

PUBLIC NOTICE
 Revised PSEC AGENDA
PROFESSIONAL SERVICES EVALUATION COMMITTEE MEETING
Thursday, December 02, 2021, 10:00 a.m.
 Eighth Floor, Conference Room 851
 Ed Ball Building, 214 N. Hogan Street
 Jacksonville, FL 32202

Join Teams Meeting
[Teams Meeting](#)

Committee Members: Gregory Pease, Chairman
 Paul Barrett, Treasury
 James McCain, Jr., OGC

Subcommittee Members	ITEM #	TITLE & ACTION	MOTION	CONTRA EXP	OUTCOME
Kevin Goff Bart Laird	P-27-21	Subcommittee Report Police Lieutenant, Police Sergeant, Corrections Lieutenant and Corrections Sergeant Promotional Process Development and Implementation Jacksonville Sheriff's Office	It is the consensus of the committee that of the two proposals received in response to the Request for Proposal (RFP) both were found to be responsive, interested, qualified and available to provide to provide the required services. The ranking of first and second designates the order of qualification of these firms to perform the required service and alphabetically they are: 1) Industrial/Organizational Solutions (IOS) 2) Miami Dade College School of Justice Assessment Center We recommend the above list is forwarded to the Mayor for final selection so that fee and contract negotiation may begin with <u>Industrial/Organizational Solutions (IOS)</u> , the number one ranked firm.		
Dinah Coleman-Mason Sheila Brown	P-39-21	Introduce & Review Scope JSEB Training Estimating & Proposal Writing Consultant EBO Office	That the committee approves the Scope of Services/Request for Proposal (RFP) as presented with such minor changes thereto as may be approved by the Chief Procurement Officer and the Office of General Counsel to clarify the intent of the using agency and to ensure compliance with the City's ordinances Procurement policies and procedures and applicable state and federal laws.		
William Joyce Robin Smith	P-36-21	Introduce & Review Scope Professional Threshold Inspection Services for the Sports Performance Center Project Department of Public Works/Engineering & Construction Management Division	That the committee approves the Scope of Services/Request for Proposal (RFP) as presented with such minor changes thereto as may be approved by the Chief Procurement Officer and the Office of General Counsel to clarify the intent		

			of the using agency and to ensure compliance with the City's ordinances Procurement policies and procedures and applicable state and federal laws.		
William Joyce Robyn Smith	P-14-19	Contract Amendment No. 1 Professional Engineering Services for Minor Drainage Improvement Projects – Annual Contract Department of Public Works/Engineering & Construction Management Division	That Contract No. 7077-16, originally executed November 5, 2019, between the City of Jacksonville and Waltz & Moye, Inc. for Professional Engineering Services for Minor Drainage Improvement Projects – Annual Contract, be amended to ratify the contract from November 5, 2021, to the date of this award and extend the period of service thru November 4, 2023. 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.	11/05/21	
Bill Killingsworth Kristen Reed	P-37-21	Introduce & Review Scope Professional Services for Resiliency Planning Planning and Development Department	That the committee approves the Scope of Services/Request for Proposal (RFP) as presented with such minor changes thereto as may be approved by the Chief Procurement Officer and the Office of General Counsel to clarify the intent of the using agency and to ensure compliance with the City's ordinances Procurement policies and procedures and applicable state and federal laws.		
Guy Parola Lori Boyer	P-37-20	Contract Amendment No. 2 Consultant Services for the Update of the Northbank Downtown and Southside CRA Plans and the Business Investment Development Strategy Downtown Investment Authority (DIA)	That Contract No. 70562-21 originally executed October 23, 2020, between Downtown Investment Authority/City of Jacksonville for Consultant Services for the Update of the Northbank Downtown and Southside CRA Plans and the Business Investment Development Strategy, be amended to extend the period of service from December 31, 2021, through February 28, 2022; and increase the maximum indebtedness by \$15,000.00 to a new not-to-exceed total maximum of \$644,775.00. 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.		
Daryl Joseph Lori Boyer	P-01-21	Fee & Contract Negotiations Northbank Lawn/Riverfront Plaza FKA Jacksonville Landing Design Competition Downtown Investment Authority	That the City of Jacksonville enter into a contract with Perkins & Will, Inc., for Northbank Lawn Riverfront Plaza Competition that incorporates the attached Scope of Services identified as Exhibit 'A' and Fee Schedule identified as Exhibit 'B'; provide a lump-sum for Design Services in the amount of \$1,700,000.00; provide a maximum indebtedness in the amount of \$1,700,000.00; the		



Jacksonville Sheriff's Office

MIKE WILLIAMS, SHERIFF

Serve • Protect • Community

To: Gregory Pease, Chairman
Professional Services Evaluation Committee

Thru: Bill Clement, CPA
Chief of Budget *WLC*

From: Kevin Goff *KJH*
Chief of Human Resources

Subject: P-27-21 Police Lieutenant, Police Sergeant, Corrections Lieutenant, and
Corrections Sergeant Promotional Process Development and Implementation

Date: November 17, 2021

The Subcommittee received two (2) proposals for evaluation for the subject project and found them to be responsive, interested, qualified, and available to provide the services required by the RFP. The proposals were evaluated using the criteria outlined in the Purchasing Code as augmented by the RFP (see attached Matrix).

Based on the above, the following firms listed alphabetically were determined to be qualified, interested, and available to perform the required services. The ranking of first and second designates the order of qualification of these firms to perform the required service and alphabetically they are:

1. Industrial/Organizational Solutions (IOS)
 2. Miami Dade College School of Justice Assessment Center
- The Jacksonville Sheriff's Office is requesting the above list be forwarded to the Mayor for final selection and permission to negotiate with Industrial/Organizational Solutions (IOS).

Attachment: Evaluation Matrix

jassheriff.org

501 E. Bay Street, Jacksonville, FL 32202

Evaluation Matrix

EVALUATION SCALE

1-----10

QUALIFIED

EXTREMELY QUALIFIED

PROJECT NO.

P-27-21

PROJECT TITLE: Police Lieutenant, Police Sergeant, Corrections Lieutenant & Corrections Sergeant Promotional Process

Development/Implementation

FIRM	COMPETENCE	CURRENT WORKLOAD	FINANCIAL RESPONSIBILITY	ABILITY TO OBSERVE COMPLIANCE WITH PLANS	PROFESSIONAL ACCOMPLISHMENTS RECORD	PROXIMITY TO PROJECT	Past & Present Demonstrated Commitment to Small & Minority Businesses & Contributions Toward A Diverse Market Place	ABILITY TO DESIGN AN APPROACH AND WORK PLAN	TIME & BUDGET	VOLUME OF CURRENT AND PRIOR WORK FOR USING AGENCIES	OVERALL
Assessed	10.00	10.00	5.00	5.00	6.00	3.00	5.00	10.00	10.00	5.00	69.00
Miami Dade College	1.00	10.00	5.00	5.00	4.50	3.00	1.00	10.00	1.00	5.00	45.50
Industrial Organizational Solutions, Inc.	10.00	8.50	1.00	5.00	6.00	1.00	5.00	10.00	10.00	1.00	57.50



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MEMORANDUM

November 23, 2021

TO: Gregory Pease, Chairman
Professional Services Evaluation Committee

FROM: Dinah Coleman-Mason, Business Compliance Administrator
EBO Office

Subject: Certification Letter for P-39-21 JSEB Training Estimating & Proposal Writing Consultant

Please take appropriate action to issue a Request for Proposal (RFP) 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 service or study:

See attached RFP

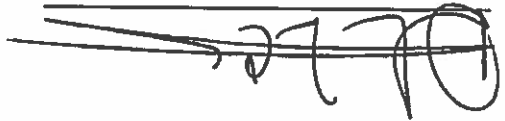
2. The Objective of the study or services:

is to make available professional services as stated in the RFP.

3. The estimated period of time needed for the service or study:
5 years

4. The estimated cost of the service or study:
\$125,000.00

5. Whether the proposed study or service will not duplicate a prior or existing work. No
6. List of current contracts or prior services or studies which are related to the proposed study or service N/A
7. A statement as to why the service/study cannot be done by department or agency staff:
I believe it would be a conflict of interest as staff should not be involved in teaching JSB's how to estimate and write proposals for City of Jacksonville solicitations and or bid opportunities
8. The names and telephone numbers of two representatives from the using agency designated to serve on the evaluation committee as subcommittee members:
Dinah Mason: 255-8832
Shelia Brown: 255-8834
9. A project funding account number: Funding will be identified at the time purchase orders are issued for these services
10. The names and addresses of specific consultants the using agency wishes to be included in the solicitation process:
11. A signed statement to the effect the individuals responsible for developing the scope and Certification letter and the two individuals named herein to serve as subcommittee Members, have read and understand the Procurement Manual and Procurement Committee Guidelines dated May, 2018



TITLE

SRD Administrator

TITLE



MEMORANDUM

11/30/21 09:58:11
Procurement Doc#0156X

TO: Greg Pease, Chairperson
Professional Services Evaluation Committee

THRU: John P. Pappas, P. E., Director
Public Works Department

FROM: Bill Joyce, P. E., Operations Director
Department of Public Works

Robin Smith, P. E., Chief
Engineering and Construction Management Division

DATE: November 30, 2021

RE: REQUEST FOR PROPOSALS - PROFESSIONAL THRESHOLD INSPECTION SERVICES FOR THE SPORTS PERFORMANCE CENTER PROJECT
RFP NO. P-36-21

Please take appropriate action to issue the attached Request for Proposals (RFP) for subject professional services.

The following information is furnished as required by the Ordinance Code and Procurement Department Regulations:

1. The general purpose of these services is stated in the accompanying RFP.
2. The objective of this request is to make available professional services as stated in the RFP.
3. The services shall be performed in accordance with negotiated time schedules.
4. The cost for these services is estimated at approximately \$200,000.
5. These services will not duplicate prior or existing work.
6. There are no current or prior services directly related to this request.
7. Coordination has been completed between the pertinent Divisions of the Department of Public Works for proper utilization of these services.
8. The Department of Public Works does not have the in-house capabilities to provide these services.

9. A subcommittee composed of Bill Joyce, P. E., Operations Director, Department of Public Works, 255-8762; and Robin Smith, P. E., Chief, Engineering and Construction Management Division, 255-8710; is assigned to review submittals for this RFP.

10. Internal Services administrative costs should be charged to Account No. PWEN011AD.

11. Funding will be identified at the time purchase orders are issued for these services.

12. All firms who have expressed an interest in furnishing Professional Engineering Services as detailed in the RFP should be mailed a notice of this RFP.

13. The subcommittee members assigned to this RFP have read and understand the Procurement Administrative Code dated October 2005.

14. Three (3) weeks is believed to be sufficient time for interested parties to respond to this RFP.

We certify the contents of this memorandum are correct and true to the best of our knowledge.

Attachment: Request for Proposals
Risk Management Approval (sent by e-mail)
EBO Approval (sent by e-mail)

cc: Lori West, Contract Specialist, Engineering Division

City of Jacksonville, Florida

Lenny Curry, Mayor

Department of Public Works
Engineering & Construction Management Division
214 N. Hogan Street, 10th Floor
Jacksonville, FL 32202
(904) 255-8762
www.coj.net

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November 23, 2021

MEMORANDUM

TO:

Gregory W. Pease, Chairman

Professional Services Evaluation Committee

THRU:

John P. Pappas, P.E.

Director

FROM:

William J. Joyce, P.E.

Director of Operations

Robin G. Smith, P.E.

Chief, Engineering and Construction Management Division

SUBJECT:

P-14-19 Professional Engineering Services for Minor Drainage Improvement Projects -
Annual Contract
Contract # 7077-16 Amendment 1
Account Nos.: N/A

Due to an administrative oversight Contract #7077-16 expired November 4, 2021 in error. All work has been performed satisfactorily for the past two years. Section 1.2 of the contract allows for two, two year renewals. Therefore, we wish to extend the contract for the 1st of the two year renewals. There is no rate increase associated with this amendment. Waitz & Moye, Inc. is committed to meeting the 20% JSEB goals for this contract.

Accordingly, this is to recommend that Contract #7077-16, originally executed November 5, 2019, between the City of Jacksonville and Waitz & Moye, Inc. for Professional Engineering Services for Minor Drainage Improvement Projects - Annual Contract, be amended to ratify the dates and to extend the period of service from November 5, 2021 thru November 4, 2023, with all other terms and conditions of the Agreement as previously amended, remaining unchanged.

JPP/mw

cc:

Lori A. West, Engineering and Construction Management
Richard Cooper, Engineering and Construction Management



WAITZ & MOYE, INC.
ENGINEERING • PLANNING

December 23, 2021

Lori A. West
Engineering Contract Specialist
City of Jacksonville
Engineering and Construction Management Division
214 N. Hogan Street, 10th Floor
Jacksonville, FL 32202

RE: P-14-19 Minor Drainage Renewal

Dear Lori,

As per your e-mail received Tuesday December 23, 2021, Waitz & Moye, Inc. is in agreement to extend the above-referenced continuous contract at the current contract rates.

Kindest Regards,

John H. Moye, P.E.

Waitz & Moye, Inc.

3738 Southside Blvd., Suite 101

Jacksonville, Florida 32216

3738 Southside Boulevard, Suite #101 • Jacksonville, FL 32216 • (904) 642-8311 • www.wmicf.com



MEMORANDUM

TO: Greg Pease, Chairperson
Professional Services Evaluation Committee

THRU: Bill Killingsworth, Director
Planning and Development Department

FROM: Anne Coglianese, Chief Resiliency Officer
Planning and Development Department

DATE: November 30, 2021

RE: REQUEST FOR PROPOSALS - PROFESSIONAL SERVICES FOR
RESILIENCE PLANNING
RFP NO. P-37-21

Please take appropriate action to issue the attached Request for Proposals (RFP) for subject professional services.

The following information is furnished as required by the Ordinance Code and Procurement Department Regulations:

1. The general purpose of these services is stated in the accompanying RFP.
2. The objective of this request is to make available professional services as stated in the RFP.
3. The services shall be performed in accordance with negotiated time schedules.
4. The cost for these services is estimated at approximately \$500,000.
5. These services will not duplicate prior or existing work.
6. There are no current or prior services directly related to this request.
7. Coordination has been completed between the pertinent Divisions of the Department of Planning & Development and Department of Public Works for proper utilization of these services.
8. The Department of Planning and Development does not have the in-house capabilities to provide these services.

9. A subcommittee composed of Bill Killingsworth, Director, Planning & Development Department, 255-7811; Bill Joyce, P.E., Operations Director, Department of Public Works, 255-7939; and Anne Coglianese, Chief Resiliency Officer, Planning & Development Department, 255-7939, is assigned to review submittals for this RFP.
 10. Internal Services administrative costs should be charged to Account No. PWEN011AD.
 11. Funding will be identified at the time purchase orders are issued for these services.
 12. All firms who have expressed an interest in furnishing Planning Services as detailed in the RFP should be mailed a notice of this RFP.
 13. The subcommittee members assigned to this RFP have read and understand the Procurement Administrative Code dated October 2005.
 14. Four (4) weeks is believed to be sufficient time for interested parties to respond to this RFP.
- We certify the contents of this memorandum are correct and true to the best of our knowledge.

Attachment: Request for Proposals
Risk Management Approval (sent by e-mail)
EBO Approval (sent by e-mail)



Downtown Investment Authority

MEMORANDUM

To: Greg Pease, Chief of Procurement Division

CC: Dustin Freeman, Manager of Purchasing Services
Alex Baker, Professional Services Professional

From: Guy Parola, Operations Manager

RE: Services Contract between COJ and G-A-I Consultants, Inc.
City Contract # 70562-21

Date: November 19, 2021

11-31-20 HMD #2

The DIA desires to extend the above referenced contract for professional service through March 1st, 2022. The agreement entered into on October 23, 2020, had a term through June 30, 2021, which was then extended to December 31, 2021. The Contract has a one-year renewal option subject to mutual agreement and appropriation of fees, the provision of which may be found in section 4 in the attached contract. This 2nd extension is within that one-year optional provision.

In order to extend the contract through March 1, 2022, DIA is requesting that the Professional Services Evaluation Committee ("PSEC") grant the following:

1. An extension of the contract through March 1, 2022; and
2. The addition of \$15,000.00 of contract value relating to the attached Scope of Services, noting that the Scope of Services attached is not a new service being requested in so much as it is an enhancement to an existing "Master Plan" deliverable within the existing Scope of Services to the executed agreement (see: 4D Master Plan Illustrations, Graphics & Summary).

Please find attached a fee proposal for the extension.

Attachments:

Services Contract / Downtown Market Feasibility Analysis
Fee Proposal

Attachment C
SCOPE OF SERVICES AND FEE SUMMARY
Amendment #2

CLIENT: City of Jacksonville – Downtown Investment Authority

PROJECT: Update for the Northbank Downtown and Southside Community Redevelopment Area Plans and the Business Investment and Development Strategy

CONSULTANT: GAI Consultants, Inc.
12574 Flagler Center Blvd, Suite 202
Jacksonville, Florida 32258

Scope of Work

The Consultant is currently providing services to the Client for the Project referenced above under City Contract 70562-21, as amended.

Under the base contract, the Consultant shall provide for a high-quality illustrative "Master Plan" incorporating the goals, projects, etc. by District and for Downtown as a whole. The Client has requested the Consultant provide for photorealistic illustrative graphics as part of this deliverable which was not part of the original scope of work expectation. The Consultant will prepare these photorealistic illustrative graphics to include important streets and streetscapes, existing and proposed parks and public spaces, the Riverwalk, and key development sites within the geographic boundaries governing the Client's base scope of work.

The Consultant will provide an initial graphic to the client for review and will revise the graphic up to two (2) times before delivering a final graphic.

Fee

Consultant shall provide the above scope of work for an additional lump sum fee of \$15,000 inclusive of all expenses.

All scope of work obligations, deliverables, contract terms or contract conditions as specified in the base contract and Amendment 1 remain unchanged.

City of Jacksonville, Florida

Lenny Curry, Mayor

Department of Public Works
 Engineering & Construction Management Division
 214 N. Hogan Street, 10th Floor
 Jacksonville, FL 32202
 (904) 255-8762
 www.coj.net

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November 10, 2021

TO: Gregory W. Pease, Chairman
 Professional Services Evaluation Committee

THRU: John P. Pappas, P.E.
 Director

FROM: Lori Boyer, Chief Executive Officer
 Downtown Investment Authority

Daryl T. Joseph
 Director, Parks, Recreation and Community Services

SUBJECT: P-01-21 Northbank Lawn/Riverfront Plaza FKA Jacksonville Landing Design Competition

The Engineering Division has negotiated with the consultant selected for Professional Services for Northbank Lawn/Riverfront Plaza FKA Jacksonville Landing Design Competition, resulting in the attached Scope of Services, Exhibit A and Contract Fee Schedule, Exhibit B. The encouragement plan was utilized for this contract

Accordingly, this is to recommend that the City of Jacksonville enter into a contract with Perkins & Will, Inc. for Northbank Lawn/Riverfront Plaza Competition that includes the attached Scope of Services identified as Exhibit "A" and Fee Schedule identified as Exhibit "B", to provide a lump sum amount for Design Services in the amount of \$1,700,000.00, with a maximum indebtedness to the City in the amount of \$1,700,000.00 and with an expiration date of Project Completion. All other terms and conditions are as provided in the RFP and the City's standard contract language.

Funding for this project is as follows:

ACCOUNTS:		
009031	PWCP Public Works Capl Proj-Olr Cons Svcs	\$700,000.00
009031	PWCP Public Works Capl Proj-Olr Cons Svcs	\$1,000,000.00
TOTAL		\$1,700,000.00

JPP/w

Attachment: Exhibits A & B

cc: Lori West, Engineering and Construction Management
 Rich Cooper, Engineering and Construction Management
 Kelsey Cox, P.E., Engineering and Construction Management

Date: 11.30.2021

To: Lori Boyer, Daryl Joseph, John

Pappas, Kelsey Cox

From: Micah Lipscomb

Re: Riverfront Plaza Scope

Jacksonville Riverfront Plaza Proposal: Initial Scope and Fee

This proposal is for the Jacksonville Riverfront Plaza, a destination park including, a one-of-kind playground, water features, a retail and park pavilion, an iconic sculpture, gardens, event lawn and much more. Refer to Exhibit A for a delineation of the scope of work. As the location of the Parcel A is not yet determined at the time of this proposal the precise area within the scope of work for the project is determined at this time. Once the client decides the location of the Parcel A, this parcel will be excluded from the initial scope of work. As there are a wide range of project elements at different levels of development, the scope of services includes a task dependent phasing strategy with deliverables ranging from Design Guidelines to Construction Documentation. Bid Phase and Construction Administration services have not been included at this time as the timing and scope of construction will impact the scope and fees. The project has been broken into four scope elements:

1. The Park
 - a. Documentation: Design Refinement of the Design Competition Submittal through 100% Construction Documentation.
 - b. Scope: Pedestrian paths and plazas, interactive water feature, playground, pedestrian ramp to bridge, activity lawn, beer garden, and view terraces.
2. The Sculpture
 - a. Artist Joffre Manuel shall provide support and input on the sculpture in participation with the City's art review committee.
 - b. Once the art piece is selected, through a separate amendment and negotiated fee, the Artist Joffre shall design the sculpture to a sufficient level to calculate loads and require footers.
 - c. Artist Joffre shall proceed through 100% design and construction fabrication and installation pursuant to a separate design build contract directly with the City.
 - d. Documentation: Once the iconic art piece is selected, and the form, geometry, location, and loads are calculated, the sculpture footings will be documented by the structural engineer contracted through Perkins & Will through 100% CD to ensure integration with the adjacent park areas.
 - e. Scope:
 - i. Structural engineering for the footings of the selected art piece based on design criteria established by preliminary sculpture design by the artist Joffre, and suitable for obtaining a building permit by the contractor.
 - ii. Iconic art review committee participation: Perkins&Will and artist Joffre will participate in one presentation and up to two calls with the Iconic art review committee to provide design team perspective on the integration of the iconic art with the rest of the park.

3. Architectural Elements

- a. Beer Garden Pavilion Core and Shell
 - i. Documentation: From Programming through 100% Construction Documentation
 - ii. Scope: A core and shell space for leasing to potential tenants. Includes full documentation for public bathrooms and service access connection to parcel B building. No finishes or furniture for tenant spaces are included in this scope of work.

- b. Parcel A and Parcel B Design Guidelines
 - i. Documentation: Design Guidelines for Parcels A and B.
 - ii. Parcel A Scope: Concept Diagrams and Narratives for a 30,000 SF building consisting of a restroom, park office, park storage room, and mechanical/electrical room, and café. No design is anticipated.
 - iii. Parcel B Scope: Concept Diagrams and Narratives for the hotel/mixed use pad, parking and mixed-use programming. In addition, the streetscape along Independent Drive to the north of Parcel B and service access to the Beer Garden will also be addressed. It is anticipated these guidelines will be a light touch to inform the developer of key elevations and streetscape materials and dimensions. No design is anticipated. No master infrastructure design for Parcel B will be provided as per direction from the client (ex: no utility stubs).

- c. Parcel A and Pavilion Design- Design through 100% construction documents will be provided in a separate future contract.

Assumptions:

Schedule: The assumed duration of the documentation phase is 48 weeks and assumes a notice to proceed by 12.14.21. The anticipated schedule is as follows:

- 02.9.22- Revised Park Design Plan
- 02.23.22-Client approval of Revised Design for construction documents
- 05.27.22- Pricing and Permit Set with estimate
- 08.12.22-90% Construction Documents
- 100% Construction Documents (Bid Set)

Note: The design team recognizes that Perkins&Will must meet the 06.01.22 deadline for a cost estimate to be included into the City budget.

The deadlines are contingent both upon the design team and the client approvals process. The overall design direction for the park design shall be set by 02.23.22, and review periods are anticipated to be two weeks after each submittal. Delays in owner direction upon agreed upon periods, may require adjustments to the overall project schedule.

Phase 1 – Design Refinement

Overall Tasks:

- 1. Survey expansion and confirmation

- a. Subsurface Explorations: The subsurface exploration shall consist of 28 Standard Penetration Tests (STP) across the site. Additional borings beyond the 28 specified will require an additional service.

- b. Boundary/Topographic Survey: The consultant shall provide a Topographic Survey with the Boundary Referenced of the area shown in Exhibit B. The survey will consolidate all of the survey information in one file, including areas previously surveyed. The survey will verify existing conditions including existing utilities (above ground only), recorded easements, trees (6" DBH or greater), and other features germane to the site. The survey will be provided in hard copy and digital format.
2. Park Design Refinement
 - a. West Park Design: In close collaboration with the client, the design team will reimagine the design for the western portion of the park to include: water features, Riverwalk, a lawn area, Parcel A, playground placement, interaction with the Times Union Building and associated park spaces. This process will start with an initial in person workshop with the client group where design options are actively discussed and sketched. The design team will present conceptual options as to where the Destination Playground is located. The design will be coordinated with adjacent out of scope elements such as the planned musical playground at the Times Union Building and the Hogan Street terminus shade structure. Perkins&Will will participate in workshops with the client team to review alternatives before designs are advanced in detail.
 - b. Riverwalk Design: This proposal assumes that the bulkhead will be maintained in its designed horizontal and vertical locations, and we are not including any river associated engineering consultants for documentation of bulkhead modifications. Once a design direction is established the design team will provide conceptual sections, perspectives, and plans to illustrate the design direction. We anticipate this element being part of the design charrette outline above.
 - c. A revised design will be developed for the incorporation of ADA access in or near the Civic Stair area.
 - d. A second water feature shall be designed through 100% construction documents through a separate future contract amendment.
 - e.
3. Architectural Programming
 - a. Building program narratives and diagrams will be developed in collaboration with the client. Concept sketches may be included if time allows.
 4. Technical Review with City Officials
 - a. Team will meet with Police, Fire, and other key officials to confirm access and public safety strategies. Meetings shall include DIA, Parks, Public Works, and other City departments as needed, per discretion of the Client.
 4. Iconic Art
 - a. Iconic Art review committee participation: Perkins&Will and the Artist Jere will participate in up to two calls and one presentation with the Iconic art review committee to provide perspective on the integration of the art with the rest of the park.
 - b. Artist will consult with the design team on the iconic art integration with the revised park design.
 5. Design Guidelines
 - a. Parcel B - Architectural design guidelines will be provided for the building identified in parcel B (corner of Independent Drive and South Main Street). The guidelines will

define the building's interface with the park and provide a diagram for coordination of adjacent spaces (streetscape, ramp, garage, elevations) to assist with future development proposals. The guidelines will include location and finished floor elevations to align with the park and Main Street bridge including any intermediate levels.

6. Resiliency Effort Studies

a. The team will work with the city to incorporate wave attenuation strategies within the park. A Coastal Engineer will assist the team with the following tasks:

i. Review the goals and potential measures with the city and design team

ii. Review applicable plans for the bulkhead and floating docks.

iii. Perform a desktop assessments of site conditions and goals to identify

potential measures for wave attenuation.

iv. Participate in a design workshop with the client and design teams

v. Provide a summary memorandum of sketches and basic concept level figures of viable options for wave attenuation.

b. Strategies for resilient utility infrastructure will be studied and documented.

c. Bio-swales/rain garden features proposed in the design competition submission will be the only water capture technologies included in the park.

Duration: 10 Weeks

Upon obtaining written Client approval to proceed, our team will schedule topographic and geotechnical surveys of the site. We will refine the design concept based on comments we have received and present a revised plan for review and comment. The team will also begin programming for architecture.

Milestone Submittals:

- 2.9.21- Riverwalk, Hogan St. Corridor, Civic stair/ ADA ramp concepts, building program study, and Overall Park Schematic Design.

Meetings

1. Team Meetings: Total of three meetings (at least two in person). We will meet in person with the client team for a workshop where design options are actively discussed and sketched. At two additional meetings we will present concepts and related design information and confirm budget and program requirements.

2. Iconic Art Committee Meeting – the team will participate in meetings in person (1) or via calls (2) as schedule allows. Preferably these meetings would align with other scheduled visits to the site.

3. Bi-weekly Project Management Calls: The project manager will participate in bi-weekly calls with the client's project manager to review progress and discuss outstanding issues.

4. Team will visit the site to review and confirm existing site conditions and meet with key officials.

Anticipated Deliverables:

- Park Design Elements

- Revised design for western side of park and Riverwalk: plans, sections, and perspectives
- Civic Stairs ADA Studies
- Resilient Design Studies
- Cost estimate for overall refined design (to be delivered two weeks after the submittal of the Revised Site Plan)
- Revised Site Plan for overall refined design (Schematic Design)
- One (1) site narrative for the refined design
- Parcel A Design Guidelines
- Parcel B Design Guidelines
- Summary Memorandum of wave attenuation options

- Architectural Elements

- Programming narrative for Beer Garden Pavilion
- Concept Design for Beer Garden Pavilion

- Boundary/ Topographic Survey (CAD and pdf formats)

- Geotechnical report
- Meeting Minutes

Phase 2 Construction Documentation to Pricing/Permit Set

Overall Tasks:

1. Park Documentation
 - a. Construction documents will be provided for the pricing/permit set. The location of structures, paths, major elements, and other key elements will be set. Details, sections, elevations and plans will be provided to illustrate design intent and inform a cost estimate. The project budget will be set based on this set of plans.
2. Architecture Documentation
 - a. Construction documents will be provided for the pricing/permit set, including plans, details, sections, and elevations for the Beer Garden Pavilion.
3. Utility Coordination
 - a. Utility coordinate scope for providing water, sanitary sewer, and electric service to the site.

Duration: 13 Weeks

Upon obtaining written Client approval to proceed, our team will begin work on Construction Documents. A set will be provided to the client for review and comment (pdf and one full size and one-half size hard copy).

Milestone Submittal

- 5.27.22- Pricing and Permitting Construction Documents

Meetings

1. Team Meetings: We will attend up to 3 (three) meetings/conference calls with the client to review program criteria, budgets, and scheduling. One of these meetings will be in person.
2. Bi-weekly Project Management Calls: The project manager will participate in bi-weekly calls with the client's project manager to review progress and discuss outstanding issues.

Anticipated Deliverables:

- Park Elements
 - Existing Conditions Plans
 - Demolition Plans
 - Tree Protection and Removal Plans
 - Sediment and Erosion Control Plans
 - Grading and Drainage Plans
 - Utility Plans (Profiles will only be provided as required for permitting and construction needs)
 - Hardscape Materials Plans, Sections and Details (including site amenities, playground layout and fall zones).
 - Bridge Ramp Plans and Details
 - Soil plans
 - Planting Plans
 - Planting Details
 - Water Feature Plans, Sections, and Details
 - Site Electrical Plans, Schedules, and Details
 - Telecommunications Plans, Schedules and Details (for Wi-Fi in park and security cameras)
 - Site furnishings plan including signage location

- Architectural Elements
 - Architectural Plans, Sections, and Elevations
 - Architectural Details
 - Structural Plans and Details
 - Building Electrical Plans, Schedules and Details
 - Plumbing Plans, Schedules and Details
 - Mechanical Plans, Schedules and Details
 - Telecommunications Plans, Schedules, and Details
- Art Elements
 - Preliminary public art footing studies based on the preliminary design loads for the sculpture superstructure supplied by the artist design team

- Specifications (CSI format)

- Cost Estimate
- Meeting Minutes

Phase 3

Construction Documentation Pricing/Permitting set to 100%

Overall Tasks:

1. Park Documentation
 - a. 90% CD- Plans, details, and sections and construction perspectives will be advanced and refined to an 90% CD level to inform cost estimate.
 - b. Bid set- Complete documents for bidding by contractors will be provided.
2. Architecture Documentation
 - a. 90% CD- Plans, details, and sections will be advanced and refined to a 90% CD level to inform cost estimate. Project budget will be set based on this set of plans.
 - b. Bid set- Complete documents for bidding by contractors will be provided.
3. Iconic Art Documentation
 - a. Iconic Art footing documentation will be provided for the Bid set submittal.
4. Signage documentation (90% and 100% submittals)
 - a. It is assumed that the contractor will deliver signage through design/ build delivery with shop drawing review from the client and team. The design team will provide documents that define the size, graphic layout, and suggested materials for up to two monument signs. The design team will document the footings and locations for signage.
5. Utility Coordination
 - a. Utility coordinate scope for providing water, sanitary sewer, and electric service to the site.
6. Permitting services
 - a. The design team will provide permitting services to secure approval from the following agencies:
 - I. COJ (10-set Permit)
 - II. SJRWMD (Stormwater)
 - III. FDOT
 - IV. JEA (Water/Sewer)
7. Cost Estimate at 90% CD.

Duration: 20 Weeks

Upon obtaining written Client approval to proceed, our team will continue work on Construction Documents. At each milestone, a set will be provided to the client for review and comment (pdf and one full size and one-half size hard copy).

Milestone submittals

- 8.12.22- 90% CD

- 11.4.22- Bid set (100%)

Meetings

1. We will attend up to 6 (six) meetings/conference calls with the client to review program criteria, budgets, and scheduling.
2. Bi-weekly Project Management Calls - The project manager will participate in bi-weekly calls with the client's project manager to review progress and discuss outstanding issues.

Anticipated Deliverables:

- Park Elements (90% and 100%)
 - Existing Conditions Plans
 - Demolition Plans
 - Tree Protection and Removal Plans
 - Sediment and Erosion Control Plans
 - Grading and Drainage Plans
 - Utility Plan and Profile Plans
 - Hardscape/Layout Plans
 - Hardscape/Layout Sections and Details (including site amenities, playground layout and fall zones).
 - Bridge ramp Plans and Details
 - Signage Plans and Details
 - Site Furnishings Plans
 - Planting Plans
 - Planting Details
 - Water Feature Plans, Sections, and Details
- Architectural Elements (90% and 100%)
 - Architectural Plans, Sections, and Elevations
 - Architectural Details
 - Structural Plans and Details
 - Site Electrical Plans, Schedules, and Details
 - Building Electrical Plans, Schedules and Details
 - Plumbing Plans, Schedules and Details
 - Mechanical Plans, Schedules and Details
 - Telecommunications Plans, Schedules and Details
- Iconic Sculpture Footings (100% CD)
 - Detailed Sculpture Footing full documentation including pile/shaft layout, pile/shaft sizing, foundation cap/mat sizing, pile/shaft tip elevation(s). 100% CD submittal only. Note: the delivery of full construction documents for the footings is contingent on the artist led team providing the anticipated sculpture loads in a timely manner.
- Graphic Plan – 1 (one) overall plan
- Specifications (CSI format)

- Cost Estimate- 90% CD submittal only
- Meeting Minutes

Team members and roles:

- Perkins&Will – Project Management, Landscape Architecture (Lead Design), Architecture
- GAI - Civil Engineering and Landscape Architecture (LA of Record)
- Tylis (Sillman) - Structural Engineering
- Ohmega Group - Electrical Engineering
- RIB US Cost Estimates- Cost Estimating
- McVeigh and Mangum - Mechanical and Plumbing Engineering
- Martin Aquatic Design - Interactive Water Feature Design and Engineering
- Socotec - Waterproofing Design
- Meskel and Associates Engineering - Geotechnical Engineering
- Cody's Professional Surveying and Mapping - Boundary and Topographic Surveying
- ATM – Coastal Engineering
- Studio Joffre- Iconic art

Assumptions and Exclusions:

1. Bid Phase and Construction Administration services are excluded from this scope of work. A proposal for these services will be provided once there is clarity on construction timing, duration, and method of delivery.
2. Public engagement is not included in this proposal.
3. Full documentation for the interiors of the beer garden Pavilion is not included (with the exception of the bathrooms). Signage for these buildings is also not included but will be planned for.
4. The design team will provide a professional master plan (1) after the final design of the overall park is complete agreed upon with the city. Additional professional perspective renderings are excluded. The team will use a variety of tools throughout the design refinement phase to communicate the design effectively to the client.
5. LEED, SITES, or other sustainable rating system documentation services are not included. The Beer Garden Pavilion / Bridge Connection building will be documented so that it is independent of the adjacent developer parcel and can be constructed on an independent schedule.
7. The full documentation of the sculpture superstructure is excluded. It is assumed that the art consultant will be engaged in a future phase of work for the documentation of the sculpture structure. The foundations will be documented to a 100% construction document level. To advance the project on schedule, the design team will make assumptions on the loads of a sculpture and locations of footings. If there are changes based on the direction of the Iconic Sculpture Review Committee, then the scope and schedule will need to be evaluated by the design team.
8. This proposal assumes that the bulkhead will be maintained in its designed horizontal and vertical locations, and we are not including any river associated engineering consultants for design and documentation associated with the bulkhead Coordination with the U.S. Army Corp of Engineers is excluded from this scope of work.

9. In order for geotechnical work to proceed on schedule and be available for the start of construction documentation, the locations of the Parcel A Park Pavilion and Playground must be approved by the client by 1.3.22. It is assumed that an in-person workshop will occur the week of December 13th to review these locations. The borings for the Parcel A Park Pavilion are excluded from this scope of work. An additional service proposal will be provided if additional borings are required.
10. Documentation of the Independent Drive realignment (including streetscape lighting) and abandonment of the existing road alignment in the footprint of the proposed park area is excluded. Work for this project will begin at back of curb of the new alignment of Independent Drive and Hogan. If the client decides that Parcel A is located at the corner of Hogan and Independent Drive, then the scope of work at the streetscape interface will adjust accordingly. It is assumed that the consultant for Independent Dr. and Hogan St. realignment documents the drop-off lane for the multimodal hub so that all streetscape work is contiguous.
11. Water feature documentation includes a single membrane pool with deck level nozzles only. All other water features (including the rainfall fountain as conceptually designed with the sculpture) are excluded.
12. Easement plats are excluded from this scope of work. A proposal for this can be provided once there is a determination of the number of plats required.
13. Design studies and documentation of the removal of the existing bridge ramp condition are not included. It is assumed that the ramp will be preserved in the current condition. The structural engineer will participate in the review and permitting process required for a limited scope of demolition of the concrete barrier on the existing ramp structure. Any additional scope will be considered additional services.
14. The design team understands that the existing site electrical infrastructure will be relocated by JEA. The design team will coordinate with JEA on design and construction parameters with regards to protecting the existing sanitary sewer utility on site. The only other utility coordination scope will be related to providing water, sanitary sewer, and electric service to the site. No other utility coordination or utility relocation design is anticipated or included.
15. Boundary survey will be based on public records. If additional exceptions are needed the city will need to provide a title commitment.
16. It is assumed that the bio-swales/rain garden features proposed in the design competition submission will be the only water capture technologies included in the park.
17. Public (JEA dedicated) lift station design is not anticipated to be needed and is therefore excluded. Up to one private sanitary lift station is included (if required).
18. It is assumed stormwater treatment credits will be utilized for the site's stormwater treatment needs.
19. Interpretive and wayfinding signage design and documentation is excluded. Design and documentation for up to two monument signs are included. It is assumed that the signage will be delivered through design/build delivery as noted in the scope of work, based on the design direction established by the design team.
20. It is assumed that DRBB permitting is not required for this based on the public design competition and public outreach to date.
21. It is assumed that the design team will pay for permit application fees and get reimbursed. GAI is holding a \$10,000 permit application fee budget that will be billed against only as costs are incurred and substantiated with backup documentation.
22. Irrigation design and documentation is excluded. A performance specification will be provided that requires design/build delivery of irrigation with shop drawings.

Fee:

Refer to Exhibits C for the fees and Exhibit D for proposals from subconsultants to Perkins&Will.

Appendix A-Architectural Scope of Work

Beer Garden Pavilion:

- Program establishment and servicing strategy
- Full documentation for public bathrooms including fixtures and finishes
- Full documentation of Heating and cooling for entire structure
- Evaluate HVAC options and selection based on availability/site constraints (chilled water, water source heat pumps, split-systems, etc.)
- Size HVAC equipment based on estimated demand/use (warm shell)
- Ventilation for public restaurants, retail, restaurants and service access corridor
- Explore options and make provisions for future kitchen ventilation and exhaust
- Sanitary waste and vent design/infrastructure for kitchen/retail and public restaurants
- FOG interceptor design/sizing for future kitchen
- Domestic water design/infrastructure for kitchen/retail
- Domestic water heaters for public restaurants
- Energy calculations for HVAC and plumbing equipment
- Full documentation of finishes on exterior
- Warm shell documentation for connection to Parcel B garage for service access
- Plumbing stub outs for leasing areas
- Signage strategy for exterior- spaces reserved for signage with power supply
- Power supply to and within building
- Power supply to signage locations at building facade
- Lighting and electrical design and documentation for restaurants
- Power supply for fixtures and power outlets for warm shell for future tenants
- Structural design
- Waterproofing and protection board are part of architecture fees
- Green roof design excluded- all elements above waterproofing/protection board layer are part of park design.
- Grease Trap, Trash, and loading design.

The following deliverables will be provided for the building:

- Programming narrative and diagrams
- Conceptual Design

Pricing/Permitting CD, 90% CD, and 100% CD for construction

Jacksonville Riverfront Plaza Proposal: Subsequent Scope and Fee Elements

Due to funding availability for design, and the appropriate sequencing of various design efforts, this proposal for the Jacksonville Riverfront Plaza has been broken into several Elements which will be implemented as funds become available, upon the direction of the City. Schedule, scope and fee for each element will be negotiated prior to the notice to proceed with respect to that Element, however the hourly rates identified herein shall apply. Separate contract amendments will be processed to memorialize each additional element scope.

Pavilion Parcel A Scope

1. To be designed through 100% Construction Documents.

Additional Water Feature Scope

1. A second water feature shall be designed through 100% Construction Documents.

Iconic Sculpture

1. Once Art Review Committee refinement of the design is complete, and additional funding is available, sculpture design and engineering shall proceed through 60% construction documentation so that all site work and foundations can be included in the Initial Scope. Thereafter, the iconic art (exempt from procurement) will proceed through fabrication and installation pursuant to a separate design-build contract with the Artist.
Bid Phase and Construction Administration services
1. Upon completion of the initial scope design, the Perkins&Will led design team will provide bid phase and construction administration services for the project as requested by the City.

Perkins&Will

Date: 11.29.2021
To: Lori Boyer, Daryl Joseph,
John Pappas, Kelsey Co
From: Micah Lipscomb
Re: Riverfront Plaza Scope

Jacksonville-Riverfront-Plaza-Proposal Jacksonville Riverfront Plaza Proposal: Initial Scope and Fee

This proposal is for the Jacksonville Riverfront Plaza, a destination park including, a one-of-kind playground, water features, a retail and park pavilion, an iconic sculpture, gardens, event lawn and much more. Refer to Exhibit A for a delineation of the scope of work. As the location of the Parcel A is not yet determined at the time of this proposal the precise area within the scope of work for the project is not determined at this time. Once the client decides the location of the Parcel A, this parcel will be excluded from the initial scope of work. As there are a wide range of project elements at different levels of development, the scope of services includes a task dependent phasing strategy with deliverables ranging from Design Guidelines to Construction Documentation. Bid Phase and Construction Administration services have not been included at this time as the timing and scope of construction will impact the scope and fees. The project has been broken into four scope elements:

1. The Park
 - a. Documentation: Design Refinement of the 'Design Competition Submittal through 100% Construction Documentation.
 - b. Scope: Pedestrian paths and plazas, interactive water feature, playground, pedestrian ramp to bridge, activity lawn, beer garden, and view terraces.
2. The Sculpture
 - a. Artist Jafre Manuel shall provide support and input on the sculpture in participation with the City's art review committee.
 - b. Once the art piece is selected, through a separate amendment and negotiated fee, the Artist Jafre shall design the sculpture to a sufficient level to calculate loads and require footers.
 - c. Artist Jafre shall proceed through 100% design and construction fabrication and installation pursuant to a separate design build contract directly with the City.
 - d. Documentation: Once the iconic art piece is selected, and the form, geometry, location, and loads are calculated, the sculpture footings will be documented by the structural engineer contracted through Perkins & Will through 100% CD to ensure integration with the adjacent park areas.
 - e. Scope:
 - i. Structural engineering for the footings of the selected art piece based on design criteria established by preliminary sculpture design by the artist team Jafre, and suitable for obtaining a building permit by the contractor.
 - ii. Iconic art review committee participation: Perkins&Will and artist Jafre will participate in one presentation and up to two calls with

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Perkins&Will

Date: 11.29.2021

Re: ~~Jacksville Riverfront~~ Proposal Jacksville Riverfront Plaza Project: Initial Scope and Fee

the iconic art review committee to provide design team perspective on the integration of the iconic art with the rest of the park.

3. Architectural Elements

- a. Beer Garden Pavilion Core and Shell
 - i. Documentation: From Programming through 100% Construction Documentation.
 - ii. Scope: A core and shell space for leasing to potential tenants. Includes full documentation for public bathrooms and service access connection to parcel B building. No finishes or furniture for tenant spaces are included in this scope of work.
- b. Parcel A and Parcel B Design Guidelines
 - i. Documentation: Design Guidelines for Parcels A and B.
 - ii. Parcel A Scope: Concept Diagrams and Narratives for a 30,000 SF building consisting of a restroom, park office, park storage room, and mechanical/electrical room, and café. No design is anticipated.
 - iii. Parcel B Scope: Concept Diagrams and Narratives for the hotel/mixed use pad, parking and mixed-use programming. In addition, the streetscape along Independent Drive to the north of Parcel B and service access to the Beer Garden will also be addressed. It is anticipated these guidelines will be a light touch to inform the developer of key elevations and streetscape materials and dimensions. No design is anticipated. No master infrastructure design for Parcel B will be provided as per direction from the client (ex: no utility stubs).

Parcel A and Pavilion Design: Design through 100% construction documents will be provided in a separate future contract.

Assumptions:

Schedule: The assumed duration of the documentation phase is 48 weeks and assumes a notice to proceed by 12.14.21. The anticipated schedule is as follows:

- 02.9.22- Revised Park Design Plan
- 02.23.22- Client approval of Revised Design for construction documents
- 05.27.22- Pricing and Permit Set with estimate
- 08.12.22- 90% Construction Documents
- 11.4.22- 100% Construction Documents (Bid Set)

Note: The design team recognizes that Perkins&Will must meet the 06.01.22 deadline for a cost estimate to be included into the City budget.

The deadlines are contingent both upon the design team and the client approvals process. The overall design direction for the park design shall be set by 02.23.22, and review periods are anticipated to be two weeks after each submittal. Delays in owner direction upon agreed upon periods, may require adjustments to the overall project schedule.

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Date: 11/29/2021

Re: Jacksonville Riverfront Plaza
Proposal
Riverfront Plaza Project
Initial Scope and Fee

Phase 1 – Design Refinement

Overall Tasks:

1. Survey expansion and confirmation

- a. **Subsurface Explorations:** The subsurface exploration shall consist of 28 Standard Penetration Tests (STP) across the site. Additional borings beyond the 28 specified will require an additional service.
- b. **Boundary/Topographic Survey:** The consultant shall provide a Topographic Survey with the Boundary Referenced of the area shown in Exhibit B. The survey will consolidate all of the survey information in one file, including areas previously surveyed. The survey will verify existing conditions including existing utilities (above ground only), recorded easements, trees (6" DBH or greater), and other features germane to the site. The survey will be provided in hard copy and digital format.

2. Park Design Refinement

- a. **West Park Design:** In close collaboration with the client, the design team will reimagine the design for the western portion of the park to include: water features, Riverwalk, a lawn area, Parcel A, playground placement, interaction with the Times Union Building and associated park spaces. This process will start with an initial in person workshop with the client group where design options are actively discussed and sketched. The design team will present conceptual options as to where the Destination Playground is located. The design will be coordinated with adjacent out of scope elements such as the planned musical playground at the Times Union building and the Hogan Street terminus shade structure. Perkins&Will will participate in workshops with the client team to review alternatives before designs are advanced in detail.
- b. **Riverwalk Design:** This proposal assumes that the bulkhead will be maintained in its designed horizontal and vertical locations, and we are not including any river associated engineering consultants for documentation of bulkhead modifications. Once a design direction is established the design team will provide conceptual sections, perspectives, and plans to illustrate the design direction. We anticipate this element being part of the design charette outline above.

c. A revised design will be developed for the incorporation of ADA access in or near the Civic Stair area.

d. A second water feature shall be designed through 100% construction documents through a separate future contract amendment.

e.g.

3. Architectural Programming

- a. Building program narratives and diagrams will be developed in collaboration with the client. Concept sketches may be included if time allows.

4. Technical Review with City Officials

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Date: 11.6.2021
To: Lori Boyer, Daryl Joseph,
John Pappas, Kelsey Cox
From: Micah Lipscomb
Re: Riverfront Plaza Scope

Jacksonville Riverfront Plaza Proposal

This proposal is for the Jacksonville Riverfront Plaza, a destination park including, a one-of-kind playground, water features, a retail and park pavilion, an iconic sculpture, gardens, event lawn and much more. Refer to Exhibit A for a delineation of the scope of work. As the location of the Parcel A is not yet determined at the time of this proposal the precise area within the scope of work for the project is not determined at this time. Once the client decides the location of the Parcel A, this parcel will be excluded from the scope of work. As there are a wide range of project elements at different levels of development, the scope of services includes a task dependent phasing strategy with deliverables ranging from Design Guidelines to Construction Documentation. Bid Phase and Construction Administration services have not been included at this time as the timing and scope of construction will impact the scope and fees. The project has been broken into four scope elements:

1. The Park
 - a. Documentation: Design Refinement of the 50% Design Competition Submittal through 100% Construction Documentation.
 - b. Scope: Pedestrian paths and plazas, interactive water feature, playground, pedestrian ramp to bridge, activity lawn, beer garden, and view terraces.
2. The Sculpture
 - a. Documentation: Once the iconic art piece is selected, and the form, geometry, location, and loads are calculated, the sculpture footings will be documented through 100% CD to ensure integration with the adjacent park areas.
 - b. Scope:
 - i. Structural engineering for the footings of the selected art piece based on design criteria established by preliminary sculpture design by the artist team, and suitable for obtaining a building permit by the contractor.
 - ii. Iconic art review committee participation: Perkins&Will will participate in one presentation and up to two calls with the iconic art review committee to provide design team perspective on the integration of the iconic art with the rest of the park.
3. Architectural Elements
 - a. Beer Garden Pavilion Core and Shell
 - i. Documentation: From Programming through 100% Construction Documentation.
 - ii. Scope: A core and shell space for leasing to potential tenants. Includes full documentation for public bathrooms and service

Date: 11.6.2021

Re: Jacksonville Riverfront Plaza
Proposal

access connection to parcel B building. No finishes or furniture for
tenant spaces are included in this scope of work.

- b. Parcel A and Parcel B Design Guidelines
 - i. Documentation: Design Guidelines for Parcels A and B.
 - ii. Parcel A Scope: Concept Diagrams and Narratives for a 30,000 SF building consisting of a restroom, park office, park storage room, and mechanical/electrical room, and café. No design is anticipated.
 - iii. Parcel B Scope: Concept Diagrams and Narratives for the hotel/mixed use pad, parking and mixed-use programming. In addition, the streetscape along Independent Drive to the north of Parcel B and service access to the Beer Garden will also be addressed. It is anticipated these guidelines will be a light touch to inform the developer of key elevations and streetscape materials and dimensions. No design is anticipated. No master infrastructure design for Parcel B will be provided as per direction from the client (ex: no utility stubs).

Assumptions:

Schedule: The assumed duration of the documentation phase is 48 weeks and assumes a notice to proceed by 11.22.21. The anticipated schedule is as follows:

- 01.13.22- Revised Park Design Plan
- 01.27.22-Client approval of Revised Design for construction documents
- 04.1.22- 60% Drawings
- 06.01.22-80% Drawings
- 10.21.22- 100% Drawings (Bid Set)

Note: The design team recognizes that Perkins&Will must meet the 06.01.22 deadline for a cost estimate to be included into the City budget.

The deadlines are contingent both upon the design team and the client approvals process. The overall design direction for the park design shall be set by 01.27.22, and review periods are anticipated to be two weeks after each submittal. Delays in owner direction upon agreed upon periods, may require adjustments to the overall project schedule.

Phase 1 – Design Refinement

Overall Tasks:

- 1. Survey expansion and confirmation

- a. Subsurface Explorations: The subsurface exploration shall consist of 28 Standard Penetration Tests (STP) across the site. Additional borings beyond the 28 specified will require an additional service.
- b. Boundary/Topographic Survey: The consultant shall provide a Topographic Survey with the Boundary Referenced of the area shown in Exhibit B. The survey will consolidate all of the survey information in one file, including areas previously surveyed. The survey will verify existing conditions including existing utilities (above ground only), recorded easements, trees (6" DBH or

greater), and other features germane to the site. The survey will be provided in hard copy and digital format.

2. Park Design Refinement

- a. West Park Design: In close collaboration with the client, the design team will reimagine the design for the western portion of the park to include: water features, Riverwalk, a lawn area, Parcel A, playground placement, interaction with the Times Union Building and associated park spaces. This process will start with an initial in person workshop with the client group where design options are actively discussed and sketched. The design team will present conceptual options as to where the Destination Playground is located. The design will be coordinated with adjacent out of scope elements such as the planned musical playground at the Times Union building and the Hogan Street terminus shade structure. Perkins&Will will participate in workshops with the client team to review alternatives before designs are advanced in detail.
- b. Riverwalk Design: This proposal assumes that the bulkhead will be maintained in its designed horizontal and vertical locations, and we are not including any river associated engineering consultants for documentation of bulkhead modifications. Once a design direction is established the design team will provide conceptual sections, perspectives, and plans to illustrate the design direction. We anticipate this element being part of the design charrette outline above.
- c. A revised design will be developed for the incorporation of ADA access in or near the Civic Stair area.

3. Architectural Programming

- a. Building program narratives and diagrams will be developed in collaboration with the client. Concept sketches may be included if time allows.
- 4. Technical Review with City Officials
 - a. Team will meet with Police, Fire, and other key officials to confirm access and public safety strategies. Meetings shall include DIA, Parks, Public Works, and other City departments as needed, per discretion of the Client.
- 4. Iconic Art
 - a. Iconic Art review committee participation: Perkins&Will will participate in up to two calls and one presentation with the Iconic Art review committee to provide perspective on the integration of the art with the rest of the park.

5. Design Guidelines

- a. Parcel B - Architectural design guidelines will be provided for the building identified in parcel B (corner of Independent Drive and South Main Street). The guidelines will define the building's interface with the park and provide a diagram for coordination of adjacencies (streetscape, ramp, garage, elevations) to assist with future development proposals. The guidelines will include location and finished floor elevations to align with the park and Main Street bridge including any intermediate levels.

6. Resiliency Effort Studies

Date: 11.6.2021

Re: Jacksonville Riverfront Plaza
Proposal

- a. The team will work with the city to incorporate wave attenuation strategies within the park. A Coastal Engineer will assist the team with the following tasks:

- i. Review the goals and potential measures with the city and design team

- ii. Review applicable plans for the bulkhead and floating docks.

- iii. Perform a desktop assessments of site conditions and goals to identify potential measures for wave attenuation.

- iv. Participate in a design workshop with the client and design teams

- v. Provide a summary memorandum of sketches and basic concept level figures of viable options for wave attenuation.

- b. Strategies for resilient utility infrastructure will be studied and documented.

- c. Bio-swales/rain garden features proposed in the design competition submission will be the only water capture technologies included in the park.

Duration: 8 Weeks

Upon obtaining written Client approval to proceed, our team will schedule topographic and geotechnical surveys of the site. We will refine the design concept based on comments we have received and present a revised plan for review and comment. The team will also begin programming for architecture.

Milestone Submittals:

- 1.13.21- Riverwalk, Hogan St. Corridor, Civic stair/ ADA ramp concepts, building program study, and Overall Park Schematic Design.

Meetings

1. Team Meetings: Total of three meetings (at least two in person). We will meet in person with the client team for a workshop where design options are actively discussed and sketched. At two additional meetings we will present concepts and related design information and confirm budget and program requirements.
2. Iconic Art Committee Meeting – the team will participate in meetings in person (1) or via calls (2) as schedule allows. Preferably these meetings would align with other scheduled visits to the site.
3. Bi-weekly Project Management Calls: The project manager will participate in bi-weekly calls with the client's project manager to review progress and discuss outstanding issues.
4. Team will visit the site to review and confirm existing site conditions and meet with key officials.

Anticipated Deliverables:

- Park Design Elements
 - Revised design for western side of park and Riverwalk: plans, sections, and perspectives

Date: 11.6.2021

Re: Jacksonville Riverfront Plaza
Proposal

- Civic Stairs ADA Studies
- Resilient Design Studies
- Cost estimate for overall refined design (to be delivered two weeks after the
submission of the Revised Site Plan)
- Revised Site Plan for overall refined design (Schematic Design)
- One (1) site narrative for the refined design
- Parcel A Design Guidelines
- Parcel B Design Guidelines
- Summary Memorandum of wave attenuation options
- Architectural Elements
 - Programming narrative for Beer Garden Pavilion
 - Concept Design for Beer Garden Pavilion
- Boundary/ Topographic Survey (CAD and pdf formats)
- Geotechnical report
- Meeting Minutes

Phase 2

Construction Documentation to 60%

Overall Tasks:

1. Park Documentation
 - a. Construction documents will be provided at c 60% level. The location of structures, paths, major elements, and other key elements will be set. Details, sections, elevations and plans will be provided to illustrate design intent and inform a cost estimate.
2. Architecture Documentation
 - a. Construction documents will be provided at a 60% level, including plans, details, sections, and elevations for the Beer Garden Pavilion.
3. Utility Coordination
 - a. Utility coordinate scope for providing water, sanitary sewer, and electric service to the site.

Duration: 10 Weeks

Upon obtaining written Client approval to proceed, our team will begin work on Construction Documents. A set will be provided to the client for review and comment (pdf and one full size and one-half size hard copy).

Milestone Submittal

- 4.1.22- 60% CD

Meetings

1. Team Meetings: We will attend up to 3 (three) meetings/conference calls with the client to review program criteria, budgets, and scheduling. One of these meetings will be in person.
2. Bi-weekly Project Management Calls: The project manager will participate in bi-weekly calls with the client's project manager to review progress and discuss outstanding issues.

Anticipated Deliverables:

- Park Elements
 - Existing Conditions Plans
 - Demolition Plans
 - Tree Protection and Removal Plans
 - Sediment and Erosion Control Plans
 - Grading and Drainage Plans
 - Utility Plans (Profiles will only be provided as required for permitting and construction needs)
 - Hardscape/Layout Plans Hardscape/Layout Sections and Details (including site amenities, playground layout and fall zones).
 - Bridge Ramp Plans and Details
 - Soil plans
 - Planting Plans
 - Planting Details
 - Water Feature Plans, Sections, and Details
 - Site Electrical Plans, Schedules, and Details
 - Telecommunications Plans, Schedules and Details (for Wi-Fi in park and security cameras)
 - Site furnishings plan including signage location
- Architectural Elements
 - Architectural Plans, Sections, and Elevations
 - Architectural Details
 - Structural Plans and Details
 - Building Electrical Plans, Schedules and Details
 - Plumbing Plans, Schedules and Details
 - Mechanical Plans, Schedules and Details
 - Telecommunications Plans, Schedules, and Details
- Art Elements
 - Preliminary public art footing studies based on the preliminary design loads for the sculpture superstructure supplied by the artist design team
 - Specifications (CSI format)
 - Cost Estimate
 - Meeting Minutes

Date: 11.6.2021

Re: Jacksonville Riverfront Plaza
Proposal

Phase 3

Construction Documentation 60 to 100%

Overall Tasks:

1. Park Documentation
 - a. 80% CD- Plans, details, and sections and construction perspectives will be advanced and refined to an 80% CD level to inform cost estimate. The project budget will be set based on this set of plans.
 - b. Bid set- Complete documents for bidding by contractors will be provided.
2. Architecture Documentation
 - a. 80% CD- Plans, details, and sections will be advanced and refined to an 80% CD level to inform cost estimate. Project budget will be set based on this set of plans.
 - b. Bid set- Complete documents for bidding by contractors will be provided.
3. Iconic Art Documentation
 - a. Iconic Art Footing documentation will be provided for the Bid set submittal.
4. Signage documentation (80% and 100% submittals)
 - a. It is assumed that the contractor will deliver signage through design/build delivery with shop drawing review from the client and team. The design team will provide documents that define the size, graphic layout, and suggested materials for up to two monument signs. The design team will document the footings and locations for signage.
5. Utility Coordination
 - a. Utility coordinate scope for providing water, sanitary sewer, and electric service to the site.
6. Permitting services
 - a. The design team will provide permitting services to secure approval from the following agencies:
 - i. COJ (10-set Permit)
 - ii. SJRWMD (Stormwater)
 - iii. FDOT
 - iv. JEA (Water/Sewer)
7. Cost Estimate at 80% CD.

Duration: 20 Weeks

Upon obtaining written Client approval to proceed, our team will continue work on Construction Documents. At each milestone, a set will be provided to the client for review and comment (pdf and one full size and one-half size hard copy).

Date: 11.6.2021
Re: Jacksonville Riverfront Plaza
Proposal

Milestone submittals

- 6.1.22- 80% CD
- 10.21.22- Bid set (100%)

Meetings

1. We will attend up to 6 (six) meetings/conference calls with the client to review program criteria, budgets, and scheduling.
2. Bi-weekly Project Management Calls - The project manager will participate in bi-weekly calls with the client's project manager to review progress and discuss outstanding issues.

Anticipated Deliverables:

- Park Elements (80% and 100%)

- Existing Conditions Plans
- Demolition Plans
- Tree Protection and Removal Plans
- Sediment and Erosion Control Plans
- Grading and Drainage Plans
- Utility Plan and Profile Plans
- Hardscape/Layout Plans
- Hardscape/Layout Sections and Details (including site amenities, playground layout and fall zones).
- Bridge ramp Plans and Details
- Signage Plans and Details
- Site Furnishings Plans
- Planting Plans
- Planting Details
- Water Feature Plans, Sections, and Details

- Architectural Elements (80% and 100%)

- Architectural Plans, Sections, and Elevations
- Architectural Details
- Structural Plans and Details
- Site Electrical Plans, Schedules, and Details
- Building Electrical Plans, Schedules and Details
- Plumbing Plans, Schedules and Details
- Mechanical Plans, Schedules and Details
- Telecommunications Plans, Schedules and Details

- Iconic Sculpture Footings (100% CD)

○ Detailed Sculpture footing full documentation including pile/shaft layout, pile/shaft sizing, foundation cap/mat sizing, pile/shaft tip elevation(s). 100% CD submittal only. Note: the delivery of full construction documents for the

Date: 11.6.2021

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footings is contingent on the artist led team providing the anticipated sculpture loads in a timely manner.

- Graphical Plan – 1 (one) overall plan
- Specifications (CSI format)
- Cost Estimate- 80% CD submittal only
- Meeting Minutes

Team members and roles:

- Perkins&Will – Project Management, Landscape Architecture (Lead Design), Architecture
- GAI - Civil Engineering and Landscape Architecture (LA of Record)
- Tylan (Sillman) - Structural Engineering
- Omega Group - Electrical Engineering
- RIB US Cost Estimates- Cost Estimating
- McVeigh and Mangum - Mechanical and Plumbing Engineering
- Martin Aquatic Design - Interactive Water Feature Design and Engineering
- Socotec - Waterproofing Design
- Meskel and Associates Engineering - Geotechnical Engineering
- Cody's Professional Surveying and Mapping - Boundary and Topographic Surveying
- ATM - Coastal Engineering

Assumptions and Exclusions:

1. Bid Phase and Construction Administration services are excluded from this scope of work. A proposal for these services will be provided once there is clarity on construction timing, duration, and method of delivery.
2. Public engagement is not included in this proposal.
3. Full documentation for the interiors of the beer garden Pavilion is not included (with the exception of the bathrooms). Signage for these buildings is also not included but will be planned for.
4. The design team will provide a professional master plan (1) after the final design of the overall park is complete agreed upon with the city. Additional professional perspective renderings are excluded. The team will use a variety of tools throughout the design refinement phase to communicate the design effectively to the client.
5. LEED, SITES, or other sustainable rating system documentation services are not included.
6. The Beer Garden Pavilion / Bridge Connection building will be documented so that it is independent of the adjacent developer parcel and can be constructed on an independent schedule.
7. The full documentation of the sculpture superstructure is excluded. It is assumed that the owner will contract separately with the art consultant for the documentation of sculpture structure. It is assumed that before the start of Phase 3 (Construction document phase) the iconic art consultant team will provide preliminary loads to the design team to inform approximate sizing of the sculpture footings. The foundations

- will be documented to a 100% construction document level. To advance the project on schedule, the design team will make assumptions on the loads of a sculpture and locations of footings. If there are changes based on the direction of the iconic Sculpture Review Committee, then the scope and schedule will need to be evaluated by the design team.
8. This proposal assumes that the bulkhead will be maintained in its designed horizontal and vertical locations, and we are not including any river associated engineering consultants for design and documentation associated with the bulkhead coordination with the U.S. Army Corp of Engineers is excluded from this scope of work.
 9. In order for geotechnical work to proceed on schedule and be available for the start of construction documentation, the locations of the Parcel A Park Pavilion and playground must be approved by the client by 12.2.21. It is assumed that an in-person workshop will occur the first week of December to review these locations. The borings for the Parcel A Park Pavilion are excluded from this scope of work. An additional service proposal will be provided if additional borings are required.
 10. Documentation of the Independent Drive realignment (including streetscape lighting) and abandonment of the existing road alignment in the footprint of the proposed park area is excluded. Work for this project will begin at back of curb of the new alignment of Independent Drive and Hogan. If the client decides that Parcel A is located at the corner of Hogan and Independent Drive, then the scope of work at the streetscape interface will adjust accordingly. It is assumed that the consultant for Independent Dr. and Hogan St. realignment documents the drop-off lane for the multimodal hub so that all streetscape work is contiguous.
 11. Water feature documentation includes a single membrane pool with deck level nozzles only. All other water features (including the rainfall fountain as conceptually designed with the sculpture) are excluded.
 12. Easement plats are excluded from this scope of work. A proposal for this can be provided once there is a determination of the number of plats required.
 13. Design studies and documentation of the removal of the existing bridge ramp condition are not included. It is assumed that the ramp will be preserved in the current condition. The structural engineer will participate in the review and permitting process required for a limited scope of demolition of the concrete barrier on the existing ramp structure. Any additional scope will be considered additional services.
 14. The design team understands that the existing site electrical infrastructure will be relocated by JEA. The design team will coordinate with JEA on design and construction parameters with regards to protecting the existing sanitary sewer utility on site. The only other utility coordination scope will be related to providing water, sanitary sewer, and electric service to the site. No other utility coordination or utility relocation design is anticipated or included.
 15. Boundary survey will be based on public records. If additional exceptions are needed the city will need to provide a title commitment.
 16. It is assumed that the bio-swales/rain garden features proposed in the design competition submission will be the only water capture technologies included in the park.

17. Public (JEA dedicated) lift station design is not anticipated to be needed and is therefore excluded. Up to one private sanitary lift station is included (if required).
18. It is assumed stormwater treatment credits will be utilized for the site's stormwater treatment needs.
19. Interpretive and wayfinding signage design and documentation is excluded. Design and documentation for up to two monument signs are included. It is assumed that the signage will be delivered through design/build delivery as noted in the scope of work, based on the design direction established by the design team.
20. It is assumed that DRBB permitting is not required for this based on the public design competition and public outreach to date.
21. It is assumed that the design team will pay for permit application fees and get reimbursed. GAI is holding a \$10,000 permit application fee budget that will be billed against only as costs are incurred and substantiated with backup documentation.
22. Irrigation design and documentation is excluded. A performance specification will be provided that requires design/build delivery of irrigation with shop drawings.

Fee:

Refer to Exhibits C for the fees and Exhibit D for proposals from subconsultants to Perkins&Will.

Appendix A-Architectural Scope of Work

Beer Garden Pavilion:

- Program establishment and servicing strategy
- Full documentation for public bathrooms including fixtures and finishes
- Full documentation of Heating and cooling for entire structure
- Evaluate HVAC options and selection based on availability/site constraints (chilled water, water source heat pumps, split-systems, etc.)
- Size HVAC equipment based on estimated demand/use (warm shell)
- Ventilation for public restaurants, retail, restaurants and service access corridor
- Explore options and make provisions for future kitchen ventilation and exhaust
- Sanitary waste and vent design/infrastructure for kitchen/retail and public restaurants
- FOG interceptor design/sizing for future kitchen
- Domestic water design/infrastructure for kitchen/retail
- Domestic water heaters for public restaurants
- Energy calculations for HVAC and plumbing equipment
- Full documentation of finishes on exterior
- Warm shell documentation for connection to Parcel B garage for service access
- Plumbing stub outs for leasing areas
- Signage strategy for exterior - spaces reserved for signage with power supply
- Power supply to and within building
- Power supply to signage locations at building facade
- Lighting and electrical design and documentation for restaurants
- Power supply for fixtures and power outlets for warm shell for future tenants
- Structural design
- Waterproofing and protection board are part of architecture fees
- Green roof design excluded - all elements above waterproofing/protection board layer are part of park design.
- Grease Trap, Trash, and loading design.

The following deliverables will be provided for the building:

Date: 11.6.2021

Re: Jacksonville Riverfront Plaza
Proposal

- Programming narrative and diagrams
- Conceptual Design
- 60% CD, 80% CD, and 100% CD for construction

Exhibit A1- Scope of Work Diagram

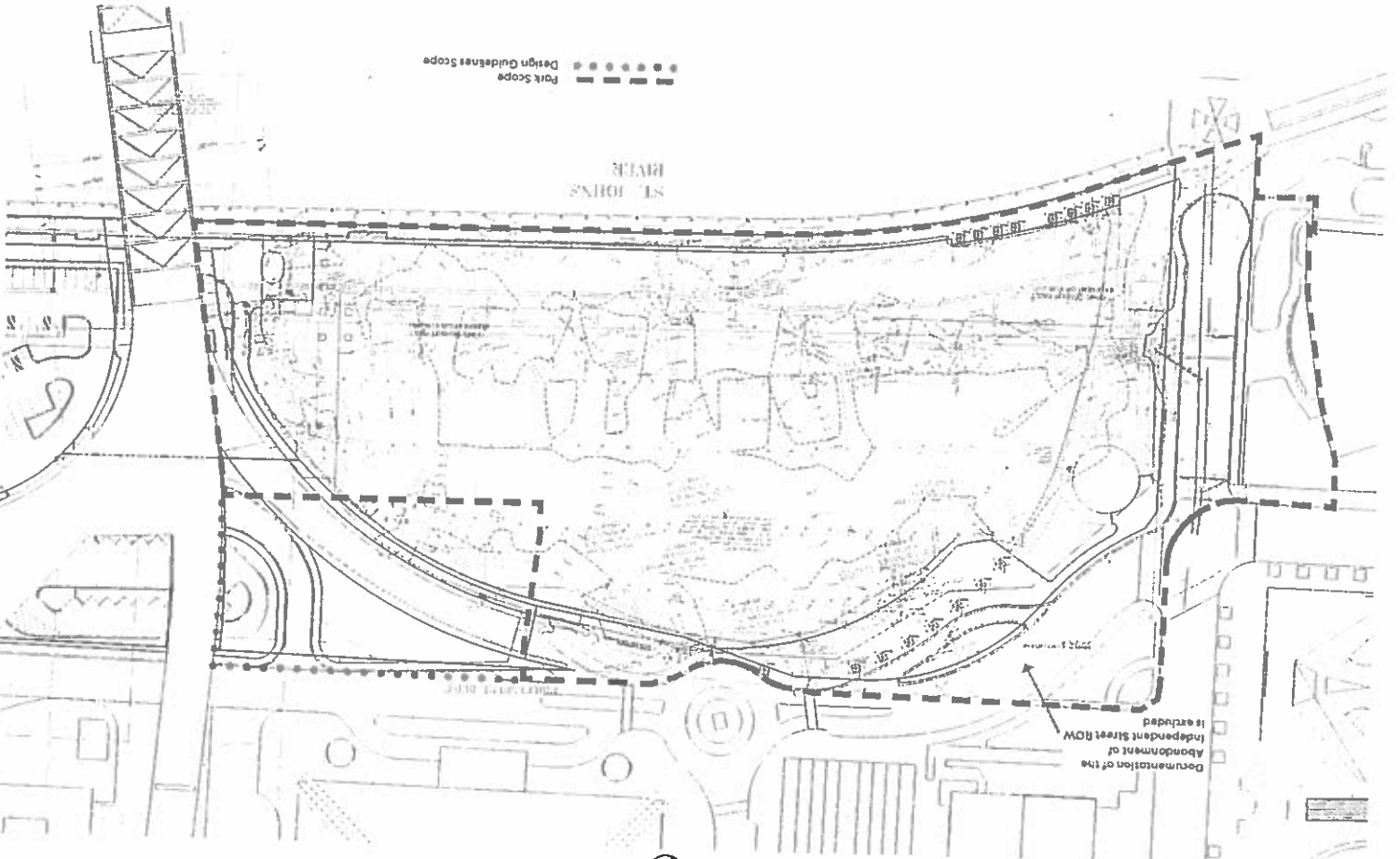
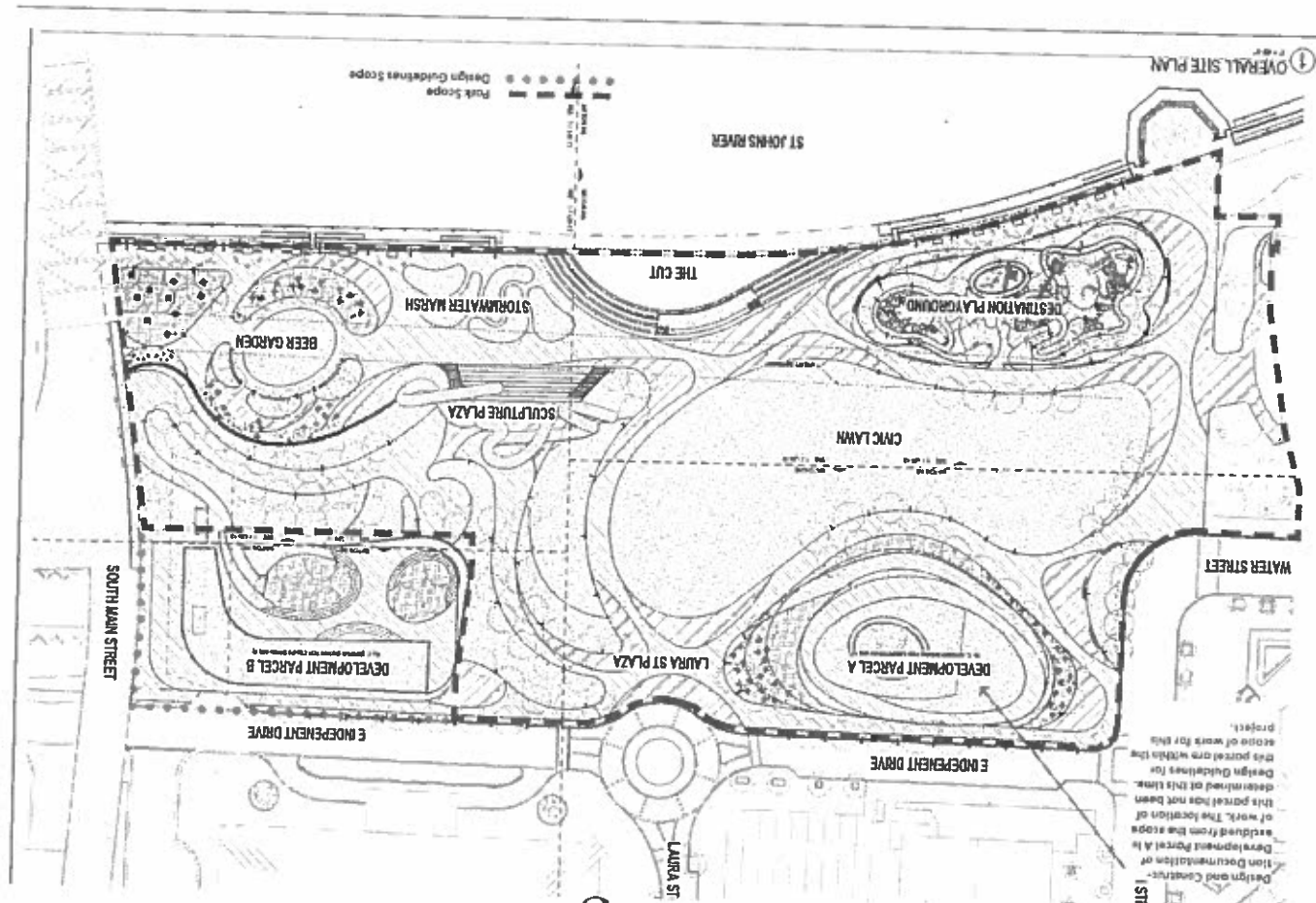


Exhibit A2- Scope of Work Diagram



① OVERALL SITE PLAN

Design and Construction Document Parcel A is excluded from the scope of work. The location of this parcel has not been determined at this time. Design Guidelines for this parcel are within the scope of work for this project.

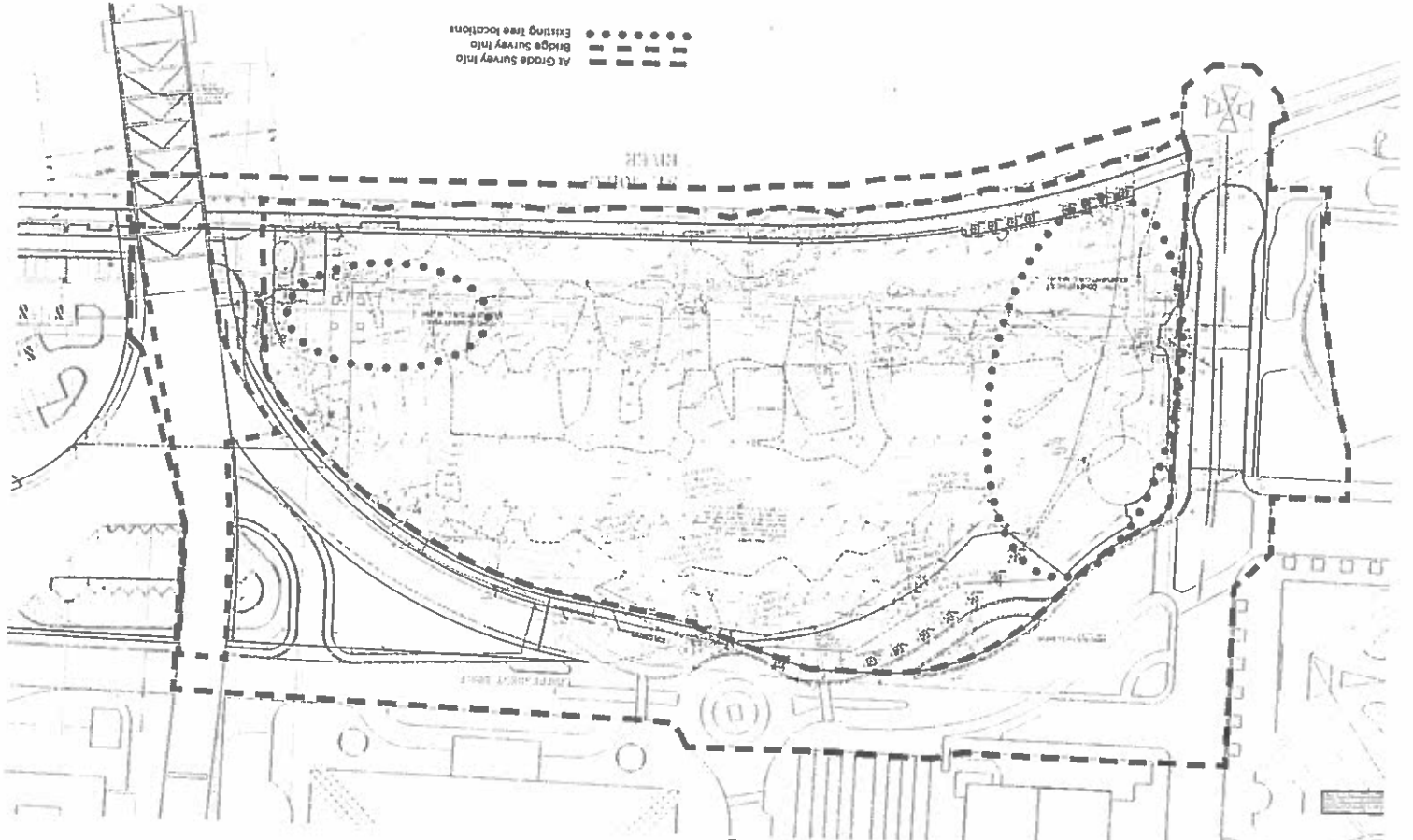


Exhibit B-Survey Scope Diagram

EXHIBIT A

CONTRACT FEE SUMMARY - Jacksonville Riverfront Plaza
EXHIBIT C

PART I - GENERAL	
1. Name of Consultant	Perkins&Will
2	Date of Proposal 11/6/2021
PART II - LABOR RELATED COSTS	
5. DIRECT LABOR	
Principal Architect	\$ 101.00
Principal Landscape Architect	\$ 101.00
Principal Urban Designer	\$ 101.00
Principal Graphic Designer	\$ 101.00
Associate Principal Landscape Architect	\$ 69.00
Associate Principal Architect	\$ 69.00
Project Architect	\$ 48.00
Project Manager	\$ 48.00
Senior Landscape Architect	\$ 48.00
Graphic Designer	\$ 33.00
Architect II	\$ 33.00
Landscape Architect II	\$ 33.00
Urban Designer III	\$ 33.00
Hourly Rate	Estimated
Hours	Estimated
Cost	Estimated
50	\$ 5,050.00
290	\$ 29,290.00
20	\$ 2,020.00
36	\$ 3,636.00
210	\$ 14,490.00
95	\$ 6,555.00
590	\$ 28,320.00
1030	\$ 49,440.00
278	\$ 13,344.00
140	\$ 4,620.00
600	\$ 19,800.00
1333	\$ 43,989.00
40	\$ 1,320.00
TOTAL	\$ 221,874.00
6. OVERHEAD (Combined Fringe Benefits & Administrative)	
Overhead Rate 172.00%	
381,623.28	
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)	
\$ 603,497.28	
8. PROFIT: Labor Related Costs (Item 7)	
10% x	
\$ 60,349.73	
PART III - OTHER COSTS	
9. MISCELLANEOUS DIRECT COSTS	
Misc. Direct Expenses (Lump Sum)	
\$	20,667.08
10. SUBCONTRACTS (Lump Sum)	
GAI	\$
Tylin	\$
Ohmega	\$
McVeigh and Mangum	\$
RIB US Cost Estimates	\$
Martin Aquatic	\$
Meskel and Associates Engineering	\$
Socotec	\$
Cody's Professional Survey and Mapping	\$
ATM (Coastal Engineering)	\$
526,232.00	\$
177,392.00	\$
76,972.85	\$
39,909.32	\$
49,303.63	\$
41,763.29	\$
59,450.98	\$
17,766.84	\$
17,395.00	\$
9,300.00	\$
SUB-CONTRACT SUB-TOTAL	\$ 1,015,485.91
PART IV - SUMMARY	
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)	
\$ 1,700,000.00	

Contract Fee Summary for Engineering Division			
City of Jacksonville, FL			
Jacksonville Riverfront Plaza			
PART I - GENERAL			
1. Project	Jacksonville Riverfront Plaza		
2. City Contract Number			
3. Name of Consultant	GAI Consultants, Inc.		
4. Date of Proposal	11/5/2021		
PART II - LABOR RELATED COSTS			
5. DIRECT LABOR			
	Hourly Rate	Estimated Hours	Estimated Cost
Civil and LA Principals/PM	\$ 100.00	58	\$ 5,800.00
Director	\$ 75.00	155	\$ 11,625.00
Sr. Engineering Manager	\$ 65.50	225	\$ 14,737.50
Sr. Engineer	\$ 55.00	368	\$ 20,240.00
Project Engineer	\$ 42.25	492	\$ 20,787.00
Engineer Intern	\$ 33.00	670	\$ 22,110.00
Sr. LA Manager	\$ 64.00	349	\$ 22,336.00
Project LA	\$ 46.23	540	\$ 24,964.20
LA Technician	\$ 31.12	219	\$ 6,815.28
Lead Designer	\$ 41.20	156	\$ 6,427.20
Planning Manager	\$ 56.77	0	\$ 0.00
Sr. Planner	\$ 36.00	0	\$ 0.00
CAD Operator (Survey and Civil)	\$ 30.00	330	\$ 9,900.00
Surveyor (PSM)	\$ 61.21	0	\$ 0.00
Two-Man Survey Crew	\$ 50.00	0	\$ 0.00
Admin	\$ 23.00	63	\$ 1,449.00
TOTAL DIRECT LABOR			\$167,191
6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 177.99%			
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)			\$297,584
8. PROFIT: Labor Related Costs (Item 7) x 10%			\$46,477
TOTAL LUMP SUM LABOR FEE (GAI)			\$511,252
PART III - OTHER COSTS			
9. MISCELLANEOUS DIRECT COSTS (Lump Sum)			\$ 5,000
Mileage, Courier, Printing, Etc.			\$ 5,000
10. SUBCONSULTANTS / CONTINGENCY			\$9,980
Permit Application Fees (Reimbursable Allowance)			\$0
SUB-CONTRACT SUB-TOTAL			\$9,980
PART IV - FEE SUMMARY			
TOTAL FEE - (Items 5, 6, 8, 9 and 10)			\$526,232

Exhibit A - Page 1 of 1
 CONTRACT FEE SUMMARY FOR
 Jacksonville Riverfront Plaza

PART I - GENERAL			
1. Project - Jacksonville Riverfront Plaza			
3. Name of Consultant	Tylin		
4. Date of Proposal	11/4/2021		
2. Project Number			
PART II - LABOR RELATED COSTS			
5. DIRECT LABOR			
	Hourly Rate		
	Estimated Hours		
	Estimated Cost		
Principal	\$ 108.17	64	\$ 6,922.88
Project Manager (Responsible Prof.)	\$ 82.51	140	\$ 11,551.40
Senior Project Engineer	\$ 64.49	160	\$ 10,318.40
Project Engineer	\$ 50.47	460	\$ 23,216.20
Engineer Intern	\$ 25.00	0	\$ 0.00
BIM Manager	\$ 43.78	72	\$ 3,152.16
Designer/CADD Technician	\$ 28.43	24	\$ 682.32
BIM Technician	\$ 32.17	216	\$ 6,948.72
Admin	\$ 26.20	4	\$ 104.80
		0	\$ 0.00
		0	\$ 0.00
TOTAL DIRECT LABOR \$ 62,896.88			
6. OVERHEAD (Combined Fringe Benefits & Administrative)			
Overhead Rate 148.45%			
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)			
\$ 93,368.53			
8. PROFIT: Labor Related Costs (Item 7)			
10% x			
\$ 156,265.41			
SUB-TOTAL SALARY RELATED COSTS			
\$ 171,892.00			
PART III - OTHER COSTS			
9. MISCELLANEOUS DIRECT COSTS			
Misc. Direct Expenses (Lump Sum)			
\$ 5,500.00	0.00		
MISCELLANEOUS DIRECT COSTS SUB-TOTAL			
\$ 5,500.00			
10. SUBCONTRACTS (Lump Sum)			
\$ -	-		
\$ -	-		
\$ -	-		
SUB-CONTRACT SUB-TOTAL			
\$ -			
PART IV - SUMMARY			
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)			
\$ 177,392.00			

Exhibit A - Page 1 of 1
 CONTRACT FEE SUMMARY FOR
 Jacksonville Riverfront Plaza

PART I - GENERAL				
1. Project -	COJ Jacksonville Riverfront Park - Overall			
2. Project Number	2021-51			
3. Name of Consultant	The Omega Group, Inc.			
4. Date of Proposal	11/4/2021			
PART II - LABOR RELATED COSTS				
5. DIRECT LABOR	Hourly	Estimated	Estimated	Cost
Principal Engineer / Director	\$ 110.12	39	\$	4,294.54
Senior Project Manager	\$ 64.58	194	\$	12,528.61
Senior Project Engineer	\$ 53.81	0	\$	0.00
Project Engineer	\$ 43.05	0	\$	0.00
Senior Designer	\$ 30.80	253.5	\$	7,807.68
Designer/Sr. CADD Technician	\$ 22.16	0	\$	0.00
Office Manager	\$ 26.57	12	\$	318.88
Clerical	\$ 19.18	0	\$	0.00
	\$ -	0	\$	0.00
	\$ -	0	\$	0.00
	\$ -	0	\$	0.00
	\$ -	0	\$	0.00
	\$ -	0	\$	0.00
	\$ -	0	\$	0.00
TOTAL				\$ 24,949.70
6. OVERHEAD (Combined Fringe Benefits & Administrative)	Overhead Rate 175.00%			\$ 43,661.98
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)				\$ 68,611.68
8. PROFIT: Labor Related Costs (Item 7)	10%	x		\$ 6,861.17
SUB-TOTAL SALARY RELATED COSTS				\$ 75,472.85
PART III - OTHER COSTS				
9. MISCELLANEOUS DIRECT COSTS	Misc. Direct Expenses (Lump Sum)	1	\$ 1,500.00	\$ 1,500.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL				\$ 1,500.00
10. SUBCONTRACTS (Lump Sum)				\$ -
				\$ -
				\$ -
				\$ -
SUB-CONTRACT SUB-TOTAL				\$ -
PART IV - SUMMARY				
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)				\$ 76,972.85

**Exhibit A - Page 1 of 1
CONTRACT FEE SUMMARY FOR
Jacksonville Riverfront Plaza**

PART I - GENERAL				
1. Project -	Jacksonville Riverfront Plaza			
3. Name of Consultant	RIB US Cost			
4. Date of Proposal	11/5/2021			
2. Project Number				
PART II - LABOR RELATED COSTS				
5. DIRECT LABOR	Project Manager - Cost Estimate	Hourly Rate	Estimated Hours	Estimated Cost
	Senior Estimator	\$ 81.89	14	\$ 1,146.46
	Estimator	\$ 61.39	276	\$ 16,943.64
		\$ 48.40	48	\$ 2,323.20
TOTAL DIRECT LABOR \$ 20,413.30				
6. OVERHEAD (Combined Fringe Benefits & Administrative)	Overhead Rate 119.57%			
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)	\$ 24,408.18			
8. PROFIT: Labor Related Costs (Item 7)	10% x \$ 4,482.15			
SUB-TOTAL SALARY RELATED COSTS \$ 49,303.63				
PART III - OTHER COSTS				
9. MISCELLANEOUS DIRECT COSTS	Misc. Direct Expenses (Lump Sum)			
10. SUBCONTRACTS (Lump Sum)				
SUB-CONTRACT SUB-TOTAL \$ -				
PART IV - SUMMARY				
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10) \$ 49,303.63				

Exhibit A - Page 1 of 1
 CONTRACT FEE SUMMARY FOR
 Jacksonville Riverfront Plaza

PART I - GENERAL				
1. Project -	Jacksonville Riverfront Plaza			
2. Project Number	Jacksonville Riverfront Plaza			
3. Name of Consultant	McVeigh and Mangum			
4. Date of Proposal				
PART II - LABOR RELATED COSTS				
5. DIRECT LABOR	Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
Principal	\$ 86.54	18	\$ 1,557.72	
PM	\$ 67.31	52	\$ 3,500.12	
Sr. Project Eng	\$ 47.12	63	\$ 2,968.56	
Engineer	\$ 41.71	104	\$ 4,337.84	
Designer	\$ 39.23	160	\$ 6,276.80	
CADD	\$ 33.41	160	\$ 5,345.60	
Admin	\$ 20.50	36	\$ 738.00	
TOTAL DIRECT LABOR \$ 24,724.64				
6. OVERHEAD (Combined Fringe Benefits & Administrative)	Overhead Rate 157.00%			
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)	\$ 38,817.68			
8. PROFIT: Labor Related Costs (Item 7)	10% x \$ 6,354.23			
SUB-TOTAL SALARY RELATED COSTS \$ 69,896.56				
PART III - OTHER COSTS				
9. MISCELLANEOUS DIRECT COSTS	Misc. Direct Expenses (Lump Sum)			
10. SUBCONTRACTS (Lump Sum)				
SUB-CONTRACT SUB-TOTAL \$ -				
PART IV - SUMMARY				
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10) \$ 69,896.56				

PART I - GENERAL				
1. Project - Jacksonville Riverront Park				
3. Name of Consultant Meskel & Associates Engineering, PLLC				
4. Date of Proposal November 5, 2021				
2. Project Number				
PART II - LABOR RELATED COSTS				
5. DIRECT LABOR		Estimated Hours	Hourly Rate	Estimated Cost
Principal	\$ 63.00	6	\$ 378.00	\$ 378.00
Senior Engineer	\$ 55.65	24	\$ 1,335.60	\$ 1,335.60
Project Engineer	\$ 37.50	50	\$ 1,875.00	\$ 1,875.00
Staff Engineer, EI	\$ 25.50	110	\$ 2,805.00	\$ 2,805.00
Senior Field Technician	\$ 26.00	36	\$ 936.00	\$ 936.00
Senior Driller	\$ 28.50	8	\$ 228.00	\$ 228.00
Driller	\$ 19.00	8	\$ 152.00	\$ 152.00
Draftsperson/CADD Operator	\$ 26.50	24	\$ 636.00	\$ 636.00
Clerical	\$ 18.50	10	\$ 185.00	\$ 185.00
				\$ 0.00
TOTAL DIRECT LABOR				\$ 8,530.60
6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 200.00%				
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)		\$ 17,061.20		
8. PROFIT: Labor Related Costs (Item 7) x 10%				
		\$ 2,559.18		
		\$ 25,591.80		
SUB-TOTAL SALARY RELATED COSTS				
		\$ 28,150.98		
PART III - OTHER COSTS				
9. MISCELLANEOUS DIRECT COSTS				
Misc. Direct Expenses (Lump Sum)	\$ 24,500.00	1 Lump Sum	\$ 24,500.00	\$ 24,500.00
Field Exploration & Testing	\$ 3,200.00	1 Lump Sum	\$ 3,200.00	\$ 3,200.00
Laboratory Testing	\$ 3,600.00	1 Lump Sum	\$ 3,600.00	\$ 3,600.00
GPR Exploration				
MISCELLANEOUS DIRECT COSTS SUB-TOTAL		\$ 31,300.00		
10. SUBCONTRACTS (Lump Sum)				
SUB-CONTRACT SUB-TOTAL		\$ -		
PART IV - SUMMARY				
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)		\$ 59,450.98		

Exhibit A - Page 1 of 1
 CONTRACT FEE SUMMARY FOR
 Jacksonville Riverfront Plaza

PART I - GENERAL			
1. Project - Jacksonville Landing		2. Project Number	
3. Name of Consultant - Martin Aquatic Design & Engineering		4. Date of Proposal	
		11/5/2021	
PART II - LABOR RELATED COSTS			
5. DIRECT LABOR			
Hourly Rate	Estimated Hours	Estimated Cost	TOTAL
\$ 108.17	8	\$ 865.36	
\$ 105.77	16	\$ 1,692.32	
\$ 60.82	48	\$ 2,919.36	
\$ 51.44	10	\$ 514.40	
\$ 48.61	30	\$ 1,458.30	
\$ 45.67	20	\$ 913.40	
\$ 36.00	40	\$ 1,440.00	
\$ 40.38	40	\$ 1,615.20	
\$ 27.60	60	\$ 1,656.00	
\$ 23.66	8	\$ 189.28	
6. OVERHEAD (Combined Fringe Benefits & Administrative)			
Overhead Rate 162.00%			
		\$ 21,487.06	
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)			
		\$ 34,750.68	
8. PROFIT: Labor Related Costs (Item 7)		15%	x
		\$ 5,212.60	
SUB-TOTAL SALARY RELATED COSTS		\$ 39,963.29	
PART III - OTHER COSTS			
9. MISCELLANEOUS DIRECT COSTS			
Misc. Direct Expenses (Lump Sum)		\$ 1,800.00	
10. SUBCONTRACTS (Lump Sum)			
		\$ -	
		\$ -	
		\$ -	
SUB-CONTRACT SUB-TOTAL		\$ -	
PART IV - SUMMARY			
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)		\$ 41,763.29	

Exhibit A - Page 1 of 1
 CONTRACT FEE SUMMARY FOR
 Jacksonville Riverfront Plaza

PART I - GENERAL				
1. Project -	Jacksonville Riverfront Plaza			
2. Project Number	Jacksonville Riverfront Plaza			
3. Name of Consultant	Socotec Consulting, Inc.			
4. Date of Proposal	11/5/2021			
PART II - LABOR RELATED COSTS				
5. DIRECT LABOR				
	Hourly	Estimated	Hours	Estimated
Principal	\$ 93.57	\$	38	3,555.66
Consultant	\$ 46.49	\$	40	1,859.60
Inspector	\$ 33.65	\$	14.25	479.51
TOTAL				
TOTAL DIRECT LABOR \$ 5,894.77				
6. OVERHEAD (Combined Fringe Benefits & Administrative)				
Overhead Rate 174.00%				
7. SUBTOTAL: Labor + Overhead (Items 5 & 6) \$ 10,256.90				
8. PROFIT: Labor Related Costs (Item 7) \$ 16,151.68				
10% x \$ 16,151.68 = \$ 1,615.17				
SUB-TOTAL SALARY RELATED COSTS \$ 17,766.84				
PART III - OTHER COSTS				
9. MISCELLANEOUS DIRECT COSTS				
Misc. Direct Expenses (Lump Sum)				
10. SUBCONTRACTS (Lump Sum)				
SUB-CONTRACT SUB-TOTAL \$ -				
PART IV - SUMMARY				
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10) \$ 17,766.84				

Exhibit A - Page 1 of 1
 CONTRACT FEE SUMMARY FOR
 Jacksonville Riverfront Plaza

PART I - GENERAL	
1. Project - Jacksonville Riverfront Plaza	2. Project Number
3. Name of Consultant Cody's Professional Surveying & Mapping, Inc.	4. Date of Proposal 10/11/2021
PART II - LABOR RELATED COSTS	
5. DIRECT LABOR	
Principal	Hourly Rate
Field Crew (3 Man)	Estimated Hours
CADD Technician	Estimated Cost
Registered Surveyor	
Clerical	
	TOTAL
\$ 27.25	\$ 54.50
\$ 42.00	\$ 4,872.00
\$ 24.00	\$ 672.00
\$ 27.25	\$ 218.00
\$ 15.00	\$ 75.00
5	
8	
28	
116	
2	
TOTAL DIRECT LABOR \$ 5,891.50	
6. OVERHEAD (Combined Fringe Benefits & Administrative) Overhead Rate 167.00%	
7. SUBTOTAL: Labor + Overhead (Items 5 & 6) \$ 9,838.81	
8. PROFIT: Labor Related Costs (Item 7) x 10% \$ 1,569.69	
SUB-TOTAL SALARY RELATED COSTS \$ 17,300.00	
PART III - OTHER COSTS	
9. MISCELLANEOUS DIRECT COSTS	
Misc. Direct Expenses (Lump Sum)	
Original Media - 24"x36" Signed and Sealed Copies	\$ 80.00
Shipping	\$ 15.00
1	\$ 15.00
20	\$ 80.00
MISCELLANEOUS DIRECT COSTS SUB-TOTAL \$ 95.00	
10. SUBCONTRACTS (Lump Sum)	
SUB-CONTRACT SUB-TOTAL \$ -	
PART IV - SUMMARY	
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10) \$ 17,395.00	

Exhibit A - Page 1 of 1
 CONTRACT FEE SUMMARY FOR
 Jacksonville Riverfront Plaza

PART I - GENERAL	
1. Project - Jacksonville Riverfront Plaza	
2. Project Number	
3. Name of Consultant	Applied Technology and Management (ATM)
4. Date of Proposal	Rev 11/4/2021
PART II - LABOR RELATED COSTS	
5. DIRECT LABOR	
Senior Principal	\$ 68.02
Senior Engineer/Project Manager	\$ 57.73
Project Professional	\$ 42.45
Professional	\$ 34.74
Staff Professional/Engineer Intern	\$ 32.21
Designer/Sr. CADD Technician	\$ 28.94
Technical Editor	\$ 34.84
Administrative	\$ 24.34
Hourly Rate	Estimated
Hours	Estimated
Cost	Estimated
TOTAL	\$ 2,040.60
Senior Principal	30
Senior Engineer/Project Manager	1
Project Professional	1
Professional	1
Staff Professional/Engineer Intern	15
Designer/Sr. CADD Technician	2
Technical Editor	
Administrative	
TOTAL DIRECT LABOR	\$ 2,710.56
6. OVERHEAD (Combined Fringe Benefits & Administrative)	
Overhead Rate 200.00%	
7. SUBTOTAL: Labor + Overhead (Items 5 & 6)	\$ 8,131.68
8. PROFIT: Labor Related Costs (Item 7)	10% x \$ 813.17
SUB-TOTAL SALARY RELATED COSTS	\$ 8,944.85
PART III - OTHER COSTS	
9. MISCELLANEOUS DIRECT COSTS	
Misc. Direct Expenses (Lump Sum)	\$ 355.15
10. SUBCONTRACTS (Lump Sum)	
SUB-CONTRACT SUB-TOTAL	\$ -
PART IV - SUMMARY	
TOTAL LUMP SUM AMOUNT (Items 5, 6, 8, 9 and 10)	\$ 9,300.00

Exhibit D

Consultant Proposals

The deadlines above are contingent both upon the design team and the client approvals process. The overall design direction for the park design shall be set by 01.1.22, and review periods are anticipated to be two weeks after each submittal. Delays in owner direction upon agreed upon periods, may require adjustments to the overall project schedule. GAI anticipates the project team deadlines will be extended by the City based on any delay as a result of the City's actions.

Based on the above, GAI proposes to provide landscape architecture, civil engineering, and permitting services as further outlined below.

- 10.01.21 - Anticipated Notice to Proceed
- 11.01.21 - Riverwalk Design Presentation (30-day mark)
- 12.01.21 - Hogan Corridor Presentation Riverwalk (60-day mark)
- 1.01.22 - Direction from client on Riverwalk and Hogan Street
- 3.13.22 - 60% construction Documents
- 6.01.22 - 80% Construction Documents
- 9.30.22 - 100% construction Documents(Bid Set)

We understand the project schedule to be as follows.

The Jacksonville Riverfront Plaza is a destination park including, a one-of-kind playground, a water feature, retail and park pavilions, cafes, an iconic sculpture, gardens, event lawn and much more. GAI's role on the project will be as project civil engineer and landscape architect of record as a subcontractor to Perkins&Will (P&W) for the overall park. GAI is not providing any other discipline services for this project other than civil engineering and landscape architecture.

Background

Please find herein an assumed landscape architecture, civil engineering, and permitting scope of work memorandum and fee budget for the subject project. We have based our scope of work on the overall Perkins&Will (P&W) scope of work document provided to GAI as was submitted to the city of Jacksonville (City). We have included some general assumptions and a list of exclusions at the bottom of this memo for your use as part of consolidating an overall project budget for your submittal to the City.

Date:	November 5, 2021
Project No.	A150096.00
To:	Micah Lipscomb
From:	Nick Mousa
CC:	Pete Secher, Frank Bellomo, Donald Wishart
Subject:	GAI Consultants, Inc. Scope of Work Memorandum – Riverfront Park (v3)

MEMO



Landscape Architecture

GAI's scope of work for the landscape architectural portion of the project will entail the overall Park design and documentation only as follows:

- o The P&W team will be responsible for the overall Park Design Refinement from the 0% Design Competition Submittal through 100% Construction Documentation.
 - GAI's participation with the P&W team during the Design Refinement phase in a review, informational and observation capacity in order to maintain project knowledge prior to taking responsibility for advancing the construction documentation from 60% to the 100% CD's (Bid Set).
 - o Park scope will include: Pedestrian open spaces, paths and plazas, an interactive water feature, playground, activity lawn, beer garden, view terraces and waterfront promenade.

Phase 1 – Design Refinement (30% CD's)

This Phase 1 task will be led by Perkins & Will, with attendance at team meetings and review sessions by GAI as noted below. GAI understands that the P&W team will provide two design alternatives for the Riverwalk area that engage the river while maintaining dock space. The P&W design team will reevaluate the scope and consultants needed for the Riverwalk area, based on the direction established by the client in the design refinement phase. This proposal assumes that the bulkhead will be maintained in its designed horizontal and vertical locations, and we are not including any river associated engineering consultants. The P&W team will provide two design alternatives for the Hogan Street Corridor including a mobility hub concept, integration of the steps of the Terry Theater and locations of building and playground elements. The design will be coordinated with adjacent out of scope elements such as the planned playground at the Performing Arts Center and the Hogan Street terminus shade structure.

Duration: 13 Weeks

Upon obtaining written Client approval to proceed, The P&W Team will schedule topographic and geotechnical surveys of the site and refine the design concept based on comments received and present a revised plan for review and comment. The P&W team will also begin programming for architecture and wayfinding.

Milestone Submittals:

- 11.1.21- Riverwalk concepts
- 12.1.21- Hogan St. Corridor, Civic stair/ ADA ramp concepts, building program and concept studies, Park Programming recommendations, Storytelling and wayfinding studies.

Meetings

1. Team Meetings: The P&W Team will present concepts and related design information at two Team meetings and confirm budget and program requirements.

2. GAI will attend project team weekly calls during the design refinement phase (30%CD) phase of the project. These meetings will be attended virtually by GAI.

Site Visit

1. GAI will attend the team site visit to review and confirm existing site conditions and meet with key officials.

Design Refinement Review Sessions

1. GAI will attend one (1) interim internal design review sessions with P&W to help gain an understanding of the project direction and track progress on the P&W design advancement

MEMO





during this phase to help facilitate overall project knowledge of the design and plan evolution. It is assumed these review sessions will be virtual.

Phase 2 - Construction Documentation (60% CD's)

This Phase 2 Task will be led by Perkins & Will with attendance at team meetings and review sessions by GAL as noted below.

Overall Tasks:

1. Park Documentation

- a. Construction documents will be provided at a 60% level, incorporating comments from the review of the previous phase of work. The location of structures, paths, major elements, and other key elements will be set. Details, sections, elevations and plans will be provided to illustrate design intent and inform a cost estimate.

Duration: 10 Weeks

Upon obtaining written Client approval to proceed, the P&W team will begin work on Construction Documents. A set will be provided to the client for review and comment (pdf and one full size and one half-size hard copy).

- Milestone Submittal
3.15.22-60% CD

Meetings

Team Meetings: P&W will attend up to 3 (three) meetings/conference calls with the client to review program criteria, budgets, and scheduling.

- 1. GAL will attend project team weekly calls during the construction documents (60%CD) phase of the project. These meetings will be attended virtually by GAL.

Construction Document (60% CD) Review Sessions

- 1. GAL will attend one (1) internal construction document review session with the P&W team to help gain an understand of the project CD package and track progress on the P&W design advancement during this phase to help facilitate overall project knowledge of the design and construction document plan set. These meetings will be attended virtually by GAL.

- 2. GAL to review and comment on final 60% CD submission in a Bluebeam session to be provided and led by Perkins & Will. Focus of review will be on landscape architecture sheets and civil drawings as it relates to the park design. Perkins & Will to review and comment on entire set as well.

Phase 3 - Construction Documents (from 60% to 100%)

This Phase 3 Task will be led by GAL, with meetings and management calls led by P&W, as described below. P&W will provide 60% CD level drawings, which GAL will advance to final 100% CD's (Bid Set). The P&W Design Development Documents (60% CD's) shall consist of drawings and other documents including plans, sections, elevations, typical construction details, and diagrammatic layouts to fix and describe the size and character of the Project for all park elements. The Design Development Documents shall identify major materials and systems and establish, in general, their quality levels.



MEMO

Construction Documentation (80% and 100% CD's)

Overall Tasks:

1. Park Documentation
 - a. 80% CD's - Landscape and hardscape plans and details will be advanced and refined to a 90% CD level to inform cost estimate, incorporating comments from the review of the previous phase of work. Project budget will be set based on this set of plans.
 - b. 100% CD's (Bid set) - Complete construction documents suitable for permitting and bidding by contractors will be provided.

Duration: 29 Weeks

Upon obtaining written Client approval to proceed, our team will continue work on Construction Documents. At each milestone, a set will be provided to the client for review and comment (pdf and one full size and one half-size hard copy).

Milestone submittals

- 6.1.22-80% CD
- 9.30.22-100% (Bid Set)

Meetings - Perkins & Will, as the Prime Consultant, will be responsible for setting and conducting the project meetings and biweekly project management calls.

1. P&W will attend up to 6 (six) meetings/conference calls with the client to review program criteria, budgets, and scheduling.

2. GAI will attend project team weekly calls during the this CD phase of the project. These meetings will be attended virtually by GAI.

3. The P&W team will conduct bi-weekly Project Management Calls with the City. The Perkins & Will project manager will participate in bi-weekly calls with the client's project manager to review progress and discuss outstanding issues. GAI will not attend these bi-weekly PM calls with the City during this phase of work.

Anticipated Deliverables:

- Park Elements (80% and 100%)

- Existing Conditions Plans
- Demolition Plans
- Tree Protection and Removal Plans
- Hardscape/Layout Plans (including materials and finishes)
- Hardscape/Layout Sections and Details
- Planting Plans
- Planting Details
- Irrigation Plans to be provided by Perkins & Will Consultant
- Plan enlargements, as needed.
- Specifications will be provided by GAI.
- A separate Water Feature designer (contracted directly with P&W) to provide complete design and documentation for the water feature element.

Civil Engineering Services

Utilizing the final Client approved site plan developed by P&W as part of the design refinement phase, and utilizing survey, and geotechnical information provided by P&W, GAI will prepare engineering plans and supporting calculations in accordance with the regulatory standards and good engineering practice. The plans may include the following sheets:

- Cover
- General Notes



- Pre-Development Drainage Plan
- Demolition Plan
- Site Geometry Plan
- Grading and Drainage Plan
- Utility Plan
- Sediment & Erosion Control Plan
- Appropriate details

GAI will provide progress plans necessary to meet the project milestones established by PW and the City. No fencing, monument signage, site electrical services, roadway design, street lighting, site lighting, or other site amenities are included in this proposal. Specifications will be provided via general notes on the plans and will reference City of Jacksonville, FDOT, and JEA specifications. No other specifications or bid solicitation documents will be generated.

GAI's utility coordination will consist of coordination with JEA to protect the on-site sewer utility, and to facilitate JEA's relocation of the on-site electric utility. The only other utility coordination required will be related to providing water and sewer service to the site, only.

GAI's civil engineering representative will attend the same meetings as GAI's landscape architects have outlined above. At a minimum, GAI Project Leadership will attend GAI milestone review meetings with the City of Jacksonville either virtually or in person.

Permitting Services

GAI will prepare the necessary documents and submit to the permitting agencies. Based on each agency's permitting process, GAI anticipates beginning the permit process no sooner than the 60% submittal, and no later than the 80% submittal with the goal that all approvals/permits from the following agencies should be in hand or be in the process of being issued by 10/1/22, so that project bidding can begin immediately by 10/1/22.

Anticipated Permit Agencies

- City of Jacksonville
- Development Services Division "10-set" Permit
- St. Johns River Water Management District (SJRWMD)
- ERP Permit
- Jacksonville Electric Authority (JEA)
- Water Approval
- Wastewater Approval
- Florida Department of Environmental Protection (FDEP)
- Potable Water Permit
- Environmental Quality Division (EQD)
- Wastewater Permit
- Florida Department of Transportation (FDOT)
- Utility Connection Permit, if required.

It is assumed that DDRB permitting is not required for this project based on the public design competition and public outreach performed to date.

GAI's resiliency efforts assume that the site design will focus on incorporating energy dissipation elements through the selection and design of landscape, hardscape, and other site design elements that serve a dual-purpose of providing energy dissipation. Any specially design such as structural



engineering to achieve this will be provided by others. Based on conversation with City Public Works and a review of the downtown outfall/drainage system, no water capture technologies are anticipated other than the previously planned bio-swales/rain garden features proposed as part of the conceptual design.

Exclusions:

In addition to the exclusions provided in the base P&W Scope of Work, GAI offers the following assumptions and exclusions:

- Parcel A is excluded from this scope of work.
- Stormwater Treatment Credits will be utilized for the site's stormwater treatment needs.
- Department of Health Permitting for water features will be by others.
- It is assumed that survey, geotechnical services, and a final project land plan will be completed by 1/1/22 in order for the GAI civil team to meet our 60% plan milestone.
- All soil consultant services are by others.
- All irrigation services are by others.
- All site lighting, electrical, site structural services and signage and wayfinding design are by others.
- It is assumed that existing utility stubs to the site are adequately sized and may be utilized.
- The civil engineer's scope will begin 5' outside of all building footprints
- GAI's scope can accommodate up to one (1) private lift station for the park's sanitary sewer needs, if required.
- Public (JEA Dedicated) lift station design is not anticipated to be required, and therefore excluded from this scope.
- Green / sustainable design is not included.
- No services other than those outlined above are included in this scope of work.
- GAI has included a reimbursable fee allowance for permit application fees. This does not cover meter fees, water/sewer connection fees, impact fees, or any other mitigation fees.

August 31, 2021
Revised October 15, 2021
Revised November 4, 2021

Perkins + Will
1315 Peachtree Street NE
Atlanta, GA 30309

Attn: Micah Lipscomb, Senior Landscape Architect/Senior Associate

RE: Northbank Lawn/Riverfront Plaza FKA Jacksonville Landing Design
Jacksonville, FL

Proposal for Structural Engineering Services

Dear Micah,

Thank you for inviting T.Y. Lin International to submit a proposal for structural engineering services for the Northbank Lawn/Riverfront Plaza FKA Jacksonville Landing, FL. Our proposal is based on your emails, the Design Competition Brief, and drawings received. We understand that the project is the development of a vibrant and iconic public space on the premier waterfront site in Downtown Jacksonville, Florida.

This proposal includes site improvements and two buildings. It should be noted that the proposed plan integrates the Beer Garden Pavilion / Bridge Connection building into a future developer parcel. This integration creates exciting urban space and will require careful delineation and coordination of the phasing and design of both sites. For the purposes of this proposal, it is assumed that the two parcels will be adjusted so that each is independent and can be constructed on independent schedules unless the projects proceed simultaneously.

Structural Scope

- Site Improvements
 - Landscape features-Assistance with detailing of landscape features to include:
 - Coordination and Interface with DOT
 - Coordination with Geotech to control Settlement at interface of deep and shallow foundation supported elements.
 - Civic Stairs (Structural Documents included with Jax Sculpture Foundations)
 - Fountains and Pump Rooms (structural documents included)
 - Misc. Stairs and ramps on grade
 - Site walls
 - Light Pole Foundations
 - Foundations for fences/ railings
 - Traffic Protection - Bollards, planters, etc
 - Destination Playground-Assistance with design of foundations for support of Playground equipment. Playground equipment design assumed to be

performed by manufacturer and foundation loads provided my manufacturer. Assistance with design of equipment may be provided, if needed, once the scope is defined

- o Plaza JAX Art Sculpture Foundations
 - Structural design of foundations and coordination of sculpture to foundation connection (T.Y. Lin International understands that the sculptor has a licensed structural engineer on the team for the design of the art piece who will establish wind loading through wind tunnel, or other means, and will provide foundation loading to T.Y. Lin International)
 - Coordination with Civic Stair and other landscape elements
- Beer Garden Pavilion / Bridge Connection (20,000 sf +/- programmed space)
 - o ALT: Temporary Steel Walkway

Assumptions and Exclusions:

1. All site structures will be fully documented on the landscape architect/ site civil documents. T.Y. Lin International will provide structural design drawings that graphically depict only the major elements in plan and will provide (structural notes, design details and schedules) to compliment the dimensioned drawings by others. Architectural/ Site drawings will provide elevations, sections showing finish materials, wall profiles and attachments to site features (fences, benches, light poles, etc). T.Y. Lin International will review the drawings by others and provide advice and markups as required to complete the structural design.
2. T.Y. Lin International will design structures that support landscape features and maintenance or emergency vehicle loading as prescribed by the design team. Landscape loads are to be identified on the landscape plans which must include the full weight of mature plantings. Site Civil drawings are to include travel paths and loadings for maintenance and emergency vehicles as appropriate.
3. T.Y. Lin International will be provided with geotechnical recommendations for new foundations and settlement control between deep and shallow foundations. Recommendations are to include specifications for specialty foundations, where recommended, to provide adequate support (vertical load uplift, and lateral load) for new structures and the sculpture.
4. T.Y. Lin International will be provided with REVIT or CAD Files with all pertinent information in a timely manner, including complex geometries, existing and proposed grade elevations, wall elevations, finish requirements, and utilities (existing and proposed) to allow final design and coordination with existing elements to remain and future features.
5. Demolition and temporary excavation drawings will be prepared by others. T.Y. Lin International can provide a review relative to the scope of proposed construction and protection of existing structures to remain, however that effort is not included in the current proposal.
6. Shoreline/ Seawall engineering is presumed to be provided by another design consultant.
7. All Design Loads on the Sculpture and its foundations are assumed to be established by others, including soliciting and administering wind tunnel studies as appropriate.

8. The Beer Garden Pavilion / Bridge Connection building will be adjusted so that it is independent of the adjacent developer parcel and can be constructed on independent schedules unless the projects proceed simultaneously.

Schedule

Per 8/24/2021 Schedule provided by P&W.

Design Refinement (SD) 12 weeks
 60% Permit Set (DD) 10 weeks
 90% Progress Set 10 weeks
 Permit and Bid (CD) included

Construction Administration (CA) excluded

Fee

Based on the project description above and the scope of services attached, T.Y. Lin International's proposed fee (including 10% profit) is allocated to the following scope areas and phases shown below:

Fee by Scope Area
 Landscape Features \$ 61,000
 Destination Playground \$ 26,000
 Plaza JAX Art Sculpture Foundations \$ 41,000
 Beer Garden Pavilion / Bridge Connection \$ 43,892

SUBTOTAL

\$ 171,892

Fee by Phase
 Project Kick Off, Concept Design 7%
 Schematic Design (SD) 13%
 Design Development (DD) 35%
 Construction Documents (CD) 45%
 Bidding & Negotiations (BN) excluded
 Construction Administration (CA)* excluded

TOTAL

100%

Reimbursable Expenses
 T.Y. Lin International shall be reimbursed at 1.1 times cost for the following expenses: reproduction, travel, messenger and courier service, and postage including overnight shipping costs. Estimated costs are \$5,500.00.

SCOPE OF SERVICES

T.Y. Lin International will provide the following scope of services.

- **Concept Design**
 - Work with the owner's geotechnical consultant to identify the scope of geotechnical investigations and recommendations needed. Evaluate potential concept level alternate structural foundation system options (as appropriate) for evaluation by the team for cost and coordination.
 - Collaborate with the Owner, Architect, and other design team members to evaluate structural alternatives and determine appropriate structural systems.

- **Schematic Design**
 - Attend meetings and participate in conference calls and video conferences as required.
 - Consult with other design team consultants under the direction of the Architect or Prime Consultant.
 - Perform necessary structural design calculations in accordance with the applicable building code.
 - Review and comment on cost estimates and construction schedules produced by others.
 - Prepare a Basis of Design (BOD) document that will include a narrative description of the proposed structural system(s) for the project, and the following:
 - Structural design parameters
 - Building code provisions including anticipated live loads based on occupancies provided by the Architect
 - Wind and seismic design parameters
 - Serviceability limitations such as inter-story and total building drift due to wind and seismic loads, gravity member deflection limitations, and anticipated facade support parameters

- **Design Development**
 - Update the BOD based on design advancement.
 - Perform necessary structural design calculations in accordance with the applicable building code.
 - Prepare structural documents, including foundation and framing plans, representative details, general notes, and outline specifications.
 - Attend design meetings and participate in conference calls and video conferences as required
 - Coordinate with other design team consultants under the direction of the Architect or Prime Consultant.
- Upon completion of Schematic Design, the owner will sign off on the parameters and provisions outlined in the BOD, including the applicable building code under which the project will be filed. T.Y. Lin International has the right to proceed with design efforts based on this sign-off.

- T.Y. Lin International's work during the Schematic Design phase will utilize background drawings provided by the Architect. (All production effort beyond Schematic Design will be performed using BIM/Revit Structure).

- Review and comment on cost estimates and construction schedules produced by others.
- Issue draft specifications (as clarified below)

Construction Documents

- Perform necessary structural design calculations in accordance with the applicable building code.
- Prepare Construction Documents including foundation and framing plans, details, and material specifications (as clarified below).
- Assist with the sizing of miscellaneous metals elements such as stair stringers, railings, and stanchions.
- The documentation (drawings, details, and specifications) of these elements shall be by the Architect or others.
- The ultimate responsibility for this documentation will be taken by the sub-contractor's engineer.
- Attend design coordination meetings and participate in conference calls and video conferences as required.
- Coordinate with other design team consultants under the direction of the Architect or Prime Consultant.
- Review and comment on cost estimates and construction schedules produced by others.

Bidding and Negotiation (Included)

- Assist the Owner, Owner's Representative and/or Construction Manager with the leveling of bids from contractors and sub-contractors.
- Respond to requests for information (RFIs) from bidders.
- Issue bid clarification documents as required.
- T.Y. Lin International's fee assumes one round of bidding. If multiple rounds of bidding are performed, T.Y. Lin International's services as outlined above shall be additional services after the first round of bidding and shall be invoiced on a timecard basis in accordance with our standard hourly rates.

Construction Administration (Excluded)

- Review structural submittals and shop drawings.
- Respond to contractor requests for information (RFIs).
- Prepare clarification sketches.
- Make site visits to observe general conformance with the Construction Documents
- Attend construction meetings as needed - T.Y. Lin International's regular attendance at weekly construction meetings will not be required.

Specifications

- T.Y. Lin International will provide specifications for structural trades only where they are the primary author (cast-in-place concrete, structural steel, metal decking, steel decking).
- T.Y. Lin International will review and edit specifications of other trades with structural content or requirements (miscellaneous metals, unit masonry, cold-formed steel, earthwork, etc.).
- Where specialty specifications are required as a result of recommendations by others (e.g. the geotechnical consultant recommends a specialty foundation system), the specification will be provided by others for review and coordination amongst the team.

- Where appropriate, the team will author specifications for delegated design or specialized trades (metal stairs, curtain wall, underpinning, etc.).
- In such cases, T.Y. Lin International will be provided with a specification and will provide the required edits and engineering data to allow the contractor to successfully complete our work.

Building Information Modeling (BIM)

- T.Y. Lin International will be using BIM (Revit Structure) to prepare documents for the project and will be an active participant in establishing the BIM Execution Plan (BEP). The BEP will outline the ownership in each stage and the use of model exchange logs, coordination meetings, and clash detection with Revit or Navisworks to identify design conflicts.

GENERAL ASSUMPTIONS

The following assumptions apply to our scope of work:

- Design services will be completed no more than 12 months after contract authorization, and construction will proceed without delay upon the completion of the CDs. In addition, substantial completion of the primary structure will be completed no more than 12 months after completion of the CDs.
- Project delivery will follow a traditional design-bid-build sequence and does not include early-release bid packages such as foundations or structural steel, or design-build or design-assist deliveries.
- Except where noted above, the project does not include the structural design or documentation of landscape or site structures outside the footprint of the building such as retaining walls, pergolas, water features, sidewalk vaults, or storm water detention structures.
- If/where design of site structures is included, T.Y. Lin International assumes that the dimensions (plan and section) will be documented on the architectural, landscape architecture or civil engineering drawings. T.Y. Lin International will perform structural design, and provide structural plan drawings (without dimensions), details, sections and notes. Drainage to be shown on architectural and civil drawings.
- The Architect or a sub-consultant to the Architect (other than T.Y. Lin International) shall design and document all building enclosures and waterproofing, including roofing and foundation waterproofing.
- The Architect or a sub-consultant to the Architect (other than T.Y. Lin International) shall design and document all façade elements including storefronts, curtainwalls, and other cladding materials.
- Underpinning and support of excavation (SOE), if required, will be designed by others. The means and methods of construction are integral to the design of underpinning and SOE, therefore, is designed by the foundation sub-contractor's engineer.
- When required to obtain project approval (i.e. it must be included in the design phase prior to a foundation sub-contractor being retained), the final design and documentation of underpinning or SOE will be provided by a structural engineer retained by the specialty foundation contractor.
- Any re-design or value-engineering required to bring the project within budget will occur before the commencement of the Construction Documents (CD) phase of design (i.e. during Schematic Design or Design Development).

- Significant design changes occurring after the start of CDs shall be an additional service for which T.Y. Lin International shall be reasonably compensated.
- T.Y. Lin International's regular attendance at weekly construction meetings will not be required.
- T.Y. Lin International assumes that field investigation and redesign due to contractor error will be reimbursed as an additional service to the base contract. T.Y. Lin International takes no responsibility for any construction cost or schedule impacts caused by redesigns, due to unforeseen conditions.

GENERAL EXCLUSIONS

The following exclusions apply to T.Y. Lin International's scope of services:

- Code consulting
- Special inspections
- Cost estimating
- Geotechnical engineering and borings
- Expediting services
- Value-engineering work based on market forces beyond our control
- Design of all means-and-methods of construction, including temporary structures such as sheeting, shoring, bracing, support of excavation and underpinning.
- Construction cost or schedule impacts caused by redesigns, due to unforeseen conditions

Terms and Conditions

Please note that this agreement shall be governed by the terms and conditions on the last page.

Thank you for the opportunity to provide a proposal for the Northbank Lawn/Riverfront Plaza FKA Jacksonville Landing Design Competition. If you have any questions regarding this proposal, the scope of services on the following pages, or the project in general, please do not hesitate to contact us.

Sincerely,



Ram Balasubramanian
Associate Vice President

Robert J. Radley
Sr. Vice President



The Omega Group, INC | Be Brilliant

OHMEGA



1756 Silver Street
Jacksonville, Florida 32206
T | 904 807 6512
W | OhmegaGroup.com

November 4, 2021

Mr. Micah Lipscomb
Sr. Landscape Arch, Senior Associate
Perkins & Will

806 Douglas Road, Suite 300
Coral Gables, FL 33134

Jacksonville Northbank Lawn / Riverfront Plaza Park
Jacksonville, Florida
Proposal for Electrical Engineering Consulting Services
5th Revision

Dear Micah,

In response to your request on August 26, 2021 (request to reduce fee 11/4/21), and in response to your immediate needs, we are pleased to submit this proposal for electrical engineering consulting services for the subject project. Please review the scope of work for compliance with your objectives. If the scope and fee are satisfactory, please sign and return a copy of this document to **OHMEGA**. Receipt of this signed document from the Client and frozen architectural, landscape and civil background templates will constitute a notice-to-proceed for the production of engineering drawings and specifications under the terms of this proposal. Work will not commence without this signed proposal.

1. Scope of Work

Provide electrical engineering design services for the construction of a new riverfront park in Jacksonville, Florida. As we understand it, the project will consist of the design elements:

- A. Overall Park
 - 1. Utility electrical service
 - 2. Electrical power distribution
 - 3. Power supply to water feature equipment room(s)
 - 4. Convenience power and raceway infrastructure
 - 5. General site and security LED lighting & controls
 - 6. Lighting Photometric Studies
 - 7. Telecommunications infrastructure for Security Cameras
 - 8. Telecommunications infrastructure for Wi-Fi
- B. Sculpture
 - 1. ~~Color-changing LED-enhancement-lighting-&-controls~~
 - 2. Lighting Equipment Layout, Circuiting & Details
 - 3. Beer Garden Pavilion (20,000 SF)
- C. Power supply to and throughout the building
 - 1. Power supply to and throughout the building
 - 2. Power supply to building facade signage locations



- 3. Power supply for fixtures and outlets to warm shell spaces for future tenant buildout
- 4. Complete electrical design for restrooms
- 5. Complete electrical design for telecommunications room

D. Parcel A Building (13,000SF)

- 1. Power supply to and throughout the building
- 2. Power supply to building facade signage locations
- 3. Power supply for fixtures and outlets to warm shell spaces for future tenant buildout (offices, storage, mechanical room)
- 4. Complete electrical design for restrooms
- 5. Complete electrical design for telecommunications room

E. Streetscape at Hogan Street & Independent Drive

- 1. Lighting pole layout
 - 2. Lighting controls
 - 3. Power supply to lighting locations
- “To reduce the fee, we have reduced the scope of work for the buildings as outlined below:
 Parcel A Park building will now be a simpler one-story building with an approximate area of 13,000 SF and a programmatic rooftop. In the scope assumptions I previously shared with you this was a 30,000 GSF building with a complicated ramp up from the landscape. The roof will only be accessed by elevators/stairs now potentially.
 Beer Garden Pavilion will be 20,000 SF max, as opposed to the 23,560 SF assumed size previously assumed. Bidder RFI responses are now in scope. CA services are still excluded.”

The architect will provide all CAD/Revit background drawings as required to complete the scope. CAD/Revit drawings and specifications will be provided as project deliverables. The following deliverables schedule will be incorporated as follows:

- December 10, 2021 - Schematic design for 2 buildings only
- March 15, 2022 - 60% CD
- June 1 - 90% CD
- Sept. 30 - Bid Set (essentially 100% - no stamps)
- Late fall (2022) - 100% CD for construction with stamp

The following tasks will be performed under the terms of this proposal.

- A. Initial Site Investigation
- B. Project Kick-off and Review Meetings
- C. Lighting design including:
 - 1. Interior lighting
 - 2. Roadway street lighting
 - 3. Photometric calculations based on the requirements of IESNA, COJ Building Department and the Illuminating Engineering Society of North America (IESNA)
 - 4. Lighting controls for energy-efficient use of lighting
- D. Power distribution system including:
 - 1. Service entrance and utility coordination
 - 2. Electrical circuiting, risers and panel schedules
 - 3. Electrical load calculations
- E. Fire Alarm System, as required by Code
- F. Voice & Data communications infrastructure (cabling & outlets only)
- G. Security/CCTV Design
- H. Lighting Protection System Design
- I. Code Compliance:

- 1. National Electric Code (NFPA 70), latest version
- 2. Florida Building Code (FBC), latest version
- 3. COJ Building Department
- 4. National Fire Alarm Code (NFPA 72), latest version
- J. Technical Specifications
- K. Professional Engineer Sign & Seal of permit documents
- L. Bidding (RFI Responses only)

II. Exclusions / Additional Services

The following items are not included in the base Scope of Work:

- A. Client Changes after Final Documents
- B. Estimates of Probable Construction Cost (Cost Opinion)
 - 1. In providing estimates of probable construction cost, the Client understands that the Consultant has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that the Consultant's estimates of probable construction costs are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied, that the bids or the negotiated cost of the Work will not vary from the Consultant's estimate of probable construction cost. This Consultant suggests that the Client should consider retaining an independent cost estimator at the Client's expense:
 - a. A cost estimator can be more precise than this Consultant, and
 - b. If the Client declines to do this, he or she acknowledges that any estimate of probable cost provided by this Consultant is subject to revision and refinement throughout the design and construction process and will not be construed as a guaranteed maximum price
- C. Bidding Phase Services
- D. Construction Administration Services, including:
 - 1. Response to contractor RFIs
 - 2. Construction site visits (## each)
 - 3. Attend construction meetings
 - 4. Shop drawing review
 - 5. Final inspection & punch list

III. Fee

OMEGA proposes to furnish the aforementioned professional consulting services in accordance with the above conditions for the sum of Seventy-Six Thousand Nine Hundred Seventy-Three Dollars (US\$ 76,973) for design and bidding phase services. The fee is broken down as follows:

SUMMARY	DIRECT LABOR	EXPENSES	TOTAL	HOURS	% OF FEE
JAX PARK - OVERALL	\$37,096.30	\$0.00	\$37,096.30	251.5	48.19%
JAX PARK - SCULPTURE	\$18,793.06	\$0.00	\$18,793.06	122	24.42%
JAX PARK - BEER GARDEN PAVILLION	\$19,583.50	\$0.00	\$19,583.50	125	25.44%
JAX PARK - PARCEL A BUILDING	\$0.00	\$0.00	\$0.00	0	0.00%
REIMBURSABLE EXPENSES		\$1,500.00	\$1,500.00		1.95%
	\$75,472.85	\$1,500.00	\$76,972.85	498.5	100.00%

Should scope of services change or additional services be required such as additional design submission estimates, design alternates estimates, value engineering, construction scheduling or analysis workshops, then these would be available upon request, on a time and material basis.

- Hazardous Material Abatement
- Dredging
- Sculpture
- Tenant fit out
- River floating dock
- Parcel A include building
- Project Scheduling and analysis
- Economic Analysis, Life Cycle Costing
- Value Engineering or Analysis including
- Constructability and Phasing Analysis
- River front improvement

Exclusions to proposed services fee are:

1. Destination Playground
 2. Civic lawn
 3. Sculpture Plaza - not including the sculpture by Artist
 4. Beer Garden
 5. The cut - only hardscape - not including dredging or concrete wall
 6. Laura St Plaza
 7. Beer Garden Pavilion Core and Shell 16,000 sf to 23,000 sf
- The project is approximately 7-8 acres of riverfront park to include these features:

- SD (Park and Beer Garden Pavilion)
 - 60% CD (Park and Beer Garden Pavilion)
 - 80% CD (Park and Beer Garden Pavilion)
- Digital report reproduction, estimate delivered via email
 Should scope change then current fee is no longer valid
 One estimate, per submittal, utilizing commercially available estimating software.

Provide an Independent Cost Estimate (ICE) for the Jacksonville Riverfront, at Jacksonville FL, for this submissions:

Task Description

Thank you for considering RIB US Cost for this task. Please see the attached fee proposals for cost estimating services on the above referenced project. Please review the following proposal to see if it matches your expectations for the estimating support you require.

Subject: Jacksonville Riverfront
 Jacksonville FL
 Proposal for Cost Estimating and Scheduling Services

Attn: Micah Lipscomb

Perkins&Will
 806 Douglas Rd, Suite 300
 Coral Gables, FL 33134

November 5, 2021



RIB U S Cost
 1200 Abernathy Road, Suite 950
 Atlanta, GA 30328

T +1 770-481-1600
 F +1 770-481-1640
 www.rib-uscost.com

CC: File, WM

RIB U.S. Cost
Vice President
Andreas Kristanto, CCP



Sincerely,

Andreas.Kristanto@rib-uscost.com.

We look forward to working with you on this project. Please feel free to contact me if additional information is needed or if there are any questions. I may be reached at 770-481-1621 or via email me at

Base Fee	Total	
SD (Park and Beer Garden Pavilion)	\$	17,003
60% CD (Park and Beer Garden Pavilion)	\$	17,831
80% CD (Park and Beer Garden Pavilion)	\$	14,470
TOTAL LS AMOUNT	\$	49,304

We will need 2 weeks to do cost estimate after receiving all documents.

RIBUSC proposes a LS Base fee for providing the services as described above in the amount of \$49,304 as summarized below:

Base Proposal Estimating Services:



RIB U.S. Cost
1200 Abernathy Road, Suite 950
Atlanta, GA 30328

T - 1 770-481-1600
F + 1 770-481-1640
www.rib-uscost.com

The following items are not included in the basic services outlined herein: any activities beyond document preparation and construction phase services outlined above; project representation and construction observation on a full-time basis, or to any greater degree than that described herein; work by other architectural and engineering disciplines other than listed above; changes to the project design at the direction of the owner if the direction for such change requires revision to prior approved design; electrical engineering; fire protection engineering; commissioning; or site photometrics verification services; specialty piping such as medical gas, compressed air, fluid handling systems, vehicle exhaust

SERVICES NOT INCLUDED IN BASIC FEE

The scope of work is to provide mechanical (HVAC & Plumbing) engineering services for the design and production of construction documents. Our fee includes attending up to 5 design review meetings. Our proposed scope of services does not include construction phase services, but those services can be provided for an additional fee once the design is solidified and construction timeline is better understood. The scope of mechanical and plumbing design services shall be limited to domestic water, sanitary sewer, grease waste and fuel gas services (if applicable) subbed into individual tenant spaces for future tenant connection, HVAC load estimates/calculations, HVAC equipment selections and associated mechanical energy code compliance calculations.

SCOPE OF WORK

The project includes new construction of two areas of work identified in preliminary design documents as the Jacksonville Riverfront Park Beer Garden Pavilion (~20,000 SF). The Beer Garden Pavilion is understood to include public restrooms, a service corridor to a nearby parking deck, and a warm dark shell buildout intended for future retail tenants.

DESCRIPTION OF PROJECT

We appreciate this opportunity to present a proposal to provide engineering services for the above-referenced project.

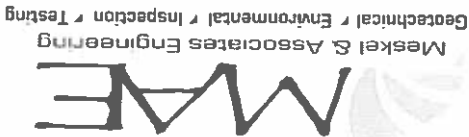
Dear Mr. Lipscomb:

Re: JAX Riverfront Park
Jacksonville, FL

Mr. Micah Lipscomb
Perkins & Will
1315 Peachtree St NE
Atlanta, Georgia 30309

November 5, 2021





October 18, 2021
Revised November 5, 2021

Mr. Micah Lipscomb
Perkins & Will

2800 Ponce De Leon Boulevard, Suite 1300
Coral Gables, Florida 33134

Subject: Revised Proposal for Geotechnical Exploration and Engineering Services
Jacksonville Riverfront Park
Jacksonville, Florida
MAE Proposal No. 005921.3

Dear Mr. Lipscomb:

Meskel & Associates Engineering, PLLC (MAE) is pleased to present this proposal to provide the geotechnical exploration and engineering services for the subject project. We have been provided with several conceptual plans and other project information showing the potential design features of this project as noted below:

- Scope development plans prepared by Perkins & Will last, undated,
- The OneParklax presentation document,
- The Northbank Lawn/Riverfront Plaza Design-Development Plans dated June 22, 2021, prepared by Perkins & Will.

Based on the revised details of the proposed park as discussed November 4, 2021, and noted in your email of the same date, we understand the project will now include 4 distinct development areas as the Parcel A – Park Pavilion area has been eliminated from this scope:

- Beer Garden Pavilion. This area of the Park is near the southeast corner and will include a 23,500-square-foot area consisting of walkways and greenspace with a covered retail area bordering the Parcel B area.
- Destination Playground. An area near the southwest corner of the Park approximately 30,000 square feet that will contain walkways, possible elevated boardwalk and play structures of varying height and lateral dimensions. Current plans show the Playground to be located near the southwest corner of the park. However, we understand it may be relocated to the northwest corner to where the plans now show as the Parcel A Park Pavilion.
- Sculpture Plaza. This area will contain the iconic sculpture supported on a platform elevated approximately 10 feet above finished grade on structural fill. A walkway will gradually approach the sculpture from the north, while concrete stairs will access the sculpture pad from the south.
- Civic Lawn. This area will extend from the west boundary of the Park towards the center and will consist of a grassed and maintained lawn. The area will be raised up to 3 feet above current grades.

The objective of the geotechnical exploration is to provide site and subsurface information to evaluate the subsurface conditions at the site for the proposed construction. Based on the provided information, we propose the following field services:



Test Location	Test No. & Type	Test Depth ft below ground surface
Bier Garden Pavilion	6 SPT*	3 to 60', 3 to 35'
Destination Playground	6 SPT*	3 to 35', 3 to 15'
Sculpture Plaza	6 SPT*	2 to 60' (Sculpture/Stairs) 4 to 15-30' (embankment)
Civic Lawn	10 SPT*	10 to 10'

*Standard Penetration Test (SPT) Boring

In addition to the soil borings, we will contract with GeoView, Inc. to perform a geophysical investigation of the site. This will use a combination of Time Domain Electromagnetics (TDEM) and Ground Penetrating Radar (GPR) to locate remnants of the previous development that will need remediation during construction. The first phase of this program will use the TDEM to collect data at 1 to 2 foot intervals along transects spaced approximately 10 feet apart to determine the presence of metallic debris. Phase 2 will use GPR to confirm the TDEM results and help distinguish between metallic and non-metallic debris. Test pits would be located to confirm the findings.

In accordance with Florida law, we will attempt to locate existing underground utilities at the site by utilizing the Sunshine State One-Call (SSOC) system. Any private utilities not included in the SSOC system will need to be located by the property Owner. Once the SPT borings are completed, they will be backfilled with a cement grout. Any borings within existing pavements will be capped with an asphalt cold-patch material. The test pits will be backfilled with the excavated soil cuttings. Any remnants of previous foundations or other debris will be left at the surface to be disposed of by others. We will take all reasonable precautions to prevent damage to property and will reasonably restore the site to the condition existing prior to the start of our fieldwork.

The recovered soil samples will be described in the field by the field crew. The field logs and samples will be delivered to our laboratory where the logs will be reviewed and the samples classified by a geotechnical engineer. Laboratory classification and index property tests will be performed as necessary on selected soil samples to confirm the soil classification and provide engineering characteristics to estimate compressibility.

A geotechnical engineer, licensed in the State of Florida, will direct the geotechnical exploration and provide an engineering evaluation of the subsurface conditions encountered at the boring locations. The results of the exploration and engineering evaluation will be documented in a report that will include the following:

- Our understanding of the planned construction,
- The observed site conditions, such as topography, surface vegetation, etc. as they relate to the anticipated construction,
- The field and laboratory test procedures used and the results obtained,
- The encountered subsurface conditions, including subsurface profiles, measured groundwater levels, and estimated geotechnical engineering properties, as necessary,
- The report submitted to us by GeoView will be included as an Appendix item, and the results of any test pits in support of their findings will be included,

- A geotechnical engineering evaluation of the site and subsurface conditions with respect to the anticipated construction,

- An estimate of the Seasonal High Groundwater Level for the site,

- Recommendations for soil parameters to be used for design of underground structures,

- Recommendations for shallow and deep foundation systems common in this market for the proposed construction and the associated design parameters, including our estimate of the performance of the foundation systems,

- Recommendations for reuse of the soils excavated from the site as fill soil, and

- Recommendations for testing required during site preparation and earthwork construction.

Based on the scope of the services outlined above, we propose to complete our work for a not-to-exceed fee of \$59,450.98. Our Fee Summary is attached to this proposal. This fee assumes one mobilization of our equipment to the site and includes submittal of an electronic copy of the report. Bound, paper copies can be provided at an additional cost of \$200 per copy. We will contact you immediately if we encounter subsurface conditions that could require the borings to be advanced to deeper depths, and/or if additional engineering analysis/evaluation outside the scope of this proposal is necessary.

A returned copy of the attached authorization sheet will authorize our work. Our work will be performed in accordance with our General Conditions, a copy of which is attached to and made a part of this proposal. We understand that Notice to Proceed will be provided by November 22, 2021. The geophysical investigation is scheduled for November 29 and 30. Direction on the final location of the Destination Playground will be provided by December 3, 2021. Once this direction is received, we will stake the boring locations and submit a utility locate request. We will mobilize our field crew to the site within one week once the utilities have been marked and located. We anticipate that the field work will take 10 to 12 days to complete, weather permitting. Laboratory testing will take up to 5 days following completion of the field work depending on the amount of lab testing assigned. We understand that our geotechnical report is due January 21, 2022.

We appreciate this opportunity to provide this proposal for your project. If you have any questions concerning this proposal, or if we can serve you in any other way, please contact me.

Sincerely,

MESKEL & ASSOCIATES ENGINEERING, PLLC

P. Rodney Mank, P.E.

Principal Engineer

Attachment: MAE Fee Summary

Distribution: Mr. Micah Lipscomb, Perkins & Will

One (1) e-mail copy

05 November 2021 - Revised
Presented To: Perkins & Will
Jacksonville, Florida

Jacksonville Landing

MARTIN
AQUATIC
DESIGN & ENGINEERING



Jacksonville Landing Water Features
 Aquatic Scope of Services

Project: Jacksonville Landing Water Features – Jacksonville, Florida
Date: 5 November 2021 – Revised
To: Micah Lipscomb, Perkins & Will
From: Josh Martin, Martin Aquatic Design & Engineering
Subject: Martin Aquatic proposal for water feature engineering

1. Project Description

Martin Aquatic's understanding of the project is that Jacksonville Landing Water Features is a new public park redevelopment in Duval County, Florida. The project may feature one (1) water features as outlined below.

1. Splash Pad – 1,700 SF
 - a. This feature will include deck-level nozzles only. The feature will have LED lights integrated into the deck nozzles. In addition, the nozzles will be capable of being sequenced with individual nozzle control.

Martin Aquatic understands that the project is currently working towards a design development package. We will support the Perkins & Will Team during the following phases.

2. Pre-Design – Design Refinement / Validation Support (no formal submission)

The Martin Aquatic engineering team will support Perkins & Will during the Design Refinement Stage. These services will include preliminary technical narratives, code review, and feasibility support/review. Martin Aquatic will not prepare any formal documents during this

Key Tasks/Included items during Initial Schematic Design

Item #	Design Phase Meetings & Coordination	SD
1.01	Attend/participate virtually (remotely) in no more than two (2) design coordination meetings directly related to aquatics	<input checked="" type="checkbox"/>
1.02	Attend zero (0) on-site meetings, face to face work sessions, coordination sessions, site walks, design charrettes located outside of Orlando, Florida	<input checked="" type="checkbox"/>
2.00	Engineering: Specific Task Per Design Phase	SD
2.01	Aquatic Reports & Narratives	
2.01	Code Analysis/Review	<input checked="" type="checkbox"/>
2.03	Narratives on each aquatic feature, mechanical filtration, and chemical treatment system	<input checked="" type="checkbox"/>
2.07	Graphical aquatic feature edge conditions (beams) booklet	<input checked="" type="checkbox"/>

Jacksonville Landing Water Features
Aquatic Scope of Services

3. Engineering Stage: Design Development

The engineering stage is the process where design intent is translated into biddable and constructible documents. Martin Aquatic will provide two major stages during the engineering phase. Design Development will be the first part of the engineering stage. We will select major equipment during this stage, provide direction on the construction methods of the aquatic basins, and hardline all aquatic features and technical space layouts. Martin Aquatic will coordinate with the other various consultants to ensure a unified design development package is presented. Martin Aquatic's overall scope will be to provide the professional engineering services listed for the design and engineering for the aquatic bodies of water. The major engineering elements incorporate the following coordinated "In-House" engineering disciplines.

- Aquatics specialty engineering
- Chemical and sterilization systems engineering
- Controls electrical engineering – functional block diagrams for control logic for aquatics
- Electrical engineering – for sub-panel power distribution to major aquatics equipment
- Filtration & pumping systems engineering for aquatics
- Hydraulic & mechanical engineering for aquatics
- Structural engineering for the aquatic basins
- Waterproofing design for the aquatic basins

Martin Aquatic anticipates that our team members will provide all services. This comprehensive package will include the identification, selection, and placement of major equipment components and the desired water effects for the aquatic feature, which will be well-documented within our engineering package. Martin Aquatic will use Autodesk REVIT to deliver these documents.

Key Tasks/Included items during Design Development Stage

Item #	General Overall Project Scope Tasks	DD
0.11	Client design standards, title block, sheet numbering system, and/or design library files (as required by Client)	<input checked="" type="checkbox"/>
0.14	AutoCAD base files with reference coordinates	<input checked="" type="checkbox"/>
0.15	Deliverable package in PDF created via AutoCAD	<input checked="" type="checkbox"/>
1.01	Design Phase Meetings & Coordination	DD
1.01	Attend/participate virtually (remotely) in no more than four (4) design coordination meetings.	<input checked="" type="checkbox"/>
1.02	Attend zero (0) on-site meetings, face to face work sessions, coordination sessions, site walks, design charrettes located outside of Orlando, Florida	<input checked="" type="checkbox"/>
2.00	Engineering: Specific Task Per Design Phase	DD
2.01	Aquatic Reports & Narratives	<input checked="" type="checkbox"/>
2.01	Code Analysis / Review	<input checked="" type="checkbox"/>



Jacksonville Landing Water Features
Aquatic Scope of Services

2.03	Narratives on each aquatic feature, mechanical filtration, and chemical treatment system	<input checked="" type="checkbox"/>
2.05	Technical specifications in CSI Format	<input checked="" type="checkbox"/>
2.06	Utility loads for the aquatic systems – per technical space	<input checked="" type="checkbox"/>
2.11	Engineering opinion of cost (estimating)	<input checked="" type="checkbox"/>
4.00	Aquatic Basin & Equipment Engineering	DD
4.01	Aquatic body structural design – shotcrete for inground structures	<input checked="" type="checkbox"/>
4.04	Partial site plans with site utility connections	<input checked="" type="checkbox"/>
4.05	Aquatic pipe routing (pipe trench location) on a partial site plan	<input checked="" type="checkbox"/>
4.06	Aquatic body dimensions	<input checked="" type="checkbox"/>
4.07	Sections through the aquatic body with proper placement, clearances, and critical dimensions for specialty equipment.	<input checked="" type="checkbox"/>
4.08	Basin equipment identification – drains, inlets, lights, gutters, skimmers.	<input checked="" type="checkbox"/>
4.09	Underwater LED light selection, identification, and quantity	<input checked="" type="checkbox"/>
4.11	Nozzle & Play Equipment selection, identification, effect type, and quantity	<input checked="" type="checkbox"/>
5.00	Aquatic Mechanical Engineering	DD
5.02	Aquatic system diagrams for hydraulic feature & filtration piping	<input checked="" type="checkbox"/>
5.03	Mechanical equipment locations coordinated on drawing plan with interior dimension requirements for rooms	<input checked="" type="checkbox"/>
5.04	Mechanical space layout and placement of equipment components, including interior piping and miscellaneous equipment	<input checked="" type="checkbox"/>
5.05	Mechanical space dimensions (interior walls)	<input checked="" type="checkbox"/>
5.09	Preliminary major equipment schedules without final quantities	<input checked="" type="checkbox"/>
5.11	Feature & filtration pump selection and identification	<input checked="" type="checkbox"/>
5.12	Utility connection locations for supply and outfall within technical spaces	<input checked="" type="checkbox"/>
5.13	Isolated chemical space layout with identification of chemical equipment	<input checked="" type="checkbox"/>
5.14	Sizing for surge or collector tanks	<input checked="" type="checkbox"/>
6.00	Aquatic Electrical Engineering	DD
6.01	Grounding / Bonding detail (general Spec)	<input checked="" type="checkbox"/>
6.02	Electrical utility loads (FLC on Utility Memo)	<input checked="" type="checkbox"/>
6.03	Functional Block diagram for aquatic equipment	<input checked="" type="checkbox"/>
6.04	Location of Underwater lighting, aquatic deck receptacles, and deck-located underwater light transformer(s)	<input checked="" type="checkbox"/>
6.05	Electrical junction box layout in the aquatic basin(s)	<input checked="" type="checkbox"/>
6.06	Controls narrative	<input checked="" type="checkbox"/>

Once Design Development is approved, Martin Aquatic will advance to the engineering process's construction document stage.

Jacksonville Landing Water Features
Aquatic Scope of Services

4. Engineering Stage: Construction Documents

Upon approval of the Design Development documents, Martin Aquatic will advance into the construction document stage. During this stage, our firm will develop permitable and constructible drawings. These documents will allow for final bidding by qualified contractors who will use the Martin Aquatic documents to construct the aquatic features. Martin Aquatic will coordinate with the other various consultants to ensure a unified package is presented. Martin Aquatic's overall scope will be to provide the professional engineering services listed for the design and engineering for the aquatic bodies of water.

Item #	General Overall Project Scope Tasks	CD
0.11	Client design standards, title block, sheet numbering system, and/or design library files (as required by Client)	<input checked="" type="checkbox"/>
0.14	REVIT base files with reference coordinates	<input checked="" type="checkbox"/>
0.15	Deliverable package in PDF created via AutoCAD	<input checked="" type="checkbox"/>
Item #	Design Phase Meetings & Coordination	CD
1.01	Attend/participate virtually (remotely) in no more than four (4) design coordination meetings.	<input checked="" type="checkbox"/>
1.02	Attend zero (0) on-site meetings, face to face work sessions, coordination sessions, site walks, design charrettes located outside of Orlando, Florida	<input checked="" type="checkbox"/>
Item #	Engineering: Specific Task Per Design Phase	CD
2.00	Aquatic Reports & Narratives	
2.01	Code Analysis / Review	<input checked="" type="checkbox"/>
2.05	Technical specifications in CSI Format	<input checked="" type="checkbox"/>
2.06	Final utility loads for the aquatic systems – per technical space	<input checked="" type="checkbox"/>
4.00	Aquatic Basin & Equipment Engineering	CD
4.01	Aquatic body structural design – shotcrete for inground structures	<input checked="" type="checkbox"/>
4.03	Aquatic body waterproofing design and specification – integral to the in-ground structural foundation of the feature	<input checked="" type="checkbox"/>
4.04	Partial site plans with site utility connections	<input checked="" type="checkbox"/>
4.05	Aquatic pipe routing (pipe trench location) on a partial site plan	<input checked="" type="checkbox"/>
4.06	Aquatic body dimensions	<input checked="" type="checkbox"/>
4.07	Sections through the aquatic body with proper placement, clearances, and critical dimensions for specialty equipment.	<input checked="" type="checkbox"/>
4.08	Basin equipment identification – drains, inlets, lights, gutters, skimmers.	<input checked="" type="checkbox"/>
4.09	Underwater LED light selection, identification, and quantity	<input checked="" type="checkbox"/>
4.11	Nozzles & Aquatic play equipment selection, identification, effect type, and quantity	<input checked="" type="checkbox"/>
4.14	Aquatic body piping diagrammatic sheets for gravity flow piping, pump suction piping, filtration piping, and feature piping	<input checked="" type="checkbox"/>
4.15	Suggested wording and location for aquatic body signage	<input checked="" type="checkbox"/>
4.16	Construction details for aquatic basin	<input checked="" type="checkbox"/>

Jacksonville Landing Water Features
Aquatic Scope of Services

4.17	Finish coordination with the landscape architect for aquatic basins, including interior finish and edge profiles.	<input checked="" type="checkbox"/>
4.18	3D Piping design & engineering (BIM/REVIT must be selected)	<input checked="" type="checkbox"/>
5.00	Aquatic Mechanical Engineering	CD
5.02	Aquatic system diagrams for hydraulic feature & filtration piping	<input checked="" type="checkbox"/>
5.03	Mechanical equipment locations coordinated on drawing plan with interior dimension requirements for rooms	<input checked="" type="checkbox"/>
5.04	Mechanical space layout identification and placement of equipment components, including interior piping and miscellaneous equipment	<input checked="" type="checkbox"/>
5.05	Mechanical space dimensions (interior walls)	<input checked="" type="checkbox"/>
5.06	Housekeeping pad locations and dimensions	<input checked="" type="checkbox"/>
5.07	Mechanical space wall penetrations (as required) with waterproofing details for penetrations	<input checked="" type="checkbox"/>
5.08	Specification of pre-fabricated fiberglass mechanical underground vaults	<input checked="" type="checkbox"/>
5.10	Equipment schedules with quantification of major components	<input checked="" type="checkbox"/>
5.11	Feature & filtration pump selection, identification, and quantity	<input checked="" type="checkbox"/>
5.12	Utility connection locations for supply and outfall within technical spaces	<input checked="" type="checkbox"/>
5.13	Isolated chemical space layout with identification of chemical equipment	<input checked="" type="checkbox"/>
5.14	Sizing for surge or collector tanks	<input checked="" type="checkbox"/>
5.15	Structural engineering for surge or collector tanks	<input checked="" type="checkbox"/>
6.00	Aquatic Electrical Engineering	CD
6.01	Grounding / Bonding detail (general Spec)	<input checked="" type="checkbox"/>
6.02	Electrical utility loads (FLC on Utility Memo)	<input checked="" type="checkbox"/>
6.03	Functional Block diagram for aquatic equipment	<input checked="" type="checkbox"/>
6.04	Location of Underwater lighting, aquatic deck receptacles, and deck-located underwater light transformer(s)	<input checked="" type="checkbox"/>
6.05	Electrical junction box layout in the aquatic basin(s)	<input checked="" type="checkbox"/>
6.06	Controls narrative	<input checked="" type="checkbox"/>
6.07	Single-Line Diagrams	<input checked="" type="checkbox"/>
6.08	Electrical equipment schedule Table	<input checked="" type="checkbox"/>
6.09	Sub-Panel Schedule (s) W/ Load Analysis	<input checked="" type="checkbox"/>
6.10	Electrical Site Plan (s) (inclusive of Conduit Location & Sizing)	<input checked="" type="checkbox"/>
6.11	Mechanical Room / Yard Electrical Sub-Panel Equipment Layout	<input checked="" type="checkbox"/>
6.12	Electrical Sections & Details	<input checked="" type="checkbox"/>
6.13	Inputs & Outputs (I/O) list for the control panel.	<input checked="" type="checkbox"/>
6.14	Aquatic Electrical Panel Elevation(s)	<input checked="" type="checkbox"/>

Once the construction documents are approved and submitted for permit, Martin Aquatic will transition to the Post-Design, Construction Administration Stage.



Jacksonville Landing Water Features
Aquatic Scope of Services

5. Post-Design Stage: Construction Administration

All Post-Design services will be invoiced at a blended hourly rate of Time/Labor (T/L). Bidding Assistance, Permitting Assistance, Pre-Construction Meetings and GC Mobilization, Construction Observation, Value Engineering, and Site Meeting services are specific services of the Post-Design stage. Martin Aquatic has provided an estimate based upon our experience, but the actual time used may be more or less due to factors outside of Martin Aquatic's control, such as the sequence of construction, contractor selection, or unknown site conditions, to name a few.

The final fees charged may vary in number and billing designations by task from that shown in the estimated fee table based on unforeseen project conditions. Still, the total estimated fee shown shall not be exceeded without formal, written authorization from the Client. Post-Design Services is not a lump sum offer.

We have assumed that only one (1) splash pad are in the scope. All CA time is currently estimated as hourly and will be only invoiced from a time-used standpoint.

7.00 Post-Design: Bidding, CA Submittal Review, and Observations CA

- 7.02 Review qualified bidders' packages and prepare a comparative analysis report
- 7.03 Participate in contractor bid meetings Virtually
- 7.04 Submittal & shop drawing review for water feature specialty equipment only
- 7.05 Telephone conferences, email coordination, virtual meeting, and vendor communication support
- 7.06 Participate in on-site meetings & construction observations per scope narrative – see per trip fee
- 7.07 Substantial Completion Observation

See Next Page for Professional Fess

Jacksonville Landing Water Features
Aquatic Scope of Services

6. Professional Fees by Aquatic Feature

Professional Fees Per Body of Water	
1. Splash Pad – 1,700 SF	\$39,963.29
Total Professional Design Fees	\$39,963.29

7. Invoicing Schedule

Professional Fees - Invoicing Schedule	
% Of Total Fee Invoice	
Design Refinement & Support	10%
100% Design Development	30%
Permit set (+/- 60% CD)	25%
Pricing set (+/- 75% CD)	20%
Bid set (+/- 95% CD)	10%
100% CD for construction	5%

Martin Aquatic will issue monthly billings towards the outlined deliverable phases up to a maximum for that design phase. All payments shall be wired to Martin Aquatic's bank account. Wiring instructions shall be provided with submitted invoices. The issuing party shall bear all wiring fees.

8. Available Optional Services

- A. Additional Construction Administration Services will be provided at the person team member hourly rates _____ Initial to Accept
- B. Additional Construction On-Site Observations will be provided at the person team member hourly rates _____ Initial to Accept

9. Reimbursable Expenses

The following items are considered expenses to be reimbursed to Martin Aquatic by the Client at 1.0 times our cost:

- A. All reproduction cost, postage, overnight deliveries.
- B. All Permitting fees/expenses shall be paid directly by the Client.
- C. Allowance of \$1,800 provided to Perkins and Will

10. The following documents are incorporated into this fee proposal as exhibits:

- Aquatic Body Design & Engineering Scope of Services & Exclusions
- Martin Aquatic Standard Terms & Conditions of the Contract
- Martin Aquatic Hourly Rates
- Martin Aquatic Certificate of Insurance

Jacksonville Landing Water Features
Aquatic Scope of Services

Together with this fee proposal, these documents constitute the entire agreement for these services.

11. Acceptance and authorization to provide professional services:
Martin Aquatic has submitted the above-outlined proposal at your request. This proposal is subject to a mutually agreeable, executed agreement being finalized. If you require further additional information or clarification or would like to discuss the project scope further, please do not hesitate to contact us.

Martin Aquatic Design & Engineering

Approved and Accepted by:

Signature and Date

Name

By: Josh Martin, President & Creative Director

Title

Signature and Date

Proposal shall remain valid for
90 days from the date issued.

Client's Project Number for Billing





November 5, 2021

Micah Lipscomb
Senior Landscape Architect
Perkins & Will Architects, Inc.
2800 Ponce De Leon Boulevard, Suite 1300
Coral Gables, Florida 33134
Telephone: 404.443.7530
Email: Micah.Lipscomb@perkinswill.com

RE: Proposal No. P211999.3
Jacksonville Riverfront Park – Jacksonville, Florida 32202 (the "Project")

Dear Mr. Lipscomb:

Socotec Consulting, Inc. ("Socotec" or "Consultant") thanks you for the opportunity to provide Perkins & Will Architects, Inc. (the "Client" or the "Architect") with this revised proposal for roofing and waterproofing consulting services. The Terms and Conditions of this agreement are governed by Consultant's existing Master Agreement dated May 11, 2018 (the "Agreement"). This proposal includes the following sections:

- Project Understanding
- Project Schedule
- Summary Fee Schedule
- Scope of Services
- Exclusions

We have updated this proposal to reflect modifications to the building sizes for the Project per our correspondence on November 4, 2021. We look forward to discussing our proposal with you. Should you have any questions or if you would like further information on our services, please contact Zachary Nord at 305.849.0161 or zachary.nord@socotec.us.

Please indicate your acceptance of this proposal, which shall serve as our agreement, by executing and returning a signed copy to our office or, in the alternative, by providing us with written confirmation (email) of your acceptance of this agreement. Thank you,

Jeffrey Somerlot
President

SOCOTEC CONSULTING, INC.
200 South Biscayne Boulevard, 20th Floor, Miami, FL 33131
Tel.: +1 305 695 0850
www.socotec.us



PROJECT UNDERSTANDING

Based on the preliminary information provided by the Client, including drawings and renderings titled "Northbank Lawn/Riverfront Plaza" dated June 22, 2021, "Jacksonville Riverfront Park Scope," and "Jax-Landing_Site Sections," provided by the Client, and subsequent correspondence with the Client on November 4, 2021, Consultant understands the Project is comprised of Parcel B / Riverfront Beer Garden Pavilion, a building of approximately 20,000 square feet which includes three levels of parking, a café, event space and retail space.

The "Project Design Team" includes the Client and its subconsultants, and other consultants of City of Jacksonville (the "Owner"). Consultant anticipates the Project will incorporate the following six roofing and waterproofing systems (the "Roofing and Waterproofing Systems"): (1) below-grade waterproofing, (2) plaza waterproofing, (3) main roof, (4) occupiable green roof, (5) amenity terraces, and (6) pedestrian traffic coatings.

PROJECT SCHEDULE

Consultant has based this proposal's scope of work and level of effort on the Project schedule information provided by the Client on November 4, 2021, as follows:

PHASE	DURATION	START DATE	END DATE
Design Development/Contract Documents Phase	11 Months	December 2021	October 2022

Consultant's level of effort set forth in this proposal assumes that the work will run continuously and be completed within the timeframes identified in the foregoing schedule. To the extent the Project incurs delays or scope changes, Consultant will require an adjustment to the fee and/or schedule.

SCOPE OF SERVICES & FEES
NEW CONSTRUCTION

A. ROOFING AND WATERPROOFING:

1. Design Development/Contract Documents Phase

a. Consultant will provide the Project Design Team with up to two rounds of Design Development phase drawing review for the Roofing and Waterproofing Systems. Consultant will comment on typical details and provide the Project Design Team with suggested alternates, in sketch format, for review and discussion. Consultant's review will include:

- i. Interfaces and attachments;
- ii. Internal drain and weep systems;
- iii. Roofing flashing and attachments;
- iv. Set criteria and performance requirements for on-site testing and monitoring procedures;
- v. Recommendations for materials; and
- vi. Recommendations for maintenance and warranties.

b. Consultant will provide the Project Design Team with up to two rounds of review of CD drawings for the Roofing and Waterproofing Systems, prepared by the Architect, and provide comments and sketch recommendations to the Project Design Team, where appropriate.

c. Consultant will provide the Project Design Team with up to two rounds of review and comment on the Roofing and Waterproofing Systems specification sections prepared by others for the Project Design Team. Consultant will suggest language for performance and testing requirements for the Client and Project Design Team's consideration.

d. Consultant will assist the Client with responding to RFIs.
 e. Consultant will assist the Project Design Team with budget and value engineering assessments, in accordance with the phase duration.
 f. Consultant will participate in up to sixteen hours of meetings with the Project Design Team, in Miami, Florida or via tele/videoconference, for this phase.

ROOFING AND WATERPROOFING PHASES

Item	A-1
LUMP SUM	\$17,760

Design Development/Contract Documents Phase

Notes:

- 1. All lump sums are exclusive of reimbursable expenses.
- 2. Lump sums do not include an allowance for meetings or supervision except where specifically noted in the scope of services.

1. Consultant will not be responsible for coordination of work and payment requisition approvals.
2. Equipment required to gain access to the interior and exterior areas to be monitored, such as ladders, scaffold and scaffold operator, etc. will be provided by the Client at its expense. Access and coordination are the responsibility of the Client.
3. Consultant will use prescriptive Building and/or Energy Code requirements (unless provided with more stringent requirements and those requirements associated values by the Client or Architect) as the basis for performing consulting and/or monitoring services contained within this proposal.
4. Contract Documents: As used in this proposal, reference to "Contract Documents" shall include applicable: Project design drawings and specifications issued prior to the execution of the Construction Contract.
5. Approved Submittals: As used in this proposal, reference to "Approved Submittals" shall include applicable: shop drawings, schedules, catalog cuts, samples, or reports approved by the Architect.
6. All necessary documents, drawings and other relevant background information for the Project will be provided to Consultant by the Client.
7. Consultant will not verify the supporting structure, i.e., building skeleton, floor slabs and embedments, and any other structural work.
8. Consultant will not conduct any instrumented alignment and measurement checks.
9. When deviations or deficiencies are observed and reported by Consultant, Consultant will request that the engineer of record for either the structure or the exterior wall approve remedial details.
10. Laboratory and/or jobsite testing services and roofing and waterproofing services, unless specifically noted in the scope of services in this proposal, are not included. If needed, Consultant can provide an additional proposal for these services.
11. Review and/or inspections of balcony railings, unless specifically noted in the scope of services in this proposal, are not included. If needed, Consultant can provide an additional proposal for these services.
12. The Client will give five (5) business days prior written notice to Consultant before all monitoring, meetings, job site visits as well as prior to the commencement of each task and/or Scope of Services item.
13. Consultant will not have control or charge of and shall not be responsible for: (i) construction means, methods, techniques, sequences or procedures; (ii) for safety precautions and programs in connection with the work, for the failure of the Contractor, subcontractors, or any other person performing any of the work, to carry out the Work in accordance with the Contract Documents. If Consultant has knowledge of such failures it shall inform the Client.
14. The service provided by Consultant hereunder is a visual observation of readily accessible areas and systems. Latent or concealed defects which are not readily accessible and otherwise not visible or detectable which could not be evaluated without using destructive testing methods (i.e. opening of column enclosures, opening of walls opening of ceilings, etc.) are not reviewed.
15. All issues regarding hazardous and toxic materials, sidewalk safety and bridges and all other issues regarding job site safety are the sole responsibility of the Client, and will not be addressed by Consultant.
16. Consultant does not provide or imply any warranty, guarantee, or promise to perform or assurance of any kind whatsoever.
17. With regard to monitoring elements which can be observed only when the walls are open (e.g., fire rating), the Client will have the sole responsibility of coordination between parties and of providing adequate notification to Consultant as to when the observations can be made before the wall is closed. If it becomes necessary for the wall to be reopened in order to allow for the appropriate observation (e.g., of the fire rating etc.), the Client will be responsible for all associated costs.
18. Consultant is acting as third-party observers. Any actions taken and/or decisions made as a result of any recommendation and/or services provided by Consultant shall be at the entire risk and obligation of the Client.
19. In the event that Consultant will be compelled to participate in any dispute resolution proceedings to which it is not a party arising from this Agreement, Consultant shall be compensated and reimbursed by Client for all reasonable expenses incurred by Consultant as a result of its participation.

EXCLUSIONS:

1. Consultant will not be responsible for coordination of work and payment requisition approvals.

2. Equipment required to gain access to the interior and exterior areas to be monitored, such as ladders, scaffold and scaffold operator, etc. will be provided by the Client at its expense. Access and coordination are the responsibility of the Client.

3. Consultant will use prescriptive Building and/or Energy Code requirements (unless provided with more stringent requirements and those requirements associated values by the Client or Architect) as the basis for performing consulting and/or monitoring services contained within this proposal.

4. Contract Documents: As used in this proposal, reference to "Contract Documents" shall include applicable: Project design drawings and specifications issued prior to the execution of the Construction Contract.

5. Approved Submittals: As used in this proposal, reference to "Approved Submittals" shall include applicable: shop drawings, schedules, catalog cuts, samples, or reports approved by the Architect.

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19. In the event that Consultant will be compelled to participate in any dispute resolution proceedings to which it is not a party arising from this Agreement, Consultant shall be compensated and reimbursed by Client for all reasonable expenses incurred by Consultant as a result of its participation.

Inspector	S	64.41
Consultant I	S	88.98
Principal	S	179.09

HOURLY RATES (Portal-to-Portal):

Services billed hourly (including hourly, budget estimate and not-to-exceed services) will be performed per the negotiated rates shown below, which include labor cost, 174% overhead and 10% profit. The hourly rates set forth in this table are for use of Consultant's Florida office personnel. Hourly rates shall increase 5% annually beginning on January 1, 2022:

HOURLY RATES:

3. Any redesign obligation(s) will be performed on an hourly basis at the current year hourly rates when the work occurs.
4. Consultant shall invoice, and Client shall pay, for reimbursement of reasonable and customary out-of-pocket expenses that are directly incurred by Consultant in connection with the Engagement, including but not limited to messenger, travel, meals, accommodations, and other expenses specifically related to the Engagement. Consultant shall also invoice, and Client shall pay, 4.5% of Consultant's fees as a reasonable allocation of indirect expenses such as Project setup, computer services, and certain other Project delivery related expenses including in-house reproduction, field reporting software & other I.T. related to technical work product that are not billed as direct reimbursable expenses.
5. Payment terms: Refer to the Agreement.
6. Reimbursable expenses: Refer to the Agreement.

SOCOTEC



Cody's Surveying and Mapping

EXHIBIT B

PO Box 7540
 Jacksonville, FL, 32238
 Phone (904) 696-8840 Fax (904) 696-8841

Bill To:
 Perkins and Will

Quotation valid until: October 30, 2021
 Prepared by:

Jacksonville Riverfront Plaza

AMOUNT	Description
\$ -	Mobilization (Travel Time)
1,000.00	Establish vertical and horizontal control (NAVD'88, NAD'83)
325.00	Office preparation of calculations for the field
2,600.00	Verify Existing Site Conditions/ Boundary Survey
9,000.00	Topographic Survey and Tree Survey of Attached Mark Areas Outside the Landing (7 AC +/-) Will include floating docks, ramps, pilings, above grade bridge conditions.
2,520.00	Survey Quality Level C of entire park area
1,950.00	Prepare and draw as-builts in Cadd Digital Copies are included Physical Copies will be \$4 per sheet-Signed and Sealed
\$ 17,395.00	TOTAL +/-

*Above Ground Only-50 foot grid
 All above mentioned services are for one time only. Any items not called out in the bid or restaking will be billed at \$125 per hour.
 If you have any questions concerning this quotation, contact Cody Flowers, 696-8840, roy@codyspsm.com
 This is not a contract but an estimate for above services.

THANK YOU FOR YOUR BUSINESS!



A Geosynlec Company

Consulting Services Proposal

The Landing Site Park Redevelopment Conceptual Planning Support

Jacksonville, Florida

PREPARED FOR:

Perkins&Will

Rev. 4 November 2021

WWW.APPLIEDTM.COM

Important Notice: The information contained in this proposal is proprietary to Applied Technology & Management (ATM) and is intended solely for the lawful use of the persons named above; it must not be used for any other purpose other than its evaluation; and it must not be divulged to any other third party, in whole or in part, without the prior written permission of ATM.

INTRODUCTION

Perkins&Will (Client) has requested this proposal from ATM to provide coastal engineering consulting services as part of a project team for the City of Jacksonville (City) planned redevelopment of a park at the former site of The Landing along the North Bank of the St Johns River.

It is our understanding that the City has asked the Client to include evaluation of potential coastal engineering options for addressing wave attenuation during future flood events which may overtop the river shoreline bulkhead and impact the park. Specific services from ATM under this current scope include general planning support at a concept level, to provide input to the wave attenuation concern.

SCOPE OF SERVICES

TASK 1 – WAVE ATTENUATION EVALUATION SUPPORT

Task 1 will include the following items, as requested by the Client:

- Participate in a Zoom/web kickoff meeting with the Client, team, and City. During or after this kickoff we will obtain input from the City's Chief Resiliency Officer (CRO) related to the City's goals and suggested improvements related to wave attenuation at the site during times of flooding/elevated water levels.
 - Review available Client and City-provided documents - plans, drawings, reports, or other pertinent information for the park redevelopment and replacement of the existing steel sheet pile bulkhead and adjacent floating docks.
 - Conduct a desktop overview of the site conditions and City desired goals to identify potential measures to address wave attenuation at the site. This may include modifications to the proposed site plan for the park redevelopment, supplemental structures, and/or operational measures. We will revisit and update, as necessary, the information included in ATM's 5/10/2021 memo summarizing Preliminary Coastal Engineering considerations to the Client.
 - One ATM principal engineer will attend one (1) City workshop in Jacksonville with the Client to review and discuss our initial findings and potential solutions. A half day is assumed as the duration of the workshop including travel.
 - Following the workshop, ATM will work with the Client to identify and scope any additional detailed studies and design, if required, for the City's selected solution.
- The deliverable for this task includes a summary memorandum including applicable sketches or basic concept level figures of viable options for wave attenuation.

PROFESSIONAL FEES

The estimated professional fees for this scope are given below:

Task	Lump Sum Professional Fee
Task 1 – Wave Attenuation Evaluation Support	\$ 9,300

Consultant FAR Audit Reports

EXHIBIT B

GAI Consultants, Inc.

Statement of Direct Labor, Fringe Benefits, and General Overhead

December 31, 2020

Infrastructure - Home and Field Office

Description	Total		Unallowable Costs		Allowable Costs	
	Costs		Costs		Home Office	Field Office
Direct labor	\$ 16,304,943	\$ 16,304,943				
Premium overtime	(166,064)				(166,064)	
Fringe benefits:						
Holiday payroll	\$ 748,133	\$ 748,133				
Vacation/sick payroll	2,079,407	2,079,407				
Retirement plans	1,388,491	1,388,491				
Employee group insurance	1,886,183	1,886,183	2,751	(a)	1,883,432	
Bonuses	1,385,567	1,385,567			1,385,567	
Payroll taxes	2,223,224	2,223,224			2,223,224	
Total fringe benefits	\$ 9,711,005	\$ 9,711,005	\$ 2,751		\$ 9,708,254	\$ 8,831,933
General overhead:						
Indirect labor	\$ 9,024,395	\$ 251,572 (b)	\$ 8,772,823		\$ 8,231,381	\$ 541,442
Administrative	147,495	19,733 (c)	127,762		119,877	7,885
Amortization expense	427,625	427,625 (d)	-		-	-
Bad debt expense	57,785	57,785 (e)	-		-	-
Books and subscriptions	67,574	67,574	-		63,403	4,171
Computer and programs	1,792,782	1,792,782	-		1,682,135	110,647
Depreciation	531,718	531,718	-		498,901	32,817
Insurance - general	492,711	492,711	-		462,302	30,409
Interest	132,871	132,871 (f)	-		-	-
Miscellaneous	189,004	36,356 (g)	152,648		143,227	9,421
Postage	27,168	27,168	-		25,491	1,677
Professional development	226,248	108 (h)	226,140		212,183	13,957
Professional fees	906,382	2,930 (i)	903,452		847,693	55,759
Promotion	216,348	216,348 (j)	-		-	-
Rent	3,432,350	23,004 (k)	3,409,346		3,198,928	210,418
Repair and maintenance	279,288	-	279,288		262,051	17,237
Supplies	214,141	4,844 (l)	209,297		196,380	12,917
Taxes	735,257	177,803 (m)	557,454		523,049	34,405
Telephone	266,809	-	266,809		250,342	16,467
Travel expenses	435,457	22,436 (n)	413,021		387,530	25,491
Utilities	209,621	-	209,621		196,684	12,937
Total general overhead	\$ 19,813,029	\$ 1,373,415	\$ 18,439,614		\$ 17,301,557	\$ 1,138,057
Total indirect costs	\$ 28,147,868		\$ 26,133,490		\$ 2,014,378	
Percentage of direct labor		174.41%			177.99%	138.27%

Allocated To



Florida Department of Transportation

KEVIN T. THIBAUT, P.E.
SECRETARY

605 Suwannee Street
Tallahassee, FL 32399-0450

ROY DESANTIS
GOVERNOR

June 12, 2021

Antoinette Meskel, President
MESKEL & ASSOCIATES ENGINEERING, PLLC
3728 Phillips Highway, Suite 208
Jacksonville, Florida 32207

Dear Ms. Meskel:

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 types of work:

Group 9 - Soil Exploration, Material Testing and Foundations

9.1 - Soil Exploration

9.2 - Geotechnical Classification Laboratory Testing

9.3 - Highway Materials Testing

9.4.1 - Standard Foundation Studies

9.5 - Geotechnical Specialty Laboratory Testing

Group 10 - Construction Engineering Inspection

10.3 - Construction Materials Inspection

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, 2022 for contracting purposes.

Approved Rates

Home/Branch/Overhead	261.37%	159.52%	0.445%	Reimbursed	No	3.41%	0.00%*	Yes
Home/Branch/Overhead	Field Overhead	Capital Cost of Money	Overhead	Reimbursed	Actual Expenses	Expense	Expense	Schedule
Field	Field	Facilities	Premium	Reimburse	Home	Direct	Direct	Published
Field	Field	Facilities	Premium	Reimburse	Home	Direct	Direct	Published

*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 carliayn.kell@dot.state.fl.us or by phone at 850-414-4597.

Sincerely,

Carliayn Kell
Professional Services
Qualification Administrator
Safety, Mobility, Innovation
www.fdot.gov

806010 - Direct Labor			
604010 - Professional Staff			
650260 - Vacation Expense			
650270 - Holiday Expense			
604015 - Stock Option Compensation			
650060 - Payroll Tax expense			
650070 - Insurance-Health Employee Group			
650110 - Insurance-Life			
650170 - 401K Employer match			
650200 - Pension Management			
650227 - Deferred Compensation Expense			
650290 - Recruitment Expenses			
650295 - Recruiting Compensation			
650300 - Relocation Expenses			
650355 - School Allowance			
650370 - Employees Awards & Gifts			
650410 - Employees Relations			
650430 - Employees Training			
650435 - Employees Dues			
Total Bonus			454,242
Total Rent			302,407
Total Insurance General Liability			263,331
Total Bad Debts			70,592
Total Professional Fees			140,496
Total Utilities			13,080
Total Taxes			10,567
700515 - Travel Expenses-Airline			12,406
700520 - Travel Expenses-Lodging/F&B			19,754
700015 - Mobile Phone Costs			53,991
700020 - Telephone/fax costs			39,636
700725 - Rental of Equipment			11,844
700727 - Equipment Usage			(26,629)
705255 - Repair & Maintenance			16,909
700310 - License & Fees			5,908
700410 - Printing & Stationery			5,345
700715 - Courier & Postage Costs			4,679
701645 - Supplies-Operating Other			32,937
701701 - Books and Publications			1,030
702715 - Bank & Exchange Fees			19,024
Total Corporate Allocation			35,045
700420 - Supplies-IT Consumables			4,616
702925 - Maintenance other-IT			68,756
703010 - License PC Maintenance			43,654
703220 - Server Management			28,896
Total Depreciation			87,641
711030 - Management Fees-IGY			504,396
Totals			3,079,768
Direct Labor	2,401,620		
GA&O		1,309,457	
Fringe			2,121,067

NOT ALLOWED

703625 - Marketing-Advertising	1,950
703934 - Marketing-Publications/Mailings	143
703935 - Marketing-Misc Expenses	13,213
703936 - Marketing-Meals	6,343
703937 - Marketing-Lodging	7,022
703939 - Marketing-Travel	19,708
703955 - Marketing-Conferences	7,250
703970 - Marketing-Sponsor/Contribution/Dues	21,407
310130 - Finance Charges & Late Fees	157
714010 - Interest Expense	7,526
650440 - Employee Auto Allowance	4,500
650140 - Housing Rent	277,565
700110 - Travel-Meals & Entertainment	4,142
713010 - Foreign Exchange Gain/Loss	2
714011 - Interest-Subordinated	859
Total	371,787

Expense Check 5,572,622

Expense Ck per Finance Statement:

Total general & Admin expenses	5,564,237
Total other expense	8,385
Total per Financial Statement	5,572,622

GAO/DL	128.24%
FRINGE/DL	88.32%
Total o/h rate	216.56%

Total Non labor expenses	2,330,049
less subcontractors	(2,104,130)
less meals	(9,434)
Allowable	216,486
Direct Expense rate	9.01%

profit prior to taxes	712,025
taxes	(154,571)
Net	557,454
Gross Rev	11,016,316
non labor costs	(2,330,049)
Net service fees	8,686,267



**Report on Reviews of Financial Statements of
Applied Technology and Management, Inc.
for the years ended December 31, 2020 and 2019
(With Independent Accountant's Review Report Thereon)**

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Independent Accountant's Review Report

To the Board of Directors
Applied Technology and Management, Inc.
Gainesville, Florida

We have reviewed the accompanying financial statements of Applied Technology and Management, Inc., (the "Company") which comprise the balance sheets as of December 31, 2020 and 2019, and the related statements of income, stockholder's equity, and cash flows, for the years then ended, and the related financial data and making inquiries of Company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation of financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagements in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountant's Conclusion

Based on our reviews, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Scott and Company PC

Columbia, South Carolina
March 03, 2021

Applied Technology and Management, Inc.
Balance Sheets
as of December 31,

	2020	2019
Assets		
Current assets:		
Cash	\$ 1,452,387	\$ 907,544
Accounts receivable, net of allowance of \$267,840 in 2020 and \$215,000 in 2019	1,458,723	1,430,792
Unbilled revenue	504,277	655,772
Prepaid expenses and other current assets	239,805	298,988
Total current assets	3,655,192	3,293,096
Property and equipment, net	190,120	184,302
Deferred income taxes	464,370	300,459
Other assets	42,637	57,225
Total assets	\$ 4,352,319	\$ 3,835,082
Liabilities and Stockholder's Equity		
Current liabilities:		
Accounts payable	332,428	\$ 417,996
Income taxes payable	121,425	129,186
Due to related party	130,070	204,524
Accrued expenses	1,014,022	756,740
Customer deposits	290,927	454,741
Capital lease obligation, current portion	30,317	18,354
Deferred revenue	168,782	195,199
Supplemental retirement plan obligation, current portion	68,272	68,272
Total current liabilities	2,156,243	2,245,012
Long-term liabilities:		
Supplemental retirement plan obligation, excluding current portion	1,033,803	1,038,433
Capital lease obligation, excluding current portion	22,786	15,494
Total liabilities	3,212,832	3,298,939
Stockholder's equity:		
Common stock	10,000	10,000
Additional paid-in capital	9,766,275	9,720,375
Accumulated deficit	(8,636,788)	(9,194,232)
Total stockholder's equity	1,139,487	536,143
Total liabilities and stockholder's equity	\$ 4,352,319	\$ 3,835,082

See accompanying notes and independent accountant's review report.

Applied Technology and Management, Inc.
 Statements of Income
 for the years ended December 31,

	2020	2019
Engineering revenues	\$ 11,016,316	\$ 10,787,798
Costs and expenses:		
Engineering and other services	4,731,669	4,904,358
Gross profit	6,284,647	5,883,440
General and administrative expenses:		
Personnel	3,712,589	3,253,543
Royalty fees and shared services from affiliate	504,396	476,012
Leases	314,250	313,504
Telephone and utilities	106,707	101,844
Professional fees	181,449	229,563
Insurance	263,331	256,296
Sales and marketing	77,036	178,983
Office supplies	47,577	78,169
Depreciation	87,641	85,756
Travel	36,303	58,531
Bad debt expense	70,592	160,621
Other	162,366	165,155
Total general and administrative expenses	5,564,237	5,357,977
Operating income	720,410	525,463
Other expense:		
Interest expense	(8,385)	(4,714)
Total other expense	(8,385)	(4,714)
Income before income taxes	712,025	520,749
Income tax expense	(154,581)	(136,877)
Net income	\$ 557,444	\$ 383,872

See accompanying notes and independent accountant's review report.

Applied Technology and Management, Inc.
 Statements of Stockholder's Equity

	Common Stock	Additional Paid-in Capital	Accumulated Deficit	Total
Balance at December 31, 2018	\$ 10,000	\$ 9,674,475	\$ (9,578,104)	\$ 106,371
Share-based compensation	-	45,900	-	45,900
Net income	-	-	383,872	383,872
Balance at December 31, 2019	10,000	9,720,375	(9,194,232)	536,143
Share-based compensation	-	45,900	-	45,900
Net income	-	-	557,444	557,444
Balance at December 31, 2020	\$ 10,000	\$ 9,766,275	\$ (8,636,788)	\$ 1,139,487

See accompanying notes and independent accountant's review report.

Applied Technology and Management, Inc.
 Statements of Cash Flows
 for the years ended December 31,

	2020	2019
Cash flow from operating activities:		
Net income	\$ 557,444	\$ 383,872
Adjustments to reconcile net income to net cash provided by (used in) operating activities:		
Depreciation expense	87,641	85,756
Deferred income tax expense	(163,913)	9,036
Provision for losses on accounts receivable	52,840	5,000
Supplemental retirement obligation	63,642	18,517
Share-based compensation	45,900	45,900
Changes in operating assets and liabilities:		
Accounts receivable	(11,919)	(339,145)
Unbilled revenue	151,495	148,232
Prepaid expenses and other current assets	59,183	(95,586)
Other assets	14,588	9,893
Accounts payable	(85,566)	(104,970)
Income taxes payable	(7,761)	99,415
Due to related party	(143,306)	(189,489)
Accrued expenses	257,282	114,180
Customer deposits	(163,814)	(201,183)
Supplemental retirement obligation	(68,272)	(68,272)
Deferred revenue	(26,417)	(18,688)
Net cash provided by (used in) operating activities	619,047	(97,532)
Cash flows from investing activities:		
Purchase of property and equipment	(47,746)	(60,581)
Net cash used in investing activities	(47,746)	(60,581)
Cash flows from financing activities:		
Payments on capital lease obligation	(26,458)	(14,793)
Net cash used in financing activities	(26,458)	(14,793)
Net increase (decrease) in cash	544,843	(172,906)
Cash, beginning of year	907,544	1,080,450
Cash, end of year	\$ 1,452,387	\$ 907,544
Supplemental disclosure of cash flow information:		
Income taxes paid	\$ 334,733	\$ 9,320
Interest paid	\$ 8,385	\$ 4,714
Supplemental disclosure of noncash financing activities:		
Settlement of accounts receivable through reduction in due to Parent	\$ 68,852	\$ 7,689
Equipment purchased with capital lease	\$ 45,713	\$ 35,305

See accompanying notes and independent accountant's review report.

Applied Technology and Management, Inc.
Notes to Financial Statements

Note 1. Significant Accounting Policies

Description of Business and Organization - Applied Technology and Management, Inc. (the "Company") is a Florida corporation that provides environmental, water resources, and coastal engineering services to customers in the United States, Asia, Latin America and the Caribbean.

In December 2005, 100% of the outstanding common shares of the Company were acquired by Island Global Yachting Services LLC ("IGYS"), a wholly owned subsidiary of Island Global Yachting LLC ("IGY LLC"). IGY LLC is controlled by Island Global Yachting Directives LLC ("IGY").

Cash - Cash includes cash on hand and checking accounts. The Company places its cash with high credit quality institutions both inside and outside the United States. At December 31, 2020 and 2019, of the Company's cash deposits, \$250,000 was fully insured by the Federal Deposit Insurance Company ("FDIC"). The Company has not experienced any losses with respect to deposits in excess of the FDIC limit for United States based deposits or uninsured deposits at institutions outside the United States.

Prepaid Expenses and Other Current Assets - Prepaid expenses and other current assets mainly consist of prepaid rent and prepaid insurance.

Property and Equipment - Property and equipment are stated at cost. Depreciation on property and equipment is calculated on the straight-line method over the estimated useful lives of the assets. Leasehold improvements are amortized on a straight-line basis over the shorter of the lease term or the estimated useful life of the asset. The estimated useful lives of the Company's assets are as follows:

Equipment	3-7 years
Vehicles	5 years
Leasehold improvements	5-7 years
Furniture and fixtures	5-10 years

Income Taxes - Income taxes are accounted for under the asset and liability method. Deferred tax assets and liabilities are recognized for the future tax consequences attributable to differences between the financial statement carrying amounts of existing assets and liabilities and their respective tax bases and operating loss and tax credit carryforwards. Deferred tax assets and liabilities are measured using enacted tax rates expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in income in the period that includes the enactment date.

The Company has not taken any uncertain tax positions for the years ended December 31, 2020 and 2019.

Use of Estimates - The preparation of the financial statements in accordance with generally accepted accounting principles in the United States of America requires management of the Company to make a number of estimates and assumptions relating to the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Significant items subject to such estimates and assumptions include the useful lives of property and equipment, valuation allowances for receivables and unbilled revenue, valuation allowances on deferred income tax assets, and obligations related to employee benefits. Actual results could differ from those estimates.

Applied Technology and Management, Inc.
Notes to Financial Statements

Note 1. Significant Accounting Policies (continued)

Revenue Recognition

Revenue is recognized when control of the promised goods or services is transferred to our customers in an amount that reflects the consideration the Company expects to be entitled to in exchange for those goods or services.

The Company's revenues primarily consist of professional engineering services. The Company's services are sold principally on a time and material basis or in some cases at a fixed price. Time and material projects are distinguished from fixed-price agreements in that the price of the services are quoted based on days incurred on the project or some other measure of time such as hours, weeks, or months. Fixed-price agreements are defined as any agreements entered into for a predetermined total price regardless of the number of days actually needed to complete the project or any agreements entered into on a time and materials basis that have a cap. Revenue is recognized when effort is expended on a contract or reimbursable expenses are incurred with profit being recognized as the difference between total estimated revenue and estimated costs to complete. The input method is used for revenue recognized over time, which measures the efforts expended to satisfy the obligation.

Performance obligations - A performance obligation is a promise in a contract to transfer a distinct good or service to the customer, and is the unit of account in ASC Topic 606. A contract's transaction price is allocated to each distinct performance obligation and recognized as revenue when, or as, the performance obligation is satisfied. The majority of our contracts have multiple performance obligations due to the contract covering multiple phases of the project lifecycle. For contracts with multiple performance obligations, the Company allocates the contract's transaction price to each performance obligation using our best estimate of the standalone selling price of each distinct good or service in the contract. The primary method used to estimate standalone selling price is the expected cost plus a margin approach, under which we forecast our expected costs of satisfying a performance obligation and then add an appropriate margin for that distinct good or service.

Contract modifications - Contract modifications are routine in the performance of our contracts. Contracts are often modified to account for changes in contract specifications or requirements. In most instances, contract modifications are for goods or services that are not distinct, and, therefore, are accounted for as part of the existing contract.

Contract estimates - Contract estimates are based on various assumptions to project the outcome of future events that often span several months to in excess of a year. These assumptions include labor productivity and availability; the complexity of the work to be performed; the cost and availability of materials; the performance of subcontractors; and the availability and timing of funding from the customer.

As a significant change in one or more of these estimates could affect the profitability of our contracts, we review and update our contract related estimates regularly. The Company recognizes adjustments in estimated profit on contracts under the cumulative catch-up method. Under this method, the impact of the adjustment on profit recorded to date on a contract is recognized in the period the adjustment is identified. Revenue and profit in future periods of contract performance are recognized using the adjusted estimate. If at any time the estimate of contract profitability indicates an anticipated loss on the contract, we recognize the total loss in the period it is identified.

Note 1. Significant Accounting Policies (continued)

Contract Balances - The timing of revenue recognition, billings, and cash collections, results in billed accounts receivable, unbilled receivables (contract assets), customer advances and deposits and deferred revenue (contract liabilities) on the balance sheet. Generally, billing occurs subsequent to revenue recognition, resulting in contract assets. However, the Company often receives advances or deposits from our customers, particularly on our international contracts, before revenue is recognized, resulting in contract liabilities. These assets and liabilities are reported on the balance sheet on a contract-by-contract basis at the end of each reporting period.

Losses on fixed-price projects are recognized during the period in which the loss first becomes evident and a contract liability is recorded. Project losses are determined to be the amount by which the estimated total costs of the project exceed the total fixed price per the agreement. Customer billings in excess of revenues earned are recorded as deferred revenues (contract liability) in the accompanying balance sheets. Customer deposits represent amounts required to be received before work commences to secure the contract and are also presented as contract liabilities.

Accounts receivable - Accounts receivable represent amounts billed and currently due from customers. Accounts receivable are unsecured and recorded at the invoiced amount and do not bear interest. Amounts collected on accounts receivable are included in net cash flows from operating activities in the statements of cash flows. The allowance for doubtful accounts is management's best estimate of the amount of probable credit losses in the Company's existing accounts receivable. The Company determines the allowance based on specific account analysis and reviews its allowance for doubtful accounts monthly. Past due balances over 90 days and over a specified amount are reviewed individually for collectability. Account balances are charged off against the allowance after all means of collection have been exhausted and the potential for recovery is considered remote. The Company does not have any off-balance-sheet credit exposure related to its customers.

Unbilled Revenue - Unbilled revenue represents revenue recognized on contracts (contract costs and estimated profits) less associated advances and progress billings. These amounts will be billed in accordance with the agreed-upon contractual terms or upon achievement of contractual milestones.

Judgments - For engineering contracts, estimates are based on various assumptions to project the outcome of future events that often span several months to in excess of a year. These assumptions include labor productivity and availability, the complexity of the work to be performed, the cost and availability of materials, the performance of subcontractors, and the availability and timing of funding from the customer. As a significant change in one or more of these estimates could affect contracts' profitability, contracts and estimates are reviewed and updated regularly. Adjustments in estimated profit on contracts are recognized under the cumulative catch-up method.

Advertising costs are expensed as incurred. Advertising costs amounted to \$77,036 and \$178,983 for the years ended December 31, 2020 and 2019, respectively.

Commitments and Contingencies - Liabilities for loss contingencies arising from claims, assessments, litigation, fines, penalties, and other sources are recorded when it is probable that a liability has been incurred and the amount of the assessment can be reasonably estimated. Legal costs in connection with loss contingencies are expensed as incurred.

Applied Technology and Management, Inc.
Notes to Financial Statements

Note 1. Significant Accounting Policies (continued)

Recently Issued Accounting Pronouncements Not Yet Adopted – In February 2016, the FASB issued ASU 2016-02, *Leases (Topic 842)*, which is required to be implemented for fiscal periods beginning after December 15, 2021. The provisions of the ASU seek to increase transparency and comparability among organizations by recognizing lease assets and lease liabilities on the balance sheet and by disclosing key information about leasing arrangements. ASU 2016-02 requires that a lessee will be required to recognize assets and liabilities for all leases with lease terms of more than 12 months. Additionally, the ASU will require disclosures to help investors and other financial statement users better understand the amount, timing, and uncertainty of cash flows arising from leases, including qualitative and quantitative requirements. Lessor accounting will remain largely unchanged except for changes to align lessor accounting with ASU 2014-09, “Revenue from Contracts with Customers (Topic 606)”. The Company is currently evaluating the effect of this ASU on its financial statements.

Note 2. Accounts Receivable and Revenue

The following table shows the Company’s revenues disaggregated according to the timing of transfer of goods or services:

	2020	2019
Year ended December 31, Engineering revenue recognized over time	\$ 4,609,005	\$ 6,899,498
Year ended December 31, Engineering revenue recognized at a point in time	6,407,311	3,888,300
Total revenue	\$ 11,016,316	\$ 10,787,798

The following table shows the company’s accounts receivable, contract assets, and deferred revenue:

	2020	2019
Year ended December 31, Accounts Receivable	\$ 1,458,695	\$ 1,430,792
Engineering Revenue	\$ 1,458,695	\$ 1,430,792
Total Accounts Receivable	\$ 1,458,695	\$ 1,430,792
Contract Assets	\$ 504,277	\$ 655,772
Unbilled Revenue - Engineering Revenue	\$ 504,277	\$ 655,772
Total Contract Assets	\$ 504,277	\$ 655,772
Deferred Revenue	\$ 290,927	\$ 454,741
Deposits - Engineering Revenue	\$ 290,927	\$ 454,741
Deferred Revenue - Engineering Revenue	168,782	195,199
Total Deferred Revenue	\$ 459,709	\$ 649,940

Applied Technology and Management, Inc.
Notes to Financial Statements

Note 3. Related Party Transactions

The following is a summary of related party balances outstanding in the balance sheets as of December 31, 2020 and 2019:

	2020	2019
Due to related party	<u>\$ 130,070</u>	<u>\$ 204,524</u>

The Company had a balance of \$130,070 and \$204,524 in amounts due to related party at December 31, 2020 and 2019, respectively. This amount represents amounts owed to an affiliate for royalty fees and shared services. Royalty fees are generally calculated and paid based on 4% of gross revenues. The shared services from an affiliate included in amounts due to related party represents accrued interest at the short-term Applicable Federal Funds Rate. The Applicable Federal Funds Rate was 1.15% and 1.59% at December 31, 2020 and 2019, respectively. The total interest expense associated with these fees was approximately \$900 and \$2,700 for the years ended December 31, 2020 and 2019, respectively. The amounts due to the affiliate are payable on demand. Accordingly, these amounts are classified as current in the accompanying balance sheets.

The following is a summary of related party transactions included in the statements of income for the years ended December 31,:

	2020	2019
Engineering revenues from IGY LLC and related entities	<u>\$ 102,511</u>	<u>\$ 20,671</u>
Royalty fees and shared services from IGY LLC	504,396	476,012
Included in general and administrative expenses:		
General and administrative expenses billed to IGY LLC	37,074	33,225
General and administrative expenses billed by IGY LLC	331,191	296,631
Reimbursement for property and equipment from IGY LLC	20,264	22,886

The Company provides engineering and consulting services to affiliated companies as requested by the affiliates. The amounts earned for these services are payable on demand.

Employees of the Company's affiliate provide support and oversight for the Company to which the Company is responsible for a portion of the expense. These amounts are presented as royalty fees and shared services from affiliate in the statement of income and are payable under agreements between the Company and affiliate. These agreements have terms of one year, are renewable annually and define the costs and services the Company was required to reimburse the affiliate.

On behalf of the Company, IGY LLC pays for various general and administrative expenses, primarily insurance and professional fees. These amounts are included in the respective classification of expenses in the statements of income. IGY LLC bills the Company for these expenses which are payable on a monthly basis. Additionally, the Company provides general and administrative support to IGY LLC which represents primarily rent and personnel expenses. The Company bills IGY LLC for these amounts and the Company records a reduction in the respective expense in the statements of income.

Applied Technology and Management, Inc.
Notes to Financial Statements

Note 4. Property and Equipment

Property and equipment consisted of the following at December 31:

	2020	2019
Vehicles	\$ 21,200	\$ 5,769
Equipment	600,207	525,449
Furniture	150,682	150,682
Leasehold improvements	40,092	40,092
Total gross property and equipment	812,181	721,992
Accumulated depreciation	(622,061)	(537,690)
Property and equipment, net	\$ 190,120	\$ 184,302

Depreciation expense related to property and equipment was \$87,641 and \$85,756 for the years ended December 31, 2020 and 2019, respectively.

Note 5. Leases

The Company has several noncancelable operating leases, primarily for office space that expire over the next three years. These leases generally contain renewal options for periods ranging up to 10 years and require the Company to pay all executory costs such as maintenance and insurance.

Rental expense under operating leases is recognized on a straight-line basis over the term of the lease, including any periods of free rent. Rental expense for operating leases and equipment rentals during 2020 and 2019 was \$314,250 and \$313,504, respectively. Several of the Company's lease agreements contain annual escalating payment clauses based on fixed percentages specified in the lease agreements.

Future minimum lease payments under noncancelable operating leases (with initial or remaining lease terms in excess of one year) as of December 31, 2020, are:

Operating leases	Total minimum lease payments
2021	\$ 281,514
2022	288,465
2023	99,052
	\$ 669,032

During the year ended December 31, 2020, the Company entered into a three year lease agreement for equipment that was recorded as a capital lease at a gross value of \$45,713.

During the year ended December 31, 2019, the Company entered into a two year lease agreement for equipment that was recorded as a capital lease at a gross value of \$35,305.

Amortization for this equipment was \$12,394 and \$1,177 for the years ended December 31, 2020 and 2019, respectively. Accumulated amortization was \$13,571 and \$1,177 as of December 31, 2020 and 2019, respectively. Amortization is included in depreciation expense in the statements of income.

Applied Technology and Management, Inc.
Notes to Financial Statements

Note 5. Leases (continued)

Future minimum lease payments under capital leases (with initial or remaining lease terms in excess of one year) as of December 31, 2020, are:

	Total Payment	Interest	Principal
2021	\$ 33,155	\$ 2,838	\$ 30,317
2022	16,912	1,055	15,857
2023	7,047	118	6,929
Total minimum lease payments	\$ 57,114	\$ 4,010	\$ 53,103

Note 6. Income Taxes

The Company's income tax expense (benefit) for the years ended December 31, 2020 and 2019, and attributable to net income before income taxes consists of:

	December 31, 2020	December 31, 2019
Federal	\$ 282,635	\$ 125,334
State	35,859	2,507
Total	\$ 318,494	\$ 127,841
Deferred	\$ (151,259)	\$ (12,740)
State	(12,654)	21,776
Total	\$ (163,913)	\$ 9,036
Federal	\$ 131,376	\$ 112,594
State	23,205	24,283
Total	\$ 154,581	\$ 136,877

Recorded tax expense differed from the amounts computed by applying the U.S. Federal income tax rate of 21% to income before income taxes for the years ended December 31, 2020 and 2019, as a result of the following:

	2020	2019
Computed "expected" tax expense	\$ 149,525	\$ 109,357
Increase (reduction) in income taxes resulting from:		
Prior year tax return true up	(646)	23,757
State tax expense, net of Federal benefit	14,656	3,763
Other, net	(8,954)	
Income tax expense	\$ 154,581	\$ 136,877

Applied Technology and Management, Inc.
Notes to Financial Statements

Note 6. Income Taxes (continued)

The tax effects of temporary differences that give rise to significant portions of the deferred tax assets and deferred tax liabilities at December 31 are presented below:

	2020	2019
Deferred tax assets:		
Accounts receivable principally due to valuation differences	\$ 63,366	\$ 82,125
Compensated absences and nonqualified employee benefit plans, principally due to accrual for financial reporting purposes	287,207	292,602
Prepaid expenses	24,433	—
Accrued expenses	183,046	32,419
Total deferred tax assets	<u>558,052</u>	<u>407,146</u>
Deferred tax liabilities:		
Prepaid expenses	56,734	73,013
Property and equipment, principally due to differences in depreciation	36,948	33,674
Total deferred tax liabilities	<u>93,682</u>	<u>106,687</u>
Net deferred tax asset	<u>\$ 464,370</u>	<u>\$ 300,459</u>

In assessing the realizability of deferred tax assets, management considers whether it is more likely than not that some portion or all of the deferred tax assets will not be realized. The ultimate realization of deferred tax assets is dependent upon the generation of future taxable income during the periods in which those temporary differences become deductible. Management considers the scheduled reversal of deferred tax liabilities, projected future taxable income, and tax planning strategies in making this assessment. As of December 31, 2020, the Company believes it will be able to fully utilize the deferred tax assets and no valuation allowance was considered necessary.

The tax years open for examination by the Internal Revenue Service include returns for fiscal years ended December 31, 2018 through 2020.

Note 7. Retirement Plans

The Company has a supplemental employee retirement plan covering certain of the Company's executive officers as of and for the years ended December 31, 2020 and 2019. The benefits are based on years of service and a percentage of the officer's agreed-upon compensation at retirement.

At December 31, 2020 and 2019, the benefit obligation for this plan is \$1,102,075 and \$1,106,705, respectively, which equals the accrued liability at the balance sheet date because the plan has not been funded. Net periodic benefit costs were \$63,642 and \$18,517 for the years ended December 31, 2020 and 2019, respectively, and are included in personnel expenses in the statements of income. During 2020 and 2019, the Company paid \$68,272 in benefit payments. The assumptions used to determine the benefit obligation at December 31, 2020 and 2019, were: (1) a discount rate of 4.5% and (2) rate of compensation increase of 0%, as there has been a salary freeze in effect since July of 2009. There have been no new entrants to the plan since the salary freeze was instituted in 2009. Any new entrants to the plan would be at the sole discretion of management.

Applied Technology and Management, Inc.
Notes to Financial Statements

Note 7. Retirement Plans (continued)

The Company does not expect to make any contributions at any time to the supplemental employee retirement plan, except to pay benefits as they become due. A member of management, who is covered by the retirement plan, had delayed his anticipated retirement. Benefit payments related to his retirement began in 2019.

The aggregate benefits expected to be paid in the years from 2021 through 2030 and thereafter are as follows for the years ending December 31:

	Total
2021	68,272
2022	68,272
2023	68,272
2024	68,272
2025	83,846
2026 – 2030	518,970
Thereafter	226,171
	<u>\$ 1,102,075</u>

The expected benefits are based on the same assumptions used to measure the Company's benefit obligation at December 31, 2020 and 2019, and include estimated future employee service.

In prior years the Company sponsored a defined contribution 401(k) profit sharing plan ("Pre-2017 Plan"), for substantially all of its employees. Employees were eligible to participate after completing three months of service if hired on or before June 30, 2015. Eligibility began after twelve months for employees hired on or after July 1, 2015. The Company could contribute each year an amount determined by management. Discretionary employer contributions were allocated based on the compensation of each employee and the total compensation of all participants. No discretionary contributions were made in 2020 or 2019.

The employer contributions under the "Pre-2017 Plan" vested at 20% per plan year for each completed year of employment.

Effective January 1, 2017, the Company adopted a Safe Harbor defined contribution 401(k) plan ("2017 Plan") for substantially all of its employees.

The 2017 Plan allows for voluntary employee contributions, which vest immediately. Each employee is allowed to contribute 100% of their salary up to a maximum of \$19,500 for 2020 (\$25,500 for employees over 50 years of age). The Company makes a matching contribution equal to 100% of each employee's elective deferral not exceeding 3% of the employee's compensation, plus 50% of each employee's elective deferral in excess of 3%, but not in excess of 5% of the employee's compensation. The related expense for the years ended December 31, 2020 and 2019 was \$123,204 and \$112,226, respectively.

Matching company contributions made on or after January 1, 2017 are 100% vested.



ONE CITY, ONE JACKSONVILLE.

MEMORANDUM

November 30, 2021

TO: Gregory Pease, Chairman

Professional Services Evaluation Committee



FROM: Guy Parola, Title

Downtown Investment Authority (DIA)

Subject: Certification Letter for P-38-21 Shipyard West Public Park Design

Please take appropriate action to issue a Request for Proposals (RFP) 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 service or study:

The DIA, on behalf of the City and the CRA, seeks a landscape architecture and urban design / architecture firm(s) to design "Shipyards West" which will be broken into two contracts, one for Kids Campus Replacement Park CIP scope and another for the Northbank CRA scope. The final deliverables for Kids Campus Replacement Park will be 60% civil engineering plans, with an option to proceed to 100%, and their processing through the City's Civil Plan Review process. These services are crucial to satisfying the requirement of a Florida Recreation Development Assistance Program ("FRDAP") Grant transfer the FRDAP Grant from the Kids Campus parcel to the Shipyards West park parcel. In order to transfer the FRDAP Grant from the Kids Campus parcel, which will be redeveloped as a Five-Star Hotel, Restaurants, Retail and Office Space, per 2021-0673-E, the City is required to replace Kids Campus park with a park of comparable or greater scope and quality and adjacent to or in near proximity to Kids Campus. The final deliverables for the CRA scope on surrounding property will be a schematic design.

2. The Objective of the study or services:

The objective is to increase public access to, and enjoyment of, the St. Johns River and adjacent property within Downtown by contracting with a landscape architecture and urban design / architecture firm(s) to design and engineer a premier waterfront park of a quality that complements the nearby Five-Star Hotel, Restaurants, Retail and Office Space development and future MOSH plans and is consistent with the Jessie Ball DuPont Fund's Activating Jacksonville's Riverfront plan and to integrate that design with the surrounding CRA property. In addition to creating accessibility and enjoyment of the St. Johns River by the public, a premier waterfront park will contribute to the success of the Sports and Entertainment District redevelopment.

3. The estimated period of time needed for the service or study:
Eight (8) months with one four (4) month options for extension.

4. The estimated cost of the service or study:
Up to \$150,000 for the CRA contract and up to eight hundred fifty thousand dollars (\$850,000) for the Kids Kampus Replacement Park contract.

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

6. Does not duplicate any previous or existing DIA service and no City-wide contract exists upon which we could piggyback.

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

The Jessie Ball DuPont Fund's Activating Jacksonville's Riverfront plan, the Northbank Community Redevelopment Area Plan, the SWA Riverfront Design Guidelines and Activity Nodes Plan.

8. 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.

9. The names and telephone numbers of two representatives from the using agency designated to serve on the evaluation committee as subcommittee members

Lori Boyer, DIA Chief Executive Officer | 904-255-5301
Daryl Joseph, Director of Parks, Recreation and Community Services | 904-255-7903

10. A project funding account number

32109 135801 565030 010432 0000000 00000 0000000
10801 191021 549045 000000 00001765 00000 0000000

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

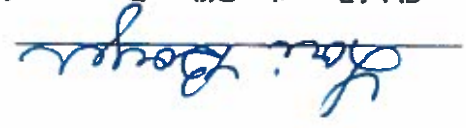
Joseph P. Loreita, PLA, LEED@AP-BD+C
Operations Manager, Jacksonville

Hall Associates, Inc.
jloretta@hall.com
Gina Ford, FSLA
Principal Landscape Architect
Agency Landscape + Planning
guna@agencylp.com

Allan J. Iosue, PLA, LEED AP BD+C
Director - Business Development and Marketing
Haskell
allen.iosue@haskell.com

11. A signed statement to the effect the individuals responsible for developing the scope and Certification letter and the two individuals named herein to serve as subcommittee Members, have read and understand the Procurement Manual and Procurement Committee Guidelines dated August, 2013

(See: <http://inside.coj.net/op/pr/default.aspx>)



Lori Boyer, Chief Executive Officer, Downtown Investment Authority
Sub-committee Member Signature

Attachments: Scope of Services
Minimum Qualifications
Scoring and Evaluation Criteria
Project Overview