

AGENDA
Escambia Board of County Commissioners
Northwest District 1 Advisory Committee
October 7, 2019–6: 00 p.m..
Beulah Middle School
6001 W Nine Mile Rd
Pensacola, Florida 32526

1. **Call to Order - Chairman Bryant**

2. Invocation - Commissioner Bergosh

3. Pledge of Allegiance - Commissioner Bergosh

4. Board Member Forum

5. Approval of Minutes
 - A. Approval of June 9, 2019 minutes

 - B. Approval of September 9, 2019 minutes

6. Items for Discussion
 - A. OLF8 Update - Commissioner Bergosh

 - B. **Traffic Projects**

 - C. Library Update - Dr. Bryant

 - D. Draft RFP Discussion

 - E. Next Steps in Planning Process - Director Jones and Staff

7. Public Forum

8. **Adjournment**

The next NW District 1 Advisory meeting is scheduled for **Monday, November 4, 2019 at 6:00 p.m.**, Beulah Middle School, 6001 w Nine Mile Rd Pensacola, Florida.

Northwest District 1 Advisory Committee

5. A.

Meeting Date: 10/07/2019

Submitted By: Debbie Kenney,
Commissioner, District 1

Recommendation:

Approval of June 9, 2019 minutes

Attachments

June 10 minutes

DRAFT

**Resume Minutes of the Escambia County
Northwest District 1 Advisory Committee
June 10, 2019**

**Beulah Middle School
1006 W Nine Mile Rd
Pensacola, Florida
6:00 P.M. – 7:12 P.M.**

Present: David Liechty
George Levy
Jay Ingwell
Joseph Poitevin
Kim Aderholt
Laura Bryant, Chair
Paul Flores
Wilson Taylor, Vice Chariman

Absent: Jill Johnson

Staff Present: Andrew Holmer, Division Manager, Planning & Zoning
Charlie Gonzalez
John Fisher, Senior Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Jeff Bergosh, Commissioner
Debbie Kenney, D1 Commissioner Aide
Horace Jones, Director, Planning and Zoning
Jeff Bergosh, Commissioner, District 1

1. Call to Order
The meeting was called to order by Chairman Bryant.
2. Invocation
A moment of silence was led by Chairman Bryant.
3. Pledge of Allegiance
The Pledge was led by Chairman Bryant.

4. Public Forum
Theresa Blackwell commented that she wished more people would attend the meetings and she was concerned about the number of people on the Advisory Committee that are not from Beulah. She also expressed her disappointment that there are members of the Advisory Committee that don't voice their opinions. She stated that she would like to see Jay Ingwell as Chairman of the committee and that she was unhappy with the change that Chairman Bryant made concerning the order on the agenda for the public forum.

5. Board Member Forum
There was nothing for the good of the whole.

Approval of May 2019 meeting minutes.

- A. Approval of May 6, 2019 Meeting Minutes
The corrected May 6, 2019, minutes were approved.

Motion by Jay Ingwell, Seconded by Joseph Poitevin

Vote: 8 - 0 Approved

Other: Jill Johnson (ABSENT)

Attachments:

Minutes 5.6.19

7. **Items for Discussion**

- A. Library Update - Dr. Bryant
Dr. Bryant had no news to report.
- B. OLF8 Update- Commissioner Bergosh
Commissioner Bergosh reported that the County now owns the former OLF8 site. The OLF8 Planning Committee has narrowed down the pool of planners to three. The BCC will make the final decision on the planner for the property. Commissioner Bergosh also stated that the BCC received a check from Navy Federal for \$110,000 for that will go back into the LOST fund and that the BCC is expecting another smaller check from Navy Federal, in the near future.
- C. Traffic Project Report - David Forte
David Forte presented the latest Traffic Project Report update. George Levy posed a question about traffic signals on Highway 98. David Forte said that all the County can do is contact FDOT. He stated that the traffic situation was going to be difficult for some time. He also said the traffic signal system is antiquated, but improvements are being made. Commissioner Bergosh stated that the BCC voted at the June meeting to approve funding for a new traffic center that will be built in Escambia County and will generate additional jobs.

Director Jones stated that there will be a special BCC meeting, July 1, 2019, 9:00 a.m., where the top 3 planners for the OLF8 property will make presentations to the BCC.

Attachments:

Traffic Report

D. Next Steps in Planning Process - Director Jones and Staff

Commissioner Bergosh thanked the staff and Advisory Committee for their work and encouraged all members to be active participants. G. Levy questioned when there would be a public meeting. Commissioner Bergosh stated there would be a Beulah town hall in July. Director Jones stated that there will be many opportunities for public input throughout the planning process.

Commissioner Bergosh stated that Drew Holmer had been in touch with the Haas Center at UWF and that they could do the citizen survey for the committee. Commissioner Bergosh will pay for the survey from his discretionary funds. The Advisory Committee voted to support Commissioner Bergosh's decision to use the Haas Center for the survey.

Jay Ingwell made the motion, Paul Flores seconded. All approved.

Jay Ingwell asked for an updated POA. Debbie Kenney is to provide the updated plan from staff.

Mr. Ingwell asked when a RFP would be issued. Drew Holmer will be working on that process. Mr. Holmer also stated that the firm chosen would make a recommendation between an overlay or master plan.

A discussion determined that September 9 would be the next meeting which would include a draft RFP. Also, due to having no July meeting, the election of new officers would be delayed until the September 9 meeting.

At the October 7 meeting survey results will be discussed.

Attachments:

Plan of Action

Adjournment

Meeting adjourned at 7:12 p.m.

The next NW District 1 Advisory meeting is scheduled for **Monday, September 9, 2019 at 6:00 p.m.**, Beulah Middle School, 6001 W Nine Mile Rd Pensacola, Florida.

Northwest District 1 Advisory Committee

5. B.

Meeting Date: 10/07/2019

Submitted By: Debbie Kenney,
Commissioner, District 1

Recommendation:

Approval of September 9, 2019 minutes

Attachments

Sept. 9 minutes

DRAFT

**Resume Minutes of the Escambia County
Northwest District 1 Advisory Committee
September 9, 2019**

**Beulah Middle School
1006 W Nine Mile Rd
Pensacola, Florida
(6:00 P.M. – 7:30 P.M.)**

Present: David Liechty
George Levy
Jay Ingwell
Jill Johnson
Kim Aderholt
Laura Bryant, Chair
Paul Flores
Wilson Taylor, Vice Chariman

Absent: Joseph Poitevin

Staff Present: Janice Gilley, County Administrator
Andrew Holmer, Division Manager, Planning & Zoning
Charlie Gonzalez, GIS
Debbie Kenny, Commissioner Aide
Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Juan Lemos, Senior Planner, Planning & Zoning
Jeff Bergosh, Commissioner District 1

1. **Call to Order**
Dr. Bryant called the meeting to order at 6:00 p.m.
2. Invocation
A moment of silence was led by Commissioner Bergosh.
3. Pledge of Allegiance
The Pledge of Allegiance was led by Commissioner Bergosh.
4. Public Forum
Theresa Blackwell stated that she would like the new committee chairman to be from Beulah and did not like the order of the public forum.

5. Organization of the Board

A. Election of Chairman

Dr. Bryant stated that she was willing to serve again as chairman.

Paul Flores made a motion for Dr. Bryant to be Chairman.

Wilson Taylor seconded.

The vote was unanimous for Dr. Bryant to be chairman. Joey Poitevin was absent.

Motion by Paul Flores, Seconded by Wilson Taylor Paul Flores nominated Laura Bryant for Chairman.

Wilson Taylor seconded.

Dr. Bryant elected chairman.

Vote: 8 - 0 Approved

Other: Joseph Poitevin (ABSENT)

B. Election of Vice Chair

Wilson Taylor made motion to nominate Paul Flores for Vice Chair, Jay Ingwell seconded.

George Levy made motion to nominate Wilson Taylor for Vice Chair, Paul Flores seconded.

Votes for Paul Flores - J. Ingwell, K. Aderholdt, L. Bryant, D. Liechty (4 votes)

Votes for Wilson Taylor - J. Johnson, G. Levy, P. Flores (3 votes)

Paul Flores elected as Vice Chair.

6. Approval of last months meeting minutes

A. Approval of minutes of May 6, 2019 meeting

Correction: June 10 minutes to be approved at Oct 7 meeting.

September 9 minutes to be approved at Oct 7 meeting.

Attachments:

May minutes

7. Presentation and Board Discussion of Completed Citizen Survey Results
Commissioner Bergosh and Amy Newburn, UWF Haas Center

Ms. Newburn presented the survey results and explained how the answers were weighted.

J. Ingwell brought up that there was no question about a "master plan" option.

8. **Items for Discussion**

A.

OLF8 Update - Commissioner Bergosh

Board of County Commissioners selected DPZ from Miami to be the planner.
The project manager has yet to be hired.

B. Traffic Projects Report - David Forte
Commissioner Bergosh presented the report and there were no questions.

C. Library Update - Dr. Laura Bryant

The sign at the new library was removed. A new sign will be put in it's place.
The BCC is waiting for insurance verification from the architect.

D. Decision of Best Strategy for NW D1

1. Discussion of Master Plan

2. Discussion of an Overlay District

3. Discussion on other alternatives or maintaining status quo

4. Board Direction/Vote

To include language for a master plan and overlay in the RFP and implementation plan.

9. Execution Plan Discussion
Commissioner Bergosh and Staff

Drew Holmer stated that it will be helpful to know what's in the OLF8 plan.
He also stated that the RFP can address design standards and quality of life issues.

Horace Jones stated that an overlay is much eaasier to work with once an area has already had some development. The overlay would increase standards. It could provide for example, higher landscape standards and pocket parks.

George Levy asked if OLF8 had to be the location of the town center. Horace Jones said that he was not aware of a parcel that would be large enough to house a town center, other than OLF8.

Drew Holmer stated that a town center had to be easily accessible, but the options in a town center are endless.

David Leichthy asked if there was anything the Committee could do to effect impact fees. Commissioner Bergosh said that only the BCC can impose impact fees and that it's a very complicated subject. He doesn't believe that there's support for impact fees at this time.

Jay Ingwell asked if impact fees and MSBU's be tied to an overlay or master plan. Legal opinion is needed for the answer.

10. Next Steps
Refine POA and identify funding source(s)

The draft RFP will be submitted to committee at October meeting.
Commissioner Bergosh stated that LOST funds cannot be used for this project, but will put this project forward to seek RESTORE funds.

Adjournment

The next NW District 1 Advisory meeting is scheduled for **Monday, October 7, 2019 at 6:00 p.m.**, Beulah Middle School, 6001 W Nine Mile Rd Pensacola, Florida.

Northwest District 1 Advisory Committee

6. B.

Meeting Date: 10/07/2019

Submitted By: Debbie Kenney,
Commissioner, District 1

Recommendation:

Traffic Projects

Attachments

Traffic Projects

Monday, October 7, 2019

Northwest District 1 Advisory Committee – Project Notes

Engineering Projects – Commission District 1

1. US29 Connector Project & I-10 / Beulah Interchange Project – FDOT & LOST Funding

- Nine Mile Road to SR8 (I-10) Roadway Widening with a new I-10 Interchange, then further North to Muscogee Road
 - FDOT managing segment from Nine Mile Road to existing Kingsfield Rd north of I-10, and the new I-10 Interchange
 - County managing segment from existing Kingsfield Rd north to Muscogee Road
 - County approved road transfer agreement to transfer ownership of SR292 (Perdido Key Drive) from AL State Line to south of Theo Baars Bridge to the County, and FDOT to assume ownership of CR99 (Beulah Road) from Mobile Hwy to I-10 as well as the future connection north to Muscogee Road at its Sept. 5, 2019 Board Meeting; execution of agreement pending FDOT signature (agreement documents delivered to FDOT – 9/18/19).
 - FDOT Project Manager – Alan Vann – alan.vann@dot.state.fl.us
 - County Project Manager – James Duncan – jeduncan@myescambia.com

2. Nine Mile Road 4-Laning Projects

- Beulah Road to Pine Forest Road – 4.4+/- miles
 - Road's Inc. (\$34.32M)
 - Navy Federal Way to I-10/Klondike Road – Completion December 2019
 - Beulah Road to Navy Federal Way – Completion March 2020
 - I-10/Klondike Road to Pine Forest Road - Completion – Fall 2020
 - FDOT PM: Kelli Rice – kelli.rice@dot.state.fl.us – Work # 850-981-2801
 - Pine Forest Road to US29 - Completion Summer 2020
FDOT PM: Dominic Richard– dominic.richard@dot.state.fl.us – 850-981-3000
- Pine Forest Road to US29 – 2.3+/- miles
 - Panhandle Grading & Paving (\$16.88M)
 - Anticipated Final Acceptance – July 2020
 - Resident Engineer – Michael Gund – michael.gund@mottmac.com

3. Mobile Hwy Resurfacing & Intersection Improvements Project

- FDOT plans to resurface Mobile Hwy from 9 Mile Rd to Pine Forest Rd, which will also include a new traffic signal with turn lanes at all 4 approaches at Mobile Hwy and Klondike Rd, re-aligning Millview Rd with new a right turn lane, and adding a southbound right turn lane at Woodside Dr.
- Design anticipated began September 23, 2019 with construction letting scheduled for May 2022
 - FDOT PM – Jordan Burnett – jordan@aldayhowell.com - 850-526-2040

Monday, October 7, 2019

Northwest District 1 Advisory Committee – Project Notes

4. US90 (Mobile Highway) @ CR99 (Beulah Road)

- Intersection Improvements – New Traffic Signal and Turn Lane Installations completed May 2019

5. Nine Mile Road & Rebel Road Intersection

- County and School District requested FDOT to study intersection for possible signal warrant
 - FDOT study warranted new traffic signal, and new NBRT lane from Rebel Road onto Nine Mile Road
 - Funding and programming of recommended improvements – TBD
 - County Point of Contact – David Forte – dvforte@myescambia.com

6. Longleaf Drive – SR297 (Pine Forest Road) to Kemp Road

- Roadway Widening, Bridge Replacement, Stormwater, and Pedestrian Improvements
 - 60% Design
 - Anticipate Final Plans – Spring 2020
 - County Project Manager – TJ Williams – tjwilliams@myescambia.com

7. Klondike – Cedarbrook Pond Rehab

- Rehabilitation of an existing stormwater pond on west side of Klondike Road, in Cedarbrook Subdivision, to reduce flooding to adjacent property owners, by improving drawdown capability, and how the pond outfall to the Klondike Rd drainage system.
 - Design contract awaiting purchase order.
 - County Project Manager – Grant Dams – GEDAMS@myescambia.com

Northwest District 1 Advisory Committee

6. D.

Meeting Date: 10/07/2019

Submitted By: Debbie Kenney,
Commissioner, District 1

Recommendation:

Draft RFP Discussion

Attachments

RFP Draft



Request for Proposals

Beulah Area Master Plan

1. PURPOSE

Escambia County is seeking a qualified firm to create a master plan for 30,000 acres in the Pensacola suburb of Beulah. Expertise in Florida land use planning, Geographic Information Systems, economic analysis, planning for commercial as well as housing development and public participation is required. The master planner will utilize existing County land use plans, Future Land Use and Zoning, and a recent survey of Beulah area residents to design a plan for accommodating growth in the subject area.

The master plan should: establish a vision for allowing for the continued growth in the area while preserving the quality of life and sense of place enjoyed by the current residents.

2. GENERAL INFORMATION

Location - The Beulah community of Escambia County, Fla., is northwest of downtown Pensacola and contains approximately 30,000 acres in 4 voting precincts. Land uses in the area reflect the rural to suburban nature of the area with extensive neighborhood growth in recent years. The area contains the Beulah campus of Navy Federal Credit Union (NFCU), which is anticipated to employ over 10,000 people by 2022.

Mid-West Sector Plan – North of Interstate 10, west of Highway 29 and south of Highway 196, there is a 15,000-acre Sector Plan. The southern portion of the Sector Plan to the north of the study area, is set aside as a regional employment center. Additional information on the Sector Plan can be found at <https://myescambia.com/our-services/development-services/planning-zoning/optional-sector-plan>.

OLF8 Master Plan – (Need input from NWD1 committee on how to address the proposed OLF8 master plan)

Changing Conditions in Beulah – In 2018 Escambia County acquired from the US Navy a 640± acre helicopter landing field adjacent to the Navy Federal campus with the intent to enhance economic development opportunities for the region. Navy Federal Credit Union's growth along with 7,000 residences being built, approved or under development since 2010 has degraded the capacity of Nine Mile Road. FDOT is currently improving 9-Mile Road to make this a four-lane roadway, and this project is expected to be completed in 2019. Brantley & Associates completed a property appraisal of OLF8 in 2016 that estimated the population within five miles of OLF8 will grow to 32,993 by 2020, with a median household income of \$63,471. The median home value within a five-mile radius of OLF8 was projected to be \$209,814 by 2021.

Beulah Community Assets and Goals - Beulah has natural assets like the Perdido River, an Outstanding Florida Waterway, with a new park and boat ramp, and the Perdido River Wildlife Management Area with hiking trails, a small park and canoe launch. There are horses, donkeys, goats, chickens and remnants of agriculture like pecan orchards and home gardens. On Nine Mile Road, a new middle school opened in 2018. Other assets include a Dollar General, two gas stations, a veterinarian, a small used car lot, a garden center and a recreational vehicle park. On Mobile Highway, there is a small

community park with a playground and a dog park, a large equestrian center with a covered show ring and stables, and a small, older senior center is nearby.

Community goals and topics under discussion include alleviating traffic, greater street connectivity, a second elementary school, a local high school or smaller magnet high school, replacing the dilapidated fire station with no shower, a police substation, a library, a post office, a community center, a multipurpose government building that combines many uses, an outdoor concert venue, walking trails and sidewalks and a medical clinic.

Transportation – As previously mentioned, Nine Mile Road is widening from two lanes to four lanes and efforts are underway to eventually add a new Beulah interchange on Interstate 10. Widening Beulah Road is also planned, as well as a likely traffic light at the intersection of Frank Reeder Road and Beulah Road in the future. The Florida Department of Transportation is also studying ways to improve traffic flow along Nine Mile Road from Foxtail Loop to I-10 Exit 5 section of roadway in front of Navy Federal Credit Union, Nature Trail residential neighborhood and multiple commercial developments that are under permitting and construction. Throughout the area, subdivisions with hundreds of homes have been approved or built that are exacerbating traffic congestion - with one or two exits dumping cars onto Frank Reeder Road, Beulah Road, Nine Mile Road and Mobile Highway. Within walking distance of NFCU's campus on Nine Mile Road, there are currently more than 2,000 apartments, condominiums, and single-family residences approved or currently under construction.

3. SCOPE OF SERVICES

The Master Plan will balance the highest and best land uses of the subject area with the needs of the County, region, and the Beulah community in creating a plan for sustaining growth while preserving the character of the community. The master plan will be based on the HAAS Center Citizen Survey, an Existing Conditions Analysis, Technical Analysis, and on Stakeholder Engagement and Community Participation. The Existing Conditions Analysis will analyze historic and current site attributes, the character of the community and the site's connectivity and compatibility with the surrounding community. The Technical Analysis will review the density and growth patterns of the area with an eye towards preserving the existing character. Stakeholder Engagement and Community Participation will be key to the Master Plan; interactive public stakeholder meetings will be held throughout the master planning process.

All data and mapping for the site and surrounding area shall be delivered in a Geographic Information System (GIS) compatible format such as a shapefile or a file geodatabase format in an ARCMAP 10.1 or higher version. Escambia County will provide base data to firms interested in submitting a proposal. It is expected that the submittals for this project provide maps and data in said format, which will demonstrate that the interested firm or firms has the GIS capabilities to deliver the desired data.

Master Plan Tasks

The Master Plan will include at least the following tasks:

- 1. Existing Conditions Analysis**
 - a. Project Site & Context
 - b. History, Culture and Character of the Beulah community
 - c. Regional Context
 - d. Site Conditions and proposed offsite projects in the subject area
 - e. Constraints & Opportunities

2. Technical Analysis

- a. Environmental Analysis
- b. Land Use – preserving natural assets like wetlands and forests, recreational open space, walking/hiking trails, landscaping with trees and native vegetation
- c. Beulah Community Needs – for public facilities, retail, housing, professional services and others as identified; housing densities, zones and codes
- d. Infrastructure Analysis
- e. Architectural Standards and Design Considerations Plan

3. Stakeholder Engagement and Community Participation

The firm must develop a Stakeholder Engagement and Community Participation Plan that actively and fully engages the citizens and stakeholders in the preparation of the master plan. They are also to be included as the Land Development Code regulations and architectural standards in support of the master plan are created and implemented. It is expected that the firm will utilize a charrette process and/or any other similar smart planning citizen engagement process. It is essential that all residents, stakeholders, government, and non-governmental entities, including the Northwest District One Advisory Committee, have adequate opportunity to comment on the Plan and that those comments be well documented. It is equally important that due consideration be given to those comments.

4. Master Plan and Implementation Plan

The firm should utilize information obtained from Tasks 1 through 3 for the preparation of the Master Plan. The firm should strive to balance the desires of the stakeholders with the results of the Economic Impact Analysis. The firm should prepare an actionable Implementation Plan, including supplemental architectural and developmental standards for the Master Plan area.

Deliverables - Key deliverables include, but are not limited to (electronic and hard copies):

- Project Schedule
- Existing Conditions Analysis Report
- Technical Analysis Report
- GIS Data and analysis results which will allow county staff to continue future analyses and maintenance for tracking and maintaining the OLF8 facility as it evolves
- Stakeholder Engagement & Community Participation Plan
- Draft Master Plan & Implementation Plan, including supplemental architectural and developmental standards for the Master Plan area. These recommended standards shall be in a format consistent for inclusion in the Land Development Code.
- Final Master Plan & Implementation Plan, including supplemental architectural and developmental standards for the Master Plan area. These recommended standards shall be in a format consistent for inclusion in the Land Development Code.

5. PROJECT APPROACH

Firm should demonstrate with RFP submittal a conceptual approach for developing the OLF8 Master Plan. The conceptual approach should consider the following factors:

1. Strategy for addressing Plan Objectives.
2. Approach to conducting the Existing Conditions Analysis and Technical Analysis.

3. Demonstration of innovative methods for soliciting, assessing, and using community input, comments, and suggestions during project development and for working with diverse stakeholders to achieve Plan Objectives.
4. Demonstration of successfully implementing other similar master plans.
5. Strategy for coordinating with the OLF8 Master Plan.

Funding Availability:

Funding is available in Fund XXXXXX

Project Timeline:

Project should be substantially completed by XXXXXX.

Anticipated Disciplines (Function Codes SF 330):

	<u>GSA Code</u>	<u>Description</u>
<u>Primary Disciplines</u>	12	Civil Engineer
	20	Economist
	47	Planner: Urban/Regional
<u>Secondary Disciplines</u>	06	Architect
	18	Cost Engineer/Estimator
	23	Environmental Engineer
	29	Geographic Information System Specialist
	38	Land Surveyor
	39	Landscape Architect
	48	Project Manager
	60	Transportation Engineer
	<u>GSA Code</u>	<u>Description</u>
<u>Primary Experience</u>	P05	Planning (Community, Regional, Areawide, and State)
	P06	Planning (Site, Installation, and Project)
<u>Secondary Experience</u>	C08	Codes; Standards; Ordinances
	C10	Commercial Building; Shopping Centers
	C18	Cost Estimating; Cost Engineering and Analysis
	E09	Environmental Impact Studies, Assessments
	E11	Environmental Planning
	G04	Geographic Information System Services
	H07	Highways; Streets
	L02	Land Surveying
	L03	Landscape Architecture
	O01	Office Buildings; Industrial Parks
	P100	Deliverables for Government Facilities https://www.gsa.gov/cdnstatic/GSA_GIS_Standards.pdf
	R04	Recreational Facilities
	S11	Sustainable Design
	S13	Stormwater Handling & Facilities
	Z01	Zoning; Land Use Studies

Evaluations and Selection:

Escambia County shall follow the procedures outlined in the Consultants’ Competitive Negotiation Act, Title XIX, Chapter 287, Section 055 of the Florida Statutes. The Selection committee shall consider the following factors:

County Staff - Shortlisting Committee Criteria

	<u>Points</u>
1. <u>Project Approach:</u> Firm should demonstrate a clear understanding of the project goals and objectives. Firm should address with their submission a thorough response to the items requested in Section 5, Project Approach.	10
2. <u>Regional and Site Context:</u> Firm should demonstrate a clear understanding of the regional and site context and significance of the project on the surrounding community.	10
3. <u>Past Record and Performance of the Team:</u> Firm should document past record and performance of the project team. Firm should document successfully implemented similar scale master plans including economic analysis. Consultant evaluation records should be positive. Any previous negative consultant evaluations should result in significantly lower scores. A previous working relationship with Escambia County should not be considered a prerequisite for selection. A positive record of performance may also be demonstrated within the firm’s submittal.	8
4. <u>Experience and Technical Expertise of the Team:</u> Firm should document background experience of the project team. Team experience should specifically address master planning and economic analysis and any other experience the firm identifies as relevant to the project. Experience of the firm shall be considered with respect to the project specific GSA codes identified above. Firm should document technical expertise of the team. Firm should address the following 5 Subtasks found in Section 4.2: a) Environmental Analysis (3 points) b) Transportation Analysis (3 points) c) Infrastructure Analysis (3 points) d) Economic Impact Analysis (5 points) e) Master Plan Considerations (5 points)	19
5. <u>Ability to Meet Project Schedule and Be Readily Accessible:</u> Project schedule is determined by terms and conditions of the grant agreement. Firm should demonstrate their understanding and need for flexibility to meet the project and grant schedule. Project team members should be readily accessible to avoid unnecessary delays. Firm should demonstrate how their team will be readily accessible to the County.	3

Board of County Commissioners - Selection Committee Criteria

1. Strategy for addressing Plan Objectives.	15
2. Approach to conducting the Existing Conditions Analysis and Technical Analysis.	15

3. Approach to conducting the Economic Impact Analysis. **20**
4. Demonstration of innovative methods for soliciting, assessing, and using community input, comments, and suggestions during project development and for working with diverse stakeholders to achieve Plan Objectives. **20**
5. Demonstration of successfully implementing other similar master plans. **15**
6. Strategy for implementing the OLF8 Master Plan. **15**

Award(s) resulting from this solicitation shall be subject to provisions of Chapter 1-9-5, CONSULTANTS of the Ordinances of Escambia County and Procedure PP-250 VENDOR PERFORMANCE EVALUATIONS of the Purchasing Policies and Procedures of Escambia County.

DRAFT

