and not found on the provided Quotation of Rates and Fees or Charges Form

	SERVICE	RATE/FEE/CHARGE	RATE CHANGE REQUEST 6/2018
1.	Cardiovascular Ultrasound (Carotid, Abdominal Aorta, ABI)	\$100.00	
2.	NFPA 1582 – Isokinetic Testing	\$40.00	
3.	Body Composition Analysis – Body Metrics Pro System US	\$25.00	
4.	Body Composition Analysis – DexaScan	\$55.00	
5.	TSH – Thyroid Stimulating Hormone	\$18.00	
6.	Hemocult	\$25.00	
7.	Audiometric Testing	\$30.00	
8.	Thyroid Ultrasound Diagnostic	\$223.00	
9.	Liver, Pancreas, Spleen, Gall Bladder, and Kidney US	\$223.00	
10.	Osteoporosis Bone Density	\$150.00	
11.	Functional Capacity Evaluation	\$40.00	
12.	Total Lipid Profile	\$12.00	
13.	Hair Drug Screen	\$50.00	

Approved/Amended as of March 17, 2017 Quotation of Rates Fees or Charges

	SERVICE	RATE/FEE/CHARGE	RATE CHANGE REQUEST 6/2018
1.	MMR Titer	\$30.00	
2.	MMR Titer	\$95.00	
3.	Tdap Vaccine	\$55.00	
4.	Chicken Pox Vaccine	\$160.00	
5.	Blood Chromium Screen	\$30.00	
6.	Urine Cadmium Screen	\$42.00	
7.	Beta-2 Microglobulin	\$35.00	
8.	Urinary Phenol Screen	\$65.00	

July 2018 Additional services and fees to be added

	SERVICE	RATE/FEE/CHARGE
1.	NO SHOW Fee for Psychiatrist or Psychologist	\$150.00
2.	Consultation Fee by phone or in person with Psychiatrist or Psychologist	\$150.00 per hour
3.	Additional Diagnostic Assessment by Psychologist	\$200.00
4.	Drug Screen Charge for specific Drug not currently tested in the standard panel performed for the COJ Contract – this would be a drug test requested by the Psychiatrist to monitor compliance with prescription or to test for a drug of abuse not tested in the standard panel performed for the COJ Contract	\$3.00 per add on – per drug to be tested.

Exhibit 'B-1'



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company

ST. VINCENT'S FULL SERVICE URGENT CARE, LLC

Filing Information

Document Number	L10000128129
FEI/EIN Number	27-4273517
Date Filed	12/14/2010
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	10/31/2017
Event Effective Date	NONE

Principal Address

1 SHIRCLIFF WAY
SUITE 1114
JACKSONVILLE, FL 32204

Changed: 04/28/2017

Mailing Address

1 SHIRCLIFF WAY
SUITE 1114
JACKSONVILLE, FL 32204

Changed: 04/28/2017

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 08/17/2017

Address Changed: 08/17/2017

Authorized Person(s) Detail

Name & Address

Title MANAGER

ST. VINCENT'S HEALTH SYSTEM, INC.

DEPARTMENT OF EMPLOYEE SERVICES



MEMORANDUM

DATE: July 31, 2018

TO: Gregory Pease, Chairman
Professional Services Evaluation Committee

CC: Brad Thoburn, Vice President, Planning, Development and Innovation
Jacksonville Transportation Authority

FROM: Aundra Wallace, Chief Executive Officer
Downtown Investment Authority (DIA)

SUBJECT: Sole Source award to hold Public Stakeholder Meetings related to completion of work on P-34-16 LaVilla Neighborhood Development Strategy

*P-37-18
55#7*

The Downtown Investment Authority has negotiated the attached Scope of Services and Contract Fee Schedule, which are attached hereto as Attachment 'A', from the previous Contract awardee, RummelMunz ("the Contractor"). RummelMunz was awarded the contract to complete the La Villa Development Strategy in June of 2017. Work on the Development Strategy is almost complete and it has been determined by the Contractor, DIA, and JTA that public stakeholder meetings are needed to make the development strategy meaningful from a cultural aspect. Due to the amount of work performed by the Contractor on the Development Strategy already it seems no other entity could reasonably provide for the meetings and integrate the data into the final report.

Accordingly, this is to recommend that the Downtown Investment Authority/City of Jacksonville enter into a contract with the firm of Rummell/Munz that incorporates the attached Scope of Services and Fee Schedule. The contract period will be for fiscal years 2017-2018 and 2018-2019, from date of execution of contract to November 30, 2018, with no renewal options. The total contract amount is for \$100,000. The total maximum indebtedness for the City is a not-to-exceed amount of \$75,000. The remaining \$25,000 amount is the responsibility of the Jacksonville Transportation Authority.

All other terms and conditions of the Contract are per the City's standard contract language and as provided in the Request for Proposal (RFP).

Attachments: Attachment 'A' Scope of Services and Fee Schedule

Rummell Munz Updated Scope of services for Public Engagement:

CONSULTANT WILL BE RESPONSIBLE FOR THE FOLLOWING:

1. Engagement to Community (LaVilla) Engagement with identified property owners (estimated 8-10 meetings – it assumed all will be held over the course of a day or two days, max. and these meetings will be held in conjunction with the DIA CEO who will also be a presenter)
2. Stakeholders. Historical Society/Social Services/Arts contingent etc. (estimated 3-5 meetings - it assumed all will be held over the course of a day or two days, max.)
3. 3 Public Meetings: (all meetings will be held at the Ritz)

Meeting 1: Historical overview of findings which include:

- i. Who controls real estate
 - ii. Market Trends and Conditions
 - iii. Destinations to consider
 - iv. Transportation route development
 - v. Considerations for traffic calming and pedestrian friendliness (Complete Streets Approach)
- b. History to set stage on HOW to get to the Civil Rights Trail designation
 - c. Tips on how to get the development strategy
 - d. Why the Rummell Munz team was selected to complete this assignment
 - e. Give the community a chance to provide their insight, ideas and concerns

Meeting 2: What didn't take place from 1990-2015

- i. Provide concrete information on how to move forward
- ii. Have solution for Lift every voice and sing park
- iii. Identify development patterns
- iv. Comps of Cities with Civil Rights designation for comparison
- v. Dispel Myth of old/new LaVilla

Meeting 3: FINAL FACTS

- i. Civil Right Trail Designation opportunities
- ii. Final Development Strategy
- iii. RESULTS

COST: \$100,000

EXHIBIT 'B-1'



**SERVICES CONTRACT
BETWEEN
THE CITY OF JACKSONVILLE
AND
RUMMELLMUNZ PARTNERS, LLC
FOR
LAVILLA NEIGHBORHOOD DEVELOPMENT STRATEGY**

THIS CONTRACT, made and entered into this 15th day of August, 2017 (the "Effective Date"), by and between the DOWNTOWN INVESTMENT AUTHORITY, a community redevelopment agency ("DIA") on behalf of the City of Jacksonville, and RUMMELLMUNZ PARTNERS, LLC, a Florida limited liability company ("CONTRACTOR") with its principal offices at 140 West Monroe Street, Jacksonville, Florida 32202.

WHEREAS, the DIA issued a Request for Proposal No. P-34-16 (including all addendum, the "RFP"), bid date July 27, 2016, for certain services described in the RFP (the "Services"); and

WHEREAS, based on CONTRACTOR'S response to the RFP dated July 27, 2016 consisting of 174 pages (the "Response"), the DIA has negotiated and awarded this Contract to CONTRACTOR;

NOW THEREFORE, in consideration of the premises and the mutual covenants contained below, the parties agree as follows:

1. **Performance of Services.** The Services will be performed by CONTRACTOR as specified in the RFP and the Response and in accordance with the Scope of Services attached hereto as Exhibit A and incorporated herein by this reference.

2. **Compensation.** CONTRACTOR will be paid by the DIA for the Services for work performed on an invoice basis for work performed, on a monthly basis, and in accordance with the Contract Fee Summary attached hereto as Exhibit A.

3. **Maximum Indebtedness.** As required by Section 106.431, *Ordinance Code*, the DIA's maximum indebtedness, for all products and services under this Contract shall be a fixed monetary amount not-to-exceed TWO HUNDRED NINETY-SEVEN THOUSAND ONE HUNDRED EIGHTY-FIVE AND NO/100 DOLLARS (\$297,185.00).

4. **Term.** The initial term of this Contract shall commence on the Effective Date and shall expire on six (6) months thereafter, on February 14, 2018, unless sooner terminated by either party in accordance with the terms of the RFP. This Contract may be renewed for up to one (1) additional six (6) month period by (i) the DIA in its sole discretion, upon written notice to CONTRACTOR at least sixty (60) days prior to end of the then-current term, or (ii) upon the mutual agreement of the parties.

5. **Contract Documents.** This Contract consists of the following documents which are hereby incorporated as if fully set forth herein and which, in case of conflict, shall have priority in the order listed:

- This document, as modified by any subsequent signed amendments;
- Any amendments to the RFP;
- Specific Information Regarding The RFP (Section 1 of the RFP);
- Description of Services and Deliverables (Section 4 of the RFP) ;
- General Instructions to Respondents (Section 2 of the RFP);
- General Terms and Conditions of Contract (Section 3 of the RFP);
- Any Purchase Order under the Contract;
- The Response, provided that any terms in the Response that are prohibited under the RFP shall not be included in this Contract.

6. **Notices.** All notices under this Agreement shall be in writing and shall be delivered by certified mail, return receipt requested, or by other delivery with receipt to the following:

As to the DIA:

Downtown Investment Authority
117 W. Duval Street, Suite 310
Jacksonville, Florida 32202
Attn: Guy Parola

With Copy to:

Office of General Counsel
City of Jacksonville
Attn: Government Operations
117 West Duval Street, Suite 480
Jacksonville, Florida 32202

As to the CONTRACTOR:

Rummellmunz Partners, LLC
140 West Monroe Street
Jacksonville, Florida 32202

7. **Contract Managers.** Each Party will designate a Contract Manager during the term of this Contract whose responsibility shall be to oversee the Party's performance of its duties and obligations pursuant to the terms of this Contract. As of the Effective Date, DIA's Contract Manager is Tom Daly, and the CONTRACTOR's Contract Manager is Contrece Jones. Each Party shall provide prompt written notice to the other Party of any changes to the Party's Contract Manager or his or her contact information; provided, such changes shall not be deemed Contract amendments and may be provided via email.

8. **Entire Agreement.** This Contract constitutes the entire agreement between the parties hereto for the Services to be performed and furnished by the CONTRACTOR. No statement, representation, writing, understanding, agreement, course of action or course of conduct, made by either party or any representative of either party, which is not expressed herein shall be binding. CONTRACTOR may not unilaterally modify the terms of this Contract by affixing additional terms to materials delivered to the DIA (e.g., "shrink wrap" terms accompanying or affixed to a deliverable) or by including such terms on a purchase order or payment document. CONTRACTOR acknowledges that it is entering into this Contract for its own purposes and not for the benefit of any third party.

9. **Amendments.** All changes to, additions to, modifications of, or amendment to this Contract, or any of the terms, provisions and conditions hereof, shall be binding only when in writing and signed by the authorized officer, agent or representative of each of the parties hereto.

10. **Counterparts.** This Contract, and all amendments thereto, may be executed in several counterparts, each of which shall be deemed an original, and all of such counterparts together shall constitute one and the same instrument.

[Remainder of page left blank intentionally. Signature page follows immediately.]

IN WITNESS WHEREOF, the parties have executed this Contract as of the day and year first above written.

**DOWNTOWN INVESTMENT
AUTHORITY**

By: Aundra C. Wallace
Aundra Wallace
CEO

In accordance with Section 24.103(e), of the *Ordinance Code* of the City of Jacksonville, I do hereby certify that there is an unexpended, unencumbered and unimpounded balance in the appropriation sufficient to cover the foregoing agreement; and that provision has been made for the payment of monies provided therein to be paid.

[Signature]
Director of Finance
CITY Contract Number: 10338

Form Approved:

[Signature]
Office of General Counsel

ATTEST:
RUMMELLMUNZ PARTNERS, LLC,
a Florida limited liability company

By [Signature] 8/15/2017
Signature

Michael R. Munz
Type/Print Name

CEO
Title

Exhibit A

Scope of Services and Contract Fee Summary

Project Name: Lybia Rehabilitation Development Project

Project #: 02217

Code	Account	Start	End	Unit	Rate	From Other Labor	Overhead	Overhead	Overhead	Overhead	Overhead
001	PAID & QUOTE										
002	PAID & QUOTE										

Code	Description	Start	End	Unit	Rate	From Other Labor	Overhead	Overhead	Overhead	Overhead	Overhead
001	PAID & QUOTE										
002	PAID & QUOTE										
003	PAID & QUOTE										
004	PAID & QUOTE										
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LaVilla Neighborhood Development Strategy Deliverables

DELIVERABLE	DESCRIPTION
1	LaVilla Neighborhood Inventory Workbook document in PDF format – including assessment of land use, public infrastructure, publicly-owned asset mapping, community support services, and transportation, as well as economic context analysis.
2	LaVilla Neighborhood Strategic Development Plan document in PDF format – including overall vision, guiding principles and programmatic concepts, urban form framework, circulation and transportation framework, public realm framework, and implementation approach.
3	Note: Draft versions of these documents will be provided to the City at interim dates during this assignment, as the work product progresses. It is anticipated that there will be at least two (2) interim deliverable submittals to the City for review and comment.

TASK 1	TASK SUB-TASK	DESCRIPTION	PAYMENT
		<p><u>Site Analysis, Community Amenities and Features</u> CONSULTANT will conduct an analysis of the LaVilla neighborhood in terms of geographic context, access, and availability of needed facilities and services. This analysis will assess land use, public infrastructure, publicly owned asset mapping, community support services, and transportation. CLIENT TO PROVIDE</p>	
	1	<p>Using data provided by the City, and supplemented by field verification, CONSULTANT will prepare mapping, aerial photography, and eye-level photography documenting existing and proposed land uses.</p>	DIA
	2	<p>Using data provided by the City and other at-hand sources, CONSULTANT will inventory existing public utilities, including stormwater, potable water, sanitary sewer, electrical facilities, high-speed internet, through mapping and associated data tables.</p>	DIA
	3	<p>CONSULTANT will map public and quasi-public assets and properties within the LaVilla neighborhood and proximate to the neighborhood within LaVilla and contiguous communities. Assets include, but may not be limited to, City and other publicly owned properties, the existing convention center, the Ritz Theatre, and the LaVilla School of the Arts. Further, CONSULTANT will identify define development strategies to capitalize on these assets.</p>	DIA
	4	<p>CONSULTANT will map the location and types of public and private support facilities and services serving the population (e.g., schools, shopping, medical, and recreation/leisure activities).</p>	DIA
	5	<p>Using data provided by the City, CONSULTANT will map the existing and committed multi-modal transportation infrastructure within the LaVilla neighborhood and proximate to the neighborhood within Downtown Jacksonville.</p>	DIA
	6	<p>CONSULTANT will map and characterize the existing, committed, and planned street infrastructure within the LaVilla neighborhood.</p>	DIA
	7	<p>CONSULTANT will map and characterize the existing, committed, and planned public transportation network.</p>	DIA

TASK 2	SUB-TASK	Economic Context	
		CONSULTANT will review the economic context of the LaVilla neighborhood and the market forces to be considered in response to the basic development strategy anticipated for the neighborhood.	DIA
1		CONSULTANT will identify real estate trends within the Jacksonville Market.	DIA
2		CONSULTANT will identify and assess the location, type, general pricing thresholds, occupancy rates, potential absorption rates, and characteristics of development opportunities, which would involve rental housing, retail, and office uses, as well as a description of entertainment or cultural spaces that complement these uses.	DIA
3		CONSULTANT will make specific comments based on market analysis for suitable development products (housing, retail, office, entertainment and other cultural venues). In response to the proposed development strategy, the analysis will include program characteristics and identify logical locations to maximize community value and probability of development as well as expressed stakeholder and community preferences.	DIA
4		CONSULTANT will make identify and make specific recommendations about potential anchor uses.	DIA
5		CONSULTANT will indicate a generalized timeline and acquisition/disposition strategy for publically controlled properties/assets within the neighborhood relative to the overall development strategy for the neighborhood consistent with a preferred development program.	DIA
6		CONSULTANT will identify potential regulatory, administrative, and infrastructure impediments to development and will identify potential gaps in development financing based on the development's financial pro-forma that may require public incentives, including the potential use of tax credits. CONSULTANT will also review options for local, state and federal incentives and grants as well as private grants for such things as parks and other public amenities.	DIA
7		CONSULTANT will make specific recommendations for multimodal transportation improvements to facilitate safety, access and walkability within the La Villa neighborhood/JRTC area as well as to the surrounding Downtown core; improvements should also contemplate ease of access to identified potential anchor uses and viable development sites facilitating future infill activity within the district, including Transit Oriented Development opportunities.	JTA

<u>TASK 3</u>	<u>SUB-TASK</u>	<u>NEIGHBORHOOD IDENTIFICATION</u>	
		CONSULTANT will develop recommendations and development strategies are sensitive to, and respectful of, the LaVilla neighborhood's historical and cultural contributions.	
	1	CONSULTANT will identify potential community stakeholders to include in the planning process.	DIA
	2	Utilizing data provided by the City, CONSULTANT will map the inventory of contributing historic structures.	DIA
	3	CONSULTANT will develop recommendations for reuse of contributing historic structures.	DIA
<u>TASK 4</u>	<u>SUB-TASK</u>	<u>TRANSPORTATION</u>	
		In the context of the overall neighborhood development strategy, CONSULTANT will examine existing and planned multimodal transportation infrastructure through the lens of context-sensitive, urban street design controls, recommending a range of multimodal access and safety countermeasures.	
	1	<u>In coordination with City Transportation Planning and the City's Mobility Plan, CONSULTANT will prioritize one-way street to two-way street conversions for those streets identified in the City's Mobility Plan.</u>	DIA
	2	In coordination with City Transportation Planning and the City's Mobility Plan, CONSULTANT will evaluate the possibility of transforming one-way streets to two-way streets, the applicability of <u>Identify</u> Transit Oriented Developments that are aligned with JTA <u>strategies</u> and potential and analyze walkshed from JRTC.	JTA
	3	CONSULTANT will examine existing and planned multimodal transportation infrastructure through the lens of context-sensitive, urban street design controls and will recommend a range of multimodal access and safety countermeasures including but not limited to: traffic calming, conversion of one-way to two-way streets, and other design elements which are supportive of walkability and bikeability.	JTA
	4	In concert with the JTA, the DIA, and the COJ, CONSULTANT will examine the adoption of potential pilot or interim design strategies as an effective means to test street designs including particular intersection treatments and/or operational improvements prior to becoming full-scale capital projects.	DIA

5		In coordination with JTA, CONSULTANT will recommend strategies to improve transit access and connectivity with respect to the existing and planned fixed-route bus, BRT, urban circulator (trolley) and U2C Programs skyway modernization, with particular emphasis on connectivity between the planned Jacksonville Regional Transportation Center (JRTC) area and the Brooklyn neighborhood via Park Street (representing JTA's future Southwest BRT corridor).	JTA
6		CONSULTANT will examine parking management strategies, which serve to increase multimodal travel and reduce demand for off-site vehicular parking. (This task will be coordinated with the City's Parking Official).	DIA
7		CONSULTANT will make specific recommendations for multimodal transportation improvements to facilitate safety, access and walkability/bikeability within the La Villa neighborhood/JRTC area/ <u>LaVilla School for the Arts for Safe Route to School improvements (based on current initiative) as well as to the surrounding Downtown core.</u>	JTA
8		CONSULTANT will make specific recommendations to improve ease of access to identified potential anchor uses, future infill sites, and transit-oriented development opportunities.	DIA
	<u>TASK 5</u>	<u>DEVELOPMENT STRATEGY</u>	
	<u>SUB-TASK</u>	CONSULTANT will develop comprehensive Development Strategy for LaVilla neighborhood addressing an overall neighborhood vision, guiding principles, conceptual programmatic ideas for site specific opportunities, streets, parks/plazas, and other public realm improvements necessary to achieve the overall vision for the neighborhood, and recommended implementation steps.	
1		CONSULTANT will produce an overall graphic description of the future vision for the LaVilla neighborhood.	DIA
2		CONSULTANT will develop program descriptions and design drawings/imagery to represent the application of guiding principles and programmed enhancements in up to four key opportunity areas in the neighborhood.	DIA
3		CONSULTANT will outline a strategic approach to implementation including concepts for prioritization, funding, management and operations, as well as the contextual framework of goals and policies to guide future detailed planning and design.	DIA

Lab (%)	Raw Labor Plus Overhead Subtotal	Labor Plus OH Plus Profit (10%)
.293.00	\$ 10,353.00	\$ 11,388.30
.293.00	\$ 10,353.00	\$ 11,388.30
.586.00	\$ 20,706.00	\$ 22,776.60
.586.00	\$ 20,706.00	\$ 22,776.60
.625.25	\$ 17,480.25	\$ 19,228.28
.625.25	\$ 17,480.25	\$ 19,228.28
.915.00	\$ 49,215.00	\$ 54,136.50
.915.00	\$ 49,215.00	\$ 54,136.50
9,419	\$ 97,754	\$ 107,530

Subconsultant 1	Subconsultant 2	Subconsultant 3	Subconsultant 4	Subconsultant Subtotal
GAU	Johnson	Dalton	ABG	
Fee	Fee	Fee	Fee	Sub Subtotal
			\$ 6,634	\$ 6,634
			\$ 6,634	\$ 6,634
\$ 7,212			\$ 9,127	\$ 16,339
\$ 28,075				\$ 28,075
\$ 9,908				\$ 9,908
\$ 9,968				\$ 9,968
\$ 2,453				\$ 2,453
\$ 9,920				\$ 9,920
\$ 24,949				\$ 24,949
\$ 97,485	\$ -	\$ -	\$ 9,127	\$ 101,812
\$ -	\$ -			
\$ 9,908	\$ 6,218		\$ 8,572	\$ 24,698
\$ 351	\$ 2,215			\$ 2,566
\$ 351	\$ 7,215			\$ 7,566
\$ 351	\$ 2,215			\$ 2,566
\$ 3,690	\$ 8,629			\$ 12,319
\$ 1,500	\$ 7,215			\$ 8,715
\$ 1,500	\$ 7,215			\$ 8,715
\$ 1,888	\$ 7,215			\$ 9,103
\$ 351	\$ 2,215			\$ 2,566
\$ 19,892	\$ 50,352	\$ -	\$ 8,572	\$ 78,816
\$ 20,404	\$ 3,595	\$ 8,947		\$ 32,947
\$ 16,981	\$ 6,513	\$ 7,085		\$ 30,579
\$ 19,065	\$ 10,005	\$ 6,050	\$ 3,948	\$ 39,067
\$ 56,450	\$ 10,005	\$ 16,159	\$ 19,980	\$ 102,594
\$ 168,827	\$ 60,357	\$ 16,159	\$ 44,313	\$ 289,656

Project Name: LaVilla Neighborhood Development Strategy

Project #:

Date: 5/4/17

Choose Staff →	CS Labor Code	101	102	104	Firm Raw Labor Subtotal
	Staff	Sr. Director	Sr. Director	Director	
	Raw Bill Rate	1.00	253.00	153.00	

Task #	Task Name	Fee	hrs	Fee	hrs	Fee	RM Subtotal
001	Site Analysis, Comm. Ament., Features						
	PM & QA/QC		10	\$ 2,530	10	\$ 1,530	\$ 4,060
1.1	Mapping/aerials; ELU and FLU						
1.2	Inventory						
1.3	Assets inventory						
1.4	Schools, parks, service and support						
1.5	Multimodal Transport Inventory						
1.6	Street Inventory						
1.7	PT network Inventory						
	Task 1 Sub-Totals	\$ -	10	\$ 2,530	10	\$ 1,530	\$ 4,060
002	Economic Context						
	PM & QA/QC		20	\$ 5,060	20	\$ 3,060	\$ 8,120
2.1	RE Trends						
2.2	Development Opps						
2.3	Market analysis						
2.4	ID potential anchor uses						
2.5	Strategy for public assets A/D						
2.6	Grants/Incentives + funding gaps						
2.7	Recs on mm trans improvements						
	Task 2 Sub-Totals	\$ -	20	\$ 5,060	20	\$ 3,060	\$ 8,120
003	Neighborhood ID						
	PM & QA/QC						
3.1	ID stakeholders						
3.2	Map contributing structures						
3.3	Recs for reuse of historic structures						
	Task 3 Sub-Totals	\$ -	0	\$ -	0	\$ -	\$ -
004	Transportation						
	PM & QA/QC		15	\$ 3,795	20	\$ 3,060	\$ 6,855
4.1	Prioritize one-way conversions						
4.2	ID TOD opps within JRTC walkshed						
4.3	MM trans improvements						
4.4	Pilot/interim designs						
4.5	Strategies for transit improvements						
4.6	Parking mgmt strategies						
4.7	MM trans improvements walk/bike						
4.8	Access to development opps						
	Task 4 Sub-Totals	\$ -	15	\$ 3,795	20	\$ 3,060	\$ 6,855
005	Development Strategy						
	PM & QA/QC		40	\$ 10,120	60	\$ 9,180	\$ 19,300
5.1	Graphic masterplan						
5.2	4 Opportunity areas plans						
5.3	Implementation Approach						
	Task 5 Sub-Totals	\$ -	40	\$ 10,120	60	\$ 9,180	\$ 19,300
	Project Totals	\$ -	85	\$ 21,505	110	\$ 16,830	\$ 38,335

Overhead Percentage		15%
Total Overhead	\$	59,416.25
Labor Plus Overhead	\$	97,751.25
Profit (15%)	\$	14,775.43
Total RM Labor	\$	107,526.68
Total Subconsultants	\$	789,570
Total Expenses	\$	56
Grand Total		\$397,185.12