

THROUGH THESE DOORS WALK ONLY THE FINEST PEOPLE – THE CITIZENS OF ESCAMBIA COUNTY. DECISIONS ARE MADE IN THIS ROOM AFFECTING THE DAILY LIVES OF OUR PEOPLE. DIGNIFIED CONDUCT IS APPRECIATED.

CHAMBER RULES

1. IF YOU WISH TO SPEAK, YOU WILL BE HEARD.
2. YOU MUST SIGN UP TO SPEAK. SIGN-UP SHEETS ARE AVAILABLE AT THE BACK OF THE ROOM.
3. YOU ARE REQUESTED TO KEEP YOUR REMARKS BRIEF AND FACTUAL.
4. BOTH SIDES ON AN ISSUE WILL BE GRANTED UNIFORM/MAXIMUM TIME TO SPEAK.
5. DURING QUASI-JUDICIAL HEARINGS (I.E., REZONINGS), CONDUCT IS VERY FORMAL AND REGULATED BY SUPREME COURT DECISIONS.
6. SEE ORDERLY CONDUCT OF MEETINGS. POLICY.

PLEASE NOTE THAT ALL BCC MEETINGS ARE RECORDED AND TELEVISED

AGENDA

Board of County Commissioners

Special Meeting – August 8, 2019 – 8:00 a.m.

Central Office Complex

3363 West Park Place

1. Call to Order.

(PLEASE TURN YOUR CELL PHONE TO THE VIBRATE, SILENCE, OR OFF SETTING)

2. Was the Meeting Properly Advertised?
3. Are there any items to be added to the agenda?

Recommendation: That the Board adopt the Agenda as prepared (**or duly amended**).

4. Recommendation Concerning Ranking of Firms for OLF-8 Master Plan - Paul Nobles, Purchasing Manager, Office of Purchasing

That the Board take the following action:

A. Rank the following three firms as the first, second, and third most qualified based upon the selection criteria (provided below) included in PD 17-18.105, OLF-8 Master Plan:

1. Associated Space Design, Inc., dba ASD|SKY;
2. Atkins North America, Inc.; and
3. DPZ CoDESIGN, LLC; and

B. Authorize the Selection/Negotiation Committee to negotiate an Agreement and Fee Proposal with the number one ranked firm.

Selection Criteria:

1. Strategy for addressing Plan Objectives - 15 Points;
2. Approach for conducting the Existing Conditions Analysis and Technical Analysis - 15 Points;
3. Approach for conducting Economic Impact Analysis - 20 Points;
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 objective - 20 Points;
5. Demonstration of successfully implementing other similar master plan - 15 Points; and
6. Strategy for implementing the OLF-8 Master Plan - 15 Points.

5. Adjourn.



BOARD OF COUNTY COMMISSIONERS

Escambia County, Florida

Special BCC Meeting

4.

Meeting Date: 08/08/2019

Issue: Ranking of Firms for OLF-8 Master Plan

From: PAUL NOBLES, Purchasing Manager

Organization: Asst County Administrator

CAO Approval:

Information

RECOMMENDATION:

Recommendation Concerning Ranking of Firms for OLF-8 Master Plan - Paul Nobles, Purchasing Manager, Office of Purchasing

That the Board take the following action:

A. Rank the following three firms as the first, second, and third most qualified based upon the selection criteria (provided below) included in PD 17-18.105, OLF-8 Master Plan:

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3. Approach for conducting Economic Impact Analysis - 20 Points;
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 objective - 20 Points;
5. Demonstration of successfully implementing other similar master plan - 15 Points; and
6. Strategy for implementing the OLF-8 Master Plan - 15 Points.

BACKGROUND:

The Request for Letters of Interest was advertised in the Pensacola News Journal on March 11, 2019, and noticed to 289 firms. On April 11, 2019, eight firms submitted letters of interest.

In accordance with the Memorandum of Understanding between Escambia County, Florida, and Navy Federal Credit Union, the Selection/Negotiation Committee evaluated the submittals, and on April 22, 2019, the Committee met to confer and rank the three most qualified firms in preferential order based on each firm's qualifications and ability to perform the required services. The committee ranked the following three firms as the first, second, and third most qualified based upon the selection criteria:

1. DPZ CoDESIGN, LLC;
2. Associated Space Design, Inc., dba ASD|SKY; and
3. Atkins North America, Inc.

BUDGETARY IMPACT:

N/A

LEGAL CONSIDERATIONS/SIGN-OFF:

N/A

PERSONNEL:

N/A

POLICY/REQUIREMENT FOR BOARD ACTION:

This Recommendation is in compliance with the Code of Ordinances of Escambia County, FL 1999, Chapter 46, Finance, Article II Purchases and Contracts, Florida Statute 287.055, Competitive Consultants Negotiation Act and Memorandum of Understanding between Escambia County, Florida, and Navy Federal Credit Union, approved April 4, 2019.

IMPLEMENTATION/COORDINATION:

The Selection/Negotiation Committee will negotiate an Agreement and Fee Proposal with the number one ranked firm. This Agreement and Fee Proposal will be brought to the Board for final approval.

Attachments

Original Solicitation

Notice of Short-Listing Results

Notice of Discussion Ranking Committee Meeting

Short-Listing Scores

MOU between Escambia County and Navy Federal Credit Union

ASD - Responses to Questions and Presentation

Atkins - Responses to Questions and Presentation

ESCAMBIA COUNTY FLORIDA
REQUEST FOR LETTERS OF INTEREST

OLF-8 Master Plan
Solicitation Identification Number PD 17-18.105

Letters of Interest Will Be Received Until:
11:59 p.m. CDT, April 11, 2019

Office of Purchasing, Room 11.101
213 Palafox Place, Pensacola, FL 32502
Matt Langley Bell III Building
Post Office Box 1591
Pensacola, FL 32591-1591

Attention: Paul R. Nobles, CPPO, CPPB, Purchasing Manager

Board of County Commissioners

Lumon J. May, Chairman
Steven Barry, Vice Chairman
Jeff Bergosh
Robert Bender
Douglas B. Underhill

From:
Paul R. Nobles
Purchasing Manager

All requests for assistance should be made in writing when possible. Responses will be provided to all known submitters in writing. No verbal responses will be provided.

Assistance:

Paul R. Nobles, CPPO, CPPB, FCN, FCPM, FCCM
Purchasing Manager
Office of Purchasing
Matt Langley Bell III Building
213 Palafox Place
2nd Floor, Room 11.101
Pensacola, FL 32502
T: 850.595.4918

NOTICE

It is the specific legislative intent of the Board of County Commissioners that NO CONTRACT under this solicitation shall be formed between Escambia County and the awardee vendor until such time as the contract is executed by the last party to the transaction.

SPECIAL ACCOMMODATIONS:

Any person requiring special accommodations to attend or participate, pursuant to the Americans with Disabilities Act, should call the Office of Purchasing, (850) 595-4980 at least five (5) working days prior to the solicitation opening.

Escambia County Florida
Request for Letters of Interest
Proposer's Checklist
OLF-8 Master Plan
Solicitation Identification Number PD 17-18.105

How to Submit Your Proposal

Please review this document carefully. Offers that are accepted by the County are binding contracts. Incomplete proposals are not acceptable. All documents and submittals must be received by the Office of Purchasing on or before date and hour specified for receipt. Late proposals will be returned unopened.

The County has implemented a new Electronic Submittal Process, which requires the use of GovernmentForms.software®. This software, which generates and posts a customized version of the Standard Form (SF) 330 along with the capability to upload other required items, can be downloaded at the following address: <http://www.myescambia.com/our-services/purchasing/professional-services-submittals>

GSA Standard Form 330 (**the following forms must be submitted in the order listed below**)

- Part II (**update if already submitted**)
- Part I

The remaining forms are PDF's to be uploaded

- Letter of Interest
- Letter from Insurance Carrier as to Capacity to Provide a Certificate of Insurance as Specified In the "Insurance Requirements"
- Certificate of Authority to do Business from the State of Florida (Information Can Be Obtained at <http://www.sunbiz.org/search.html>)

Note: While the following forms are attached to this solicitation, they are provided as an example only. Use the forms listed on <http://submittals.myescambia.com/>, **General Information/Sample Forms/Required Items**, they are PDF Forms.

- Certification Regarding E-Verify System
- Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transactions
- Truth in Negotiation Certification
- Sworn Statement Pursuant to Section 287.133 (3)(A), Florida Statutes, On Entity Crimes
- Drug-Free Workplace Form
- Information Sheet for Transactions and Conveyances Corporate Identification
- Anti-Lobbying Certification
- Disclosure of Lobbying Activities

The Following Submittals Are Required Upon Notice of Award:

- Certificate of Insurance

How to Submit a No Proposal

- If you do not wish to propose at this time, please respond to the Office of Purchasing providing your firm's name, address, a signature, and a reason for not responding in a sealed envelope. This will ensure your company's active status in our vendor's list.

This form is only for your convenience to assist in filling out your proposal. Do not return with your proposal.

TABLE OF CONTENTS

Title	Page
Proposer's Checklist	i
I. INFORMATION PACKAGE	1
Purpose	1
General Information	1
Grant Requirements	3
Scope of Services	3
Master Plan Tasks	4
Project Approach	5
II. INSTRUCTIONS TO SUBMITTERS	6
A. Government Forms Software	7
B. CONDUCT OF PARTICIPANTS	8
C. IDENTIFICATION OF SUBCONSULTANTS/CHANGES AFTER THE FACT	8
D. FLORIDA EXECUTIVE ORDER 11-116 COMPLIANCE	8
III. FIRMS' EVALUATIONS AND SELECTION	9
IV. SCHEDULE	10
V. SUBMITTAL REQUIREMENTS	11
1. Update Standard Form (SF) 330 – Part II (GFS format)	11
2. Standard Form (SF) 330 – Part I (GFS format)	12
3. Letter of Interest (PDF format)	12
<u>Forms</u>	
• Certification Regarding E-Verify System	14
• Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transactions	15
• Truth in Negotiation Certification	16
• Sworn Statement Pursuant to Section 287.133 (3)(A), <u>Florida Statutes</u> , On Entity Crimes	17
• Drug-Free Workplace Program Certification	19
• Information Sheet for Transactions and Conveyances Corporate Identification	20
• Anti-Lobbying Certification	21
• Disclosure of Lobbying Activities	22
Agreement Sample	25

I. INFORMATION PACKAGE

OLF-8 Master Plan Solicitation Identification Number PD 17-18.105

Scope of Work

1. PURPOSE

Escambia County is seeking a qualified firm to create a master plan for about 540 acres 640-acre parcel called Outlying Landing Field 8 (OLF8) 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 determine and balance the highest and best economic use for the property with uses that enhance the quality of life for those who live or work in Beulah, while maximizing the creation of jobs with wages higher than the Escambia County median income. All uses compatible with the surrounding community are to be considered including the potential for public uses (School, Post Office, Fire Station).

The master plan should: establish a vision for OLF 8; provide ample opportunities for stakeholder engagement; analyze the commercial and residential markets and identify needs and opportunities; complete a site-specific development opportunity analysis; recommend and prioritize strategies and projects for place-making and public spaces; provide initial wayfinding signage recommendations; recommend strategies for addressing parking needs; and provide a plan for implementing recommendations.

2. GENERAL INFORMATION

Location - OLF8 is an approximately about 540 acres 640-acre parcel in the Beulah community of Escambia County, Fla., 15 miles northwest of downtown Pensacola. Approximately 425 acres are cleared uplands and the rest is wetlands, forest and lowlands. OLF8 fronts Nine Mile Road (Alt-Highway 90) to the South and Frank Reeder Road to the North. It is the County's intent to place delineated wetlands on the eastern side of the property into conservation.

Parcel ownership – The site was previously owned by U.S. Department of the Navy Escambia County and the U.S. Department of the Navy have executed a Land Exchange Agreement (LEA) to transfer title to the property to Escambia County. The title to the property was transferred from the Navy to the County in January 2019.

Negotiations with Navy Federal Credit Union (NFCU)- Escambia County has entered negotiations to sell up to 100 acres of the OLF8 property to NFCU so that NFCU may expand its existing campus. The portion of the OLF8 property purchased by NFCU will not be included within the scope of the master plan. NFCU has presented a concept design that includes private recreational facilities and additional parking to support their existing operations. NFCU is willing to allow these private recreational facilities to be accessible to the public, subject to NFCU's reasonable conditions and limitations.

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 with a large swath of land set aside for commerce

just north of OLF8 in Cantonment. The “Regional Employment” area on the sector plan map is between I-10 and Muscogee Road. Additional information on the Sector Plan can be found at <https://myescambia.com/our-services/development-services/planning-zoning/optional-sector-plan>.

Changing Conditions in Beulah - Escambia County pursued the acquisition of OLF8 in 2013 with the intent to enhance economic development opportunities for the region. Since that process was initiated, conditions near OLF8 have changed. 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. From Nine Mile Road across OLF8, there are views of sunsets over the open field, undulating sweeps of trees on the eastern and western edges and wetlands along the road. 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 this fall. 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. GRANT REQUIREMENTS

The 2010 Deepwater Horizon oil spill led to passage of the RESTORE Act in 2012. The Act dedicates 80 percent of all Clean Water Act penalties related to the spill to the Gulf Coast Restoration Trust Fund. The Escambia County Board of County Commissioners selected the OLF8 Master Plan as one of ten initial projects to fund with Escambia County's RESTORE Direct Component (Pot 1) allocation.

The OLF8 Master Plan shall be consistent with Escambia County's RESTORE Direct Component Multi-Year Implementation Plan (MYIP) and Treasury Grant Application (awaiting approval). The plan shall not prejudice the RESTORE Act and all applicable rules and laws. For more information on Escambia County's Direct Component projects please visit <https://myescambia.com/our-services/natural-resources-management/restore/multi-year-implementation-plan>.

Valuable public comments were provided as part of the application process and the net result was that the MYIP states on page 74 that although the initial concept for developing OLF 8 was a traditional commerce park, all options are available.

Regarding the Triumph Gulf Coast grant, the planner shall fully consider the BCC's pre-application to Triumph Gulf Coast whereby the county may win a significant monetary award approaching \$30 Million dollars if the goal of creating a minimum of 1,000 good-paying jobs is achieved utilizing this property. (Escambia's pre-application can be accessed here <https://www.myfloridatriumph.com/proposal-details/404/>)

4. SCOPE OF SERVICES

The Master Plan will balance the highest and best economic use of the OLF8 property with the needs of the County, region, and the Beulah community in creating a plan for a sustainable and resilient development with a plan for implementation. The master plan will be based on 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 weigh the listed considerations in determining the arrangement, use, and form of the site. Specifically, the Economic Impact Analysis will analyze supportable industries based on market demand and economic sustainability, and the Natural Assets Analysis will look at existing natural amenities that can be preserved and integrated into the design. 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/Impacts (Development of Regional Impact)
- 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. Economic Impact Analysis – quantitative and qualitative information including economic trends, need for economic incentives, employment forecasting and uses; property and retail tax analysis using 3-D fiscal analysis; compatibility with the Mid-West Sector Plan
- d. Beulah Community Needs – for public facilities, retail, housing, professional services and others as identified; housing densities, zones and codes
- e. Infrastructure Analysis
- f. Transportation Analysis – Review of all existing roads and streets along with their level of service; review current transportation plans and maps; review capital improvements that are associated with the project area; review all existing transportation studies and models and analyze parking needs; circulation within OLF8 and pedestrian accessibility; compatibility with the Mid-West Sector Plan
- g. Architectural Standards and Design Considerations Plan

3. Stakeholder Engagement & 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 Master Plan should determine the highest and best economic use of the OLF8 property as well as the best uses that are in the public interest of stakeholders like regional, County, and nearby Beulah residents and those who work there, while maximizing economic impact through job creation.

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
- Economic Impact 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. Approach to conducting the Economic Impact Analysis.
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.
5. Demonstration of successfully implementing other similar master plans.
6. Strategy for implementing the OLF8 Master Plan.

Funding Availability:

Funding is available in Fund 118, Gulf Coast Restoration Fund

Project Timeline:

Project should be substantially completed by January 2020.

Anticipated Disciplines (Function Codes SF 330):

<u>Primary Disciplines</u>	<u>GSA Code</u>	<u>Description</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

II. INSTRUCTIONS TO SUBMITTERS

Firms desiring to provide described Professional Services shall submit one (1) electronic copy of your firms Letter of Interest containing all of the requested information no later than the date and time listed on the cover sheet. Submittals delivered late shall not be accepted or considered. No exceptions will be made.

A. Government Forms Software: <http://submittals.myescambia.com/>

All information requested must be submitted. Failure to submit all information may result in a lower evaluation of the proposal. Letters, which are substantially incomplete or lack key information, may be rejected by the County at its discretion. The selection of the short-listed firms will be based on the information provided in the submittal.

The submittals shall be in the GSA Standard Form (SF) 330 format with one additional section as described below (include in Letter of Interest). No other format will be acceptable.

Information submitted with your letter of interest should include documentation to demonstrate your firm's qualifications and abilities to provide the scope of services. The submittal should include sufficient information to permit a clear understanding of similar past projects, especially in Florida, staff experience and abilities, and any other additional, pertinent details to describe the team's capabilities.

A committee will review the information submitted and short-list the firms. On-site presentations, interviews, and or discussions will be requested of a short list of three or more firms. Once all review is complete, the short-listed firms will be ranked by the selection committee with the top ranked firm being scheduled for negotiations.

Award(s) resulting from this solicitation shall be subject to the 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.

The following policy will apply to all methods of source selection:

B. CONDUCT OF PARTICIPANTS

After the issuance of any solicitation, all bidders/proposers/protestors or individuals acting on their behalf are hereby prohibited from **lobbying** as defined herein or otherwise attempting to persuade or influence any elected County officials, their agents or employees or any member of the relevant selection committee at any time during the **blackout period** as defined herein; provided, however, nothing herein shall prohibit bidders/proposers/protestors or individuals acting on their behalf from communicating with the purchasing staff concerning a pending solicitation unless otherwise provided for in the solicitation or unless otherwise directed by the purchasing manager.

Definitions

Blackout period means the period between the time the bids/proposals for invitations for bid or the request for proposal, or qualifications, or information, or requests for letters of interest, or the invitation to negotiate, as applicable, are received at the Escambia County Office of Purchasing and the time the Board awards the contract and any resulting bid protest is resolved or the solicitation is otherwise canceled.

Lobbying means the attempt to influence the thinking of elected County officials, their agents or employees or any member of the relevant Selection Committee for or against a specific cause related to a pending solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication.

Sanctions

The Board may impose any one or more of the following sanctions on a nonemployee for violations of the policy set forth herein:

- (a) Rejection/disqualification of submittal
- (b) Termination of contracts; or
- (c) Suspension or debarment as provided in Sec. 46-102 of the Escambia County Code of Ordinances.

This policy is not intended to alter the procedure for Protested Solicitations and Awards as set forth in the Sec. 46-101 of the Escambia County Code of Ordinances.

C. IDENTIFICATION OF SUBCONSULTANTS/CHANGES AFTER THE FACT

After delivering an initial proposal in response to this solicitation, all submitters are prohibited from substituting, modifying, or amending those subconsultants identified in the initial written submittal at any time during the course of the solicitation process up to the final award of contract and including question and answer sessions, presentations or technical clarifications and submittals as may be required by the Review/Selection Committee. A substitution or addition of subconsultants or any other material changes to the submittal after the initial response will cause the submittal to be invalid for review and selection purposes.

D. FLORIDA EXECUTIVE ORDER 11-116 COMPLIANCE

III. FIRMS' EVALUATIONS AND SELECTION

The County shall follow the procedures of the Consultants' Competitive Negotiation Act, Title XIX, Chapter 287, Section 055 of the Florida Statutes. The selection committee shall consider such factors as:

County Staff - Shortlisting Committee Criteria

	Points
<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
<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
<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
<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

<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
Total Points	50

Board of County Commissioners - Selection Committee Criteria

	Points
Strategy for addressing Plan Objectives.	15
Approach to conducting the Existing Conditions Analysis and Technical Analysis.	15
Approach to conducting the Economic Impact Analysis.	20
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
Demonstration of successfully implementing other similar master plans.	15
Strategy for implementing the OLF8 Master Plan.	15
Total Points	100

Award(s) resulting from this solicitation shall be subject to the 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.

IV. SCHEDULE

The following schedule shall be adhered to in so far as practical in all actions related to this procurement:

Mailing date of proposals	March 11, 2019
Letters of Interest due date	11:59 p.m. CST, April 11, 2019
Short-Listing Meeting	April 22, 2019
Discussions, Ranking Meeting	TBD

Written Scope due to Committee for Review	TBD
Fee Proposal due to Committee for Review	TBD
1 st Negotiations with First Ranked Firms	TBD
2 nd Negotiations with First Ranked Firms	TBD
Board of County Commissioners approval	TBD

Note: Per Florida Statute 119.071, General exemptions from inspection or copying of public records 2. Sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever is earlier.

Public Records of this solicitation will not be available until **May 13, 2019**.

V. SUBMITTAL REQUIREMENTS

The County has implemented an Electronic Submittal Process that utilizes GovernmentForms.software® (GFS) to generate a customized version of the Standard Form (SF) 330 in a specific format. Other items shall be in PDF format and must be submitted by electronic upload via GFS or manually via the County's web site at <http://submittals.myescambia.com/>

Required items are described below (**The following forms must be submitted electronically in the order listed below**):

1. Update Standard Form (SF) 330 – Part II (**GFS format**)

For those firms that have already provided an SF 330 Part II update as required

Note: The wording on the form can't be changed, but include information as though the listing reads as follows:

11. ~~ANNUAL AVERAGE~~ PROFESSIONAL SERVICES REVENUES INVOICED AND PAID BY ~~OF FIRM~~ FOR LAST 3 YEARS

11. a. ~~Federal~~ Escambia County Florida Board of County Commissioners

11. b. ~~Non-Federal~~ Non-Escambia County Florida Board of County Commissioners
Work

2. Standard Form (SF) 330 – Part I (GFS format)

Generated by GovernmentForms.software®, maximum 75 pages, includes:

- Standard Form (SF) 330 - Part I, Section A-C
Page Limit: Typically just 1 page in length
- Standard Form (SF) 330 - Part I, Section D
 - For each individual shown on the organizational chart list the following:
 - Name
 - Position relative to the project
 - Firm
 - Position in the firm
- Standard Form (SF) 330 - Part I, Section E
Page Limit: 20 pages/resumes
- Standard Form (SF) 330 - Part I, Section F
Page Limit: 10 pages/projects
- Standard Form (SF) 330 - Part I, Section G
Page Limit: 1 page
- Standard Form (SF) 330 - Part I, Section H

3. Letter of Interest (PDF format)

Letter of Interest prepared by a corporate officer or principal of the firm authorized to obligate the firm contractually (Page Limit: Total response to the Letter of Interest length shall not exceed 50 pages).

Requirements for this section (to be included in Letter of Interest):

- Proposers shall list all currently active contracts or task orders with Escambia County, Florida and the following relative information
 - Contract or Task Order name
 - Current status
 - Costs
 - Original cost, to include any change orders
 - Remaining balance
- Proposers shall list any work which their organization failed to complete in the last five (5) years and describe the when, where, how and why of such failure.
- Proposers shall list any officer or partner of their team who in the last five (5) years failed to complete a contract handled in his/her name and to discuss the reasons thereof.
- Proposers shall list any lawsuits in which their team (firms and individuals) is involved relative to services performed or failed to perform over the last five (5) years
- Proposers shall include any additional information to represent your firm for consideration.

Documents

The following forms are PDF's to be uploaded

- Letter Of Interest
- Letter From Insurance Carrier as to Capacity to Provide a Certificate Of Insurance as Specified In the "Insurance Requirements"
- Certificate of Authority to do Business from the State Of Florida (Information Can Be Obtained at <http://www.sunbiz.org/search.html>)

Note: While the following forms are attached to this solicitation. They are provided as an example only. Use the forms listed on <http://submittals.myescambia.com/>, **General Information/Sample Forms/Required Items**, they are PDF Forms.

- Certification Regarding E-Verify System
- Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion--Lower Tier Covered Transactions
- Truth in Negotiation Certification
- Sworn Statement Pursuant to Section 287.133 (3)(A), Florida Statutes, On Entity Crimes
- Drug-Free Workplace Form
- Information Sheet for Transactions and Conveyances Corporate Identification
- Anti-Lobbying Certification
- Disclosure of Lobbying Activities

No additional information is to be included in the Letter of Interest.

Note: Failure to provide the information listed above could be reason for deeming a firm non-responsive.

Certification Regarding E-Verify System

Contractor hereby certifies compliance with the following:

Pursuant to State of Florida Executive Order No.: 11-116, Contractor shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by Contractor while performing work or providing services for Escambia County. Contractor shall also include in any related subcontracts a requirement that subcontractors performing work or providing services for Escambia County on its behalf utilize the E-Verify system to verify employment of all new employees hired by subcontractor.

CONTRACTOR:

Business Name

By: _____
Signature

Name: _____
Printed

Title: _____
Printed

Date: _____

**CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND
VOLUNTARY EXCLUSION--LOWER TIER COVERED TRANSACTIONS**

(1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

(2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Signature/Authorized Certifying

Official Typed Name and Title

Applicant/Organization

Date Signed

TRUTH IN NEGOTIATION CERTIFICATION

For any lump-sum or cost-plus-a-fixed-fee professional service agreement over \$60,000 the Agency requires the Consultant to execute this certificate and include it with the submittal of the Technical Proposal.

The Consultant hereby certifies, covenants and warrants that wage rates and other factual unit costs supporting the compensation for this project's agreement will be accurate, complete, and current at the time of contracting.

The Consultant further agrees that the original agreement price and any additions thereto shall be adjusted to exclude any significant sums by which the Agency determines the agreement price was increased due to inaccurate, incomplete, or non-current wage rates and other factual unit costs. All such agreement adjustments shall be made within one (1) year following the end of the agreement. For purpose of this certificate, the end of the agreement shall be deemed to be the date of final billing or acceptance of the work by the Agency, whichever is later.

Name of Consultant

By: _____
Authorized Signature

Date

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a), FLORIDA STATUTES, ON ENTITY CRIMES

1. This sworn statement is submitted to _____
(print name of the public entity)
- by _____
(print individual's name and title)
- for _____
(print name of entity submitting sworn statement)

whose business address is

and (if applicable) its Federal Employer Identification Number (FEIN) is:

(If the entity has no FEIN, include the Social Security Number of the Individual signing this sworn statement: _____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision or any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), **Florida Statutes**, means:
- a. A predecessor or successor of a person convicted of a public entity crime; or
 - b. An entity under the control any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

- c. I understand that a "person" as defined in Paragraph 287.133(1)(e), **Florida Statutes**, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
- d. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. **(indicate which statement applies.)**

_____ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **(attach a copy of the final order).**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

(signature)

Sworn to an subscribed before me this _____ day of _____, 20_____

Personally known _____
OR produced identification _____

Notary Public - State of _____

(Type of identification)

My commission expires _____

(Printed typed or stamped commissioned name of notary public)

Drug-Free Workplace Form

The undersigned vendor, in accordance with Florida Statute 287.087 hereby certifies that _____ does:

Name of Business

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in Paragraph 1.
4. In the statement specified in Paragraph 1, notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of Paragraphs 1 through 5.

Check one:

_____ As the person authorized to sign this statement, I certify that this firm complies fully with above requirements.

_____ As the person authorized to sign this statement, this firm **does not** comply fully with the above requirements.

Offeror's Signature

Date

**Information Sheet
for Transactions and Conveyances
Corporation Identification**

The following information will be provided to the Escambia County Legal Department for incorporation in legal documents. It is, therefore, vital all information is accurate and complete. Please be certain all spelling, capitalization, etc. is exactly as registered with the state or federal government.

(Please Circle One)

Is this a Florida Corporation: Yes or No

If not a Florida Corporation,

In what state was it created: _____

Name as spelled in that State: _____

What kind of corporation is it: "For Profit" or "Not for Profit"

Is it in good standing: Yes or No

**Authorized to transact business
in Florida:**

Yes or No

State of Florida Department of State Certificate of Authority Document
No.: _____

Does it use a registered fictitious name: Yes or No

Names of Officers:

President: _____ Secretary: _____

Vice President: _____ Treasurer: _____

Director: _____ Director: _____

Other: _____ Other: _____

Name of Corporation (As used in Florida):

(Spelled exactly as it is registered with the state or federal government)

Corporate Address:

Post Office Box: _____

City, State Zip: _____

Street Address: _____

City, State, Zip: _____

(Please provide post office box and street address for mail and/or express delivery; also for recorded instruments involving land)

(Please continue and complete page 2)

Federal Identification Number:_____

(For all instruments to be recorded, taxpayer's identification is needed)

Contact person for Company:_____ **E-mail:**_____

Telephone Number:_____ **Facsimile Number:**_____

Name of individual who will sign the instrument on behalf of the company:

(Upon Certification of Award, Contract shall be signed by the President or Vice-President. Any other officer shall have permission to sign via a resolution approved by the Board of Directors on behalf of the company. Awarded contractor shall submit a copy of the resolution together with the executed contract to the Office of Purchasing)

(Spelled exactly as it would appear on the instrument)

Title of the individual named above who will sign on behalf of the company:

END

Verified by:_____ Date:_____

ANTI-LOBBYING CERTIFICATION
(Compliance with 49CFR, Section 20.100 (b))

The prospective participant certifies, by signing this certification, that to the best of his or her knowledge and belief:

(1) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities", in accordance with its instructions.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The prospective participant also agrees by submitting his or her proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such subrecipients shall certify and disclose accordingly.

Name of Consultant:

By: _____ Date: _____ Authorized Signature

Title: _____

DISCLOSURE OF LOBBYING ACTIVITIES

Is this form applicable to your firm?

YES ☐ NO ☐

If *no*, then please complete section 4
below for "Prime"

1. Type of Federal Action: a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: a. bid/offer/application b. initial award c. post-award	3. Report Type: a. initial filing b. material change For Material Change Only: Year: _____ Quarter: _____ Date of last report: _____ (mm/dd/yyyy)
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, <i>if known</i> : _____ _____ _____ Congressional District, <i>if known</i> : 4c _____	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: _____ _____ _____ Congressional District, <i>if known</i> : _____	
6. Federal Department/Agency: _____ _____ _____	7. Federal Program Name/Description: _____ _____ CFDA Number, <i>if applicable</i> : _____	
8. Federal Action Number, if known: _____	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i> _____ _____ _____	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> _____ _____ _____ _____	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: _____ Title: _____ Telephone No.: _____ Date (mm/dd/yyyy): _____	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

**STANDARD PROFESSIONAL CONSULTING SERVICES
CONTRACT DOCUMENTS**

FOR

**AGREEMENT BETWEEN
ESCAMBIA COUNTY**

AND

**FORM G: CONSULTING SERVICES FOR STAND-ALONE
PROJECTS**

(Revised June 2016)

TABLE OF CONTENTS

I.	Agreement Declarations	PAGE
ARTICLE 1	Definitions and Identifications	3
ARTICLE 2	Preamble	4
ARTICLE 3	Scope of Services	4
ARTICLE 4	Time for Performance	5
ARTICLE 5	Compensation and Method of Payment	6
ARTICLE 6	Additional Services and Changes in Scope of Services	
ARTICLE 7	County's Responsibilities	8
ARTICLE 8	Consultant's Responsibilities	8
ARTICLE 9	General Conditions	9

AGREEMENT

THIS AGREEMENT is made and entered into this ____ th day of ____, 201__, by and between Escambia County, a political subdivision of the State of Florida (hereinafter referred to as “the County”), whose address is 221 Palafox Place, Pensacola, Florida 32502, and, ____ a ____ for-profit corporation authorized to transact business in the State of Florida, whose address is ____, (City), (State) (Zip), and whose Federal tax identification number is XX-XXXXXXX (hereinafter referred to as the “Consultant”).

ARTICLE I DEFINITIONS AND IDENTIFICATIONS

For purposes of this Agreement and the various covenants, conditions, terms, and provisions which follow, the definitions and identifications set forth below are assumed to be true and correct and are, therefore, agreed upon by the parties.

1.1 **BOARD OF COUNTY COMMISSIONERS:** The Board of County Commissioners of Escambia County, Florida, means the governing body of the Escambia County Government.

1.2 **CONSULTANT:** ____ is the Consultant selected to perform ____ professional services pursuant to this Agreement.

1.3 **CONTRACT ADMINISTRATOR:** Whenever the term “Contract Administrator” is used herein, it is intended to mean (Name), (Title), (Department). In the administration of this contract, as contrasted with matters of policy, all parties may rely upon instructions or determinations made by the Contract Administrator.

1.4 **CONTRACT SERVICES:** The intent of this Contract is to make available certain professional consultant services to Escambia County as outlined herein.

1.5 **COUNTY:** Escambia County is a body corporate and politic and a political subdivision of the State of Florida.

1.6 **LUMP SUM COMPENSATION:** Lump sum computation refers to the method of payment under this Agreement for the professional services of the Consultant.

1.7 **NOTICE TO PROCEED:** A Notice to Proceed is the written authorization issued by the County or the Contract Administrator to commence the Project.

1.8 **PROJECT:** It is the intent of this Agreement that the Consultant provide to the County certain professional ____ services ____ for ____.

ARTICLE 2 PREAMBLE

In order to establish the background, context, and frame of reference for this Agreement and to generally express the objectives and intentions of the respective parties herein, the following statements, representations, and explanations shall be accepted as predicates for the undertakings and commitments included within the provisions which follow and may be relied upon by the parties as essential elements of the mutual considerations upon which this Agreement is based.

2.1 Under this Agreement, Escambia County will budget funds during Fiscal Year(s) XX-XX in the amount of _____ (\$ _____) for this Project.

2.2 The Board of County Commissioners has met the requirements of the Consultants' Competitive Negotiation Act, as contained in Section 287.055, Florida Statutes, as amended, and has selected the Consultant to perform the services hereunder.

2.3 Negotiations pertaining to the services to be performed by the Consultant were undertaken between Consultant and a committee selected by the Board of County Commissioners, and this Agreement incorporates the results of such negotiation.

ARTICLE 3 SCOPE OF WORK

The Consultant will provide certain professional consultant services for the tasks outlined in Escambia County's Request for Letters of Interest (RLI) in Specification No. PD XX-XX.XXX, _____, and as represented in the Consultant's Letter of Interest response to PD XX-XX.XXX, subsequent interview, and proposal presentation. In the event of a conflict between the terms of the proposal and this Agreement, the terms of this Agreement shall prevail.

3.1 The basic services to be provided are set forth in Exhibit "A," attached hereto and incorporated by reference herein, and unless otherwise specified, such services shall be completed in accordance with the standard care in the profession at the time such services are rendered.

3.2 Such services, generally, shall include those services performed by a consultant, its employees, and subcontractors, as more specifically enumerated in the Scope of Work of Exhibit "A" and any other services specifically included therein.

3.3 The Consultant shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished by the Consultant under this Agreement. The consultant shall, without additional compensation, correct or revise any errors or omissions in its designs, drawings, specifications, and other services furnish pursuant to the Agreement.

(a) Neither the County's review, approval or acceptance of, nor payment for, the services required under this Agreement shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and the Consultant shall be and remain liable to the County in accordance with applicable law for all damages to the County caused by the Consultant's negligent performance of any of the services furnished under this Agreement.

(b) The rights and remedies of the County provided for under this Agreement are in addition to any other rights and remedies provided by law.

(c) If the Consultant is comprised of more than one legal entity, each such entity shall be jointly and severally liable hereunder.

3.4 The Consultant shall accomplish the design services required under this Agreement so as to permit the award of a contract at a price that does not exceed the estimated construction contract price as set forth in paragraph (b) below. When bids or proposals for the construction contract are received that exceed the estimated price, the Consultant shall perform such redesign and other services as are necessary to permit contract award within the funding limitation. These additional services shall be performed at no increase in the price of this Agreement. However, the Consultant shall not be required to perform such additional services at no cost to the County if the unfavorable bids or proposals are the result of conditions beyond its reasonable control.

(a) The Consultant will promptly advise the County if it finds that the project being designed will exceed or is likely to exceed the funding limitations, and it is unable to design a usable facility within these limitations. Upon receipt of such information, the County will review the Consultant's revised estimate of construction cost. The County may, if it determines that the estimated construction contract price set forth in this Agreement is so low that award of a construction contract not in excess of such estimate is improbable, authorize a change in scope or materials as required to reduce the estimated construction cost to an amount within the estimated construction contract price set forth in paragraph (b) below, or the County may adjust such estimated construction contract price. When bids or proposals are not solicited or are unreasonably delayed, the County shall prepare an estimate of constructing the design submitted and such estimate shall be used in lieu of bids or proposals to determine compliance with the funding limitation. In the event the county increases the amount in

(b) below the compensation to the consultant may be increased equitably.

(b) The estimated construction contract price for the project described in the Agreement is \$ ____.

3.5 The Consultant may be liable for County costs resulting from negligent, reckless or intentionally wrongful errors or omissions in designs furnished under this Agreement, or failure to timely perform its services under this Agreement. Therefore, when a modification to a construction contract is required because of a negligent, reckless or intentionally wrongful error or omission in the services provided under this Agreement, the County (with the advice of technical personnel and legal counsel) shall consider the extent to which the Consultant may be reasonably liable. The County shall enforce such liability and collect the amount due, if the recoverable cost will exceed the administrative cost involved or is otherwise in the County's interest.

ARTICLE 4

TIME FOR PERFORMANCE

4.1 The schedule for completion of the Consultant's services shall be in accordance with Exhibit "B," which is attached hereto and made a part hereof. Such schedule may be modified from time to time upon the mutual consent of the County and the Consultant.

4.2 These services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the Project. The Consultant's schedule for the performance of its services shall include allowances for periods of time required for the County's review and for its approval of submissions by the Consultant. Time limits established by this schedule, which are hereby approved by the County, shall not be exceeded by the Consultant, except for reasonable cause.

4.3 Prior to beginning the performance of any basic services under this Agreement, the Consultant must receive in writing a Notice to Proceed from the Contract Administrator.

ARTICLE 5

COMPENSATION AND METHOD OF BILLING AND PAYMENT

5.1 **COMPENSATION:** The County agrees to pay the Consultant, as compensation for its services under Section 3.1 of this Agreement, an aggregate fee for certain project tasks pursuant to the fee schedule set forth in Exhibit "C," attached hereto and made a part hereof. At the completion of each task, the Consultant will be compensated by a lump sum amount, which has been negotiated for that task, unless otherwise mutually agreed to by the parties hereto. The total fee for all such services, to be performed by the Consultant, including costs, direct expenses, and any other charges described Section 5.3, is to be paid as follows: A lump sum amount of _____ (\$). Final payment will be subject to approval by the Board of County Commissioners.

5.2 **FEE SCHEDULE:** The "fee schedule," as used herein, shall mean the charges shown in Exhibit "C" for certain tasks to be performed by the Consultant. Such fees shall include, all inclusively the Consultant's salaries of professional and administrative staff, sick leave, vacation, unemployment, excise and payroll taxes, contributions for social security, unemployment compensation insurance, retirement benefits, medical and insurance benefits, air travel, auto travel, telephone, facsimile, reproduction costs, other routine overhead expenses, profit, and all other expenses of every type.

5.3 **DIRECT EXPENSES:** Direct expenses are those expenses directly attributable to the Project, which will be exclusively borne by Consultant, and are included in its aggregate fee, they shall include, but not be limited to, the following:

- (a) Transportation expenses in connection with the Project.
- (b) Living expenses in connection with travel and any other travel expenses.
- (c) Long distance communications and other miscellaneous budget expenses.
- (d) Cost of printing plans, drawings, and specifications which are required by or of the Consultant to deliver the services set forth in this Agreement. The Consultant agrees and understands that it will furnish to the County two (2) sets of all Project plans, reports, and specifications in a bound format acceptable to the County.

- (e) Cost of any software or hardware used or developed for the Project, including CAD/CADD time.

5.4 METHOD OF BILLING AND PAYMENT:

- (a) For lump sum contracts, the Consultant may submit bills to the County at the completion and approval of each task or at the partial completion of a task on a pro-rata basis. However, requests for payment shall not be made more frequently than once a month. The Consultant shall submit such monthly statements identifying the nature of the work performed.

Calculations shall be made monthly of the amount and value of the work accomplished and services performed by the Consultant which meet the standards of quality established under this Agreement. The estimates shall be prepared by the Consultant and accompanied by such supporting data as required by the Contract Administrator.

- (b) The County agrees that it shall pay the Consultant within forty five (45) business days of receipt of the Consultant's statement provided that the invoice is correct and is consistent with the terms of this Agreement.

- (c) Payments under this Agreement and interest on any late payments shall be governed by the Florida Prompt Payment Act, §§ 218.70, et seq., as amended.

5.5 NOTICES:

- (a) Any notice, invoice, payment, or other communication under this Agreement required hereunder or desired by the party giving such notice shall be given in writing and delivered by hand or through the instrumentality of certified mail of the United States Postal Service or other private courier service, such as Federal Express.

- (b) Unless otherwise notified in writing of a new address, notices, payment, and invoices shall be made to each party at the below listed addresses. Rejection, or other refusal by the addressee to accept, or the inability of the courier service, or the United Postal Service deliver because of a changed address of which no notice was given, shall be deemed to be receipt of the notice sent. Any party shall have the right, from time to time, to change the address to which notices shall be sent by giving the other party least ten (10) days prior notice of the address change.

- (c) Payments and Notices to the Consultant shall be made to:

- (d) Invoices to the County shall be sent to:

Pensacola, Florida ____

- Notices to the County shall be sent to:

County Administrator
P.O. Box 1591
Pensacola, Florida 32591-1591

ARTICLE 6

ADDITIONAL SERVICES AND CHANGES IN SCOPE OF WORK

6.1 The County or the Consultant may request changes that would increase, decrease, or otherwise modify the Scope of Work to be provided under this Agreement. Such changes must be in accordance with the procurement policies of the County and must be contained in a written amendment, executed by the parties thereto, with the same formality and of equal dignity prior to any deviation from the terms of this Agreement, including the initiation of any extra work.

ARTICLE 7

COUNTY'S RESPONSIBILITIES

7.1 The County shall furnish to the Consultant, as required for performance of the Consultant's basic services, all available data prepared by or the result of services of others, including without limitation (as may be appropriate): building plans and related drawings, core borings, probings, and subsurface explorations, hydraulic surveys, laboratory tests, and inspections of samples, materials, and equipment, appropriate professional interpretations of all of the foregoing; environmental assessments and impact statements, appropriate professional interpretations of all of the foregoing; property boundary, easement, rights-of-way, topographic and utility surveys; property descriptions; zoning, deed, and other land use restrictions; and any other special data or consultations relating to this Project.

7.2 The County shall arrange for access to and make all provisions for the Consultant to enter upon public and private property as required for the Consultant to perform its services.

7.3 Within a reasonable time so as not to delay the services of the Consultant, the County shall examine all studies, reports, sketches, drawings, specifications, proposals, and other documents presented by the Consultant, obtain advice of an attorney, insurance counselor, or other Consultants, as the County deems appropriate, for such examinations and the rendering, if required, of written opinions pertaining thereto.

7.4 The County shall furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.

7.5 The County shall give prompt written notice to the Consultant whenever the County observes otherwise becomes aware of any development that affects the scope of timing of the Consultant's services, or any defect in the work of the Consultant.

ARTICLE 8

CONSULTANT'S RESPONSIBILITIES

8.1 QUALITY OF SERVICES:

(a) The Consultant shall be responsible for the professional quality, technical accuracy, and the coordination of all designs, drawings, specifications, and other services furnished pursuant to this Agreement.

(b) To that end, the Consultant shall correct or shall revise, without additional compensation, any errors or omissions in its work product or shall make such revisions as are necessary as the result of the failure of the Consultant to provide an accurate,

more efficient, and properly constructable product in its designs, drawings, specifications, or other services.

(c) The County's review/approval/acceptance of or payment for the services required by this Agreement shall NOT be construed to operate as a waiver of any rights or of any cause of action arising out of the performance of this Agreement. Additionally, the Consultant shall be and remain liable to the County in accordance with applicable law for all damages to the County caused by the Consultant's negligent performance of any of the services furnished under this Agreement.

(d) The rights and remedies of the County provided for under this Agreement are in addition to any other rights and remedies otherwise provided by law.

8.2 CONSULTANT PROFESSIONAL REGISTRATION AND CERTIFICATION:

(a) The design services provided to the County by the Consultant shall be certified by professional consultants registered to practice and in good standing in the State of Florida. Any project inspection services also shall be reviewed and shall be approved by such professional consultants.

(b) The survey services provided to the County by the Consultant shall be certified by professional land surveyors registered to practice and in good standing in the State of Florida.

(c) Permit applications to State and Federal agencies prepared by the Consultant shall be signed and shall be sealed by the Consultant, as the project's Consultant of Record. For all such permit applications, post-construction certification also shall be made by the Consultant to appropriate State or Federal permitting agency.

ARTICLE 9 GENERAL PROVISIONS

9.1 OWNERSHIP OF DOCUMENTS:

(a) Drawings, specifications, design, models, photographs, reports, surveys, and other data, including intellectual property of any type or description, produced by the Consultant in connection with this Agreement are and shall remain the property of the County whether the Project for which they were made is completed or not. Such ownership also shall include any electronic files developed or created of such documents.

(b) When such documents are provided to other parties, the Consultant shall ensure return of the County's property by collecting, if appropriate, a deposit equal to the cost of reproduction. Such deposit shall be returned if the documents are timely returned in a useable condition. Otherwise, such deposit shall be retained by the Consultant.

9.2 TERMINATION:

(a) This Agreement may be terminated by either party for cause, or by the County for convenience, upon fourteen (14) days written notice by the terminating party to the other party of such termination in which event the Consultant shall be paid its compensation for services performed to termination date, including all reimbursable expenses then due or incurred to the date of termination.

(b) Termination for cause shall include, but not be limited to, misuse of funds, fraud, lack of compliance with applicable rules, laws, regulations, and ordinances, and failure to perform in a timely manner any provision of this Agreement.

(c) In no event shall a termination for convenience by the County be deemed a default, and any such termination shall not subject the County to any penalty or other claim for damages. If the Consultant abandons this Agreement or causes it to be terminated, the Consultant shall indemnify the County against any loss pertaining to this termination up to a maximum of 1.3 times the full contracted fee amount of the Project. All finished or unfinished documents, data, studies surveys, drawings, maps, models, photographs, and reports prepared by the Consultant shall become the property of the County and shall be immediately delivered by the Consultant to the County.

(d) Vendor suspension or debarment proceedings brought by County pursuant to Chapter 46, Article II, Division 2, Section 46-102, Escambia County Code of Ordinances, shall be grounds for immediate termination of this Agreement.

9.3 RECORDS:

(a) The Consultant shall keep such records and accounts and shall require any subcontractors to keep records and accounts as may be necessary in order to record complete and correct entries as to personnel hours charged to this engagement and any expenses for which the Consultant expects to be reimbursed. Such books and records will be available at all reasonable times for examination and audit by the County, and shall be kept for a period of three (3) years after the completion of all work to be performed pursuant to this Agreement. Incomplete or incorrect entries in such books and records will be grounds for disallowance by the County of any fees or expenses based upon such entries.

(b) The Consultant acknowledges that this Agreement and any related financial records, audits, reports, plans, correspondence, and other documents may be subject to disclosure to members of the public pursuant to Chapter 119, Florida Statutes, as amended. The Consultant shall maintain all such public records and, upon request, provide a copy of the requested records or allow the records to be inspected within a reasonable time. The Consultant shall also ensure that any public records that are exempt or exempt and confidential from disclosure are not disclosed except as authorized by law. Upon the expiration or termination of the Agreement, Consultant agrees to maintain all public records for a minimum period of five (5) fiscal years in accordance with the applicable records retention schedules established by the Florida Department of State. In the event the Consultant fails to abide by the provisions of Chapter 119, Florida Statutes, the County may, without prejudice to any right or remedy and after giving the Consultant and its surety, if any, seven (7) days written notice, during which period the Consultant still fails to allow access to such documents,

terminate the employment of the Consultant. In such case, the Consultant shall not be entitled to receive any further payment. Reasonable terminal expenses incurred by the County may be deducted from any payments left owing the Consultant (excluding monies owed the Consultant for subcontractor work).

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**Escambia County
Office of the County Administrator
221 Palafox Place, Suite 420
Pensacola, Florida 32502
(850) 595-4947**

9.4 NO CONTINGENT FEES: The Consultant warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Consultant to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Consultant any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, the County shall have the right to terminate the Agreement without liability and at its discretion, to deduct from the contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift, or consideration.

9.5 Compliance with Laws: The Consultant agrees to comply, at its own expense, with all federal, state, and local laws, codes, statutes, ordinances, rules, regulations and requirements related to the performance of this Agreement, including but not limited to the Local Agency Program Federal-Aid Terms for Professional Services Contracts, attached hereto as Exhibit D.

9.6 SUBCONTRACTORS: The County approves the use of subcontractors by the Consultant. In the event the Consultant, during the course of the work under this Agreement, requires the services of any subcontractors or other professional associates in connection with services covered by Agreement, it must secure the prior written approval of the County for employment of such subcontractors.

9.7 ASSIGNMENT: This Agreement, or any interest herein, shall not be assigned, transferred, or otherwise encumbered, under any circumstances, by the Consultant, without the prior written consent of the County. However, the Agreement shall run with the Escambia County Board of County Commissioners and its successors.

9.8 HOLD HARMLESS AND INDEMNIFICATION OF COUNTY:

The Consultant agrees to hold harmless and indemnify the County and its agents, officers, and employees from all liabilities, damages, losses, and costs, including attorneys' fees and paralegals' fees, incurred by County to the extent caused by the negligence, recklessness or intentional wrongful misconduct of Consultant or by any person, firm, or corporation to whom any portion of the performance of this Agreement is subcontracted to or used by the Consultant, or by any other person for whom the Consultant is legally liable. Consultant's obligation as provided herein shall be limited to its proportionate share of liability to the extent caused by the negligence, recklessness or intentional wrongful misconduct of Consultant or by any person, firm or corporation to whom any portion of the Work is subcontracted by Consultant, and Consultant shall not be required to indemnify and hold harmless County where County's negligence, recklessness, or intentional wrongful misconduct is determined by a court of competent jurisdiction to be the sole cause of its liabilities, damages, losses and costs, including attorney's and paralegal fees.

County and Consultant agree one percent (1%) of the Contract Amount paid by County to Consultant shall be given as separate consideration for this indemnification, a any other indemnification of County by Consultant provided for wit in the Contract Documents, the sufficiency of such separate consideration being acknowledged by Consultant by Consultant's acceptance and execution of the Agreement.

Consultant agrees that such indemnification by the Consultant relating to any matter which is the subject of this Agreement shall extend throughout the term of this Agreement and any statutes of limitations thereafter. The Consultant's obligation shall not be limited by, or in any way to, any insurance coverage or by any provision in or exclusion or omission from any policy of insurance.

9.9 INSURANCE: The Consultant is required to carry the following insurance:

- (a) Commercial General Liability with \$1,000,000 minimum per occurrence, including coverage parts of bodily injury, property damage, broad form property damage, personal injury, independent contractors, blanket contractual liability, and completed operations.
- (b) Automobile Liability with \$1,000,000 per occurrence minimum combined single limits for all hired, owned, and non-owned vehicles.
- (c) Professional Liability coverage with \$1,000,000 minimum limit, except where the estimated construction contract price for the project described in the Agreement is greater than \$5 Million dollars, the minimum limit of professional liability coverage shall be equal to 25% of the estimated construction contract price for the project. Said coverage shall be continuously maintained and in effect for a period of not less than **five (5) years** from the effective date of this Agreement. The policy limit of liability shall not include legal fees and other defense costs. If a claims made form of coverage is provided, the retroactive date of coverage shall be no later than the effective date of this Agreement and shall not be advanced.

If at any time during the aforementioned policy period there should be a cancellation, non-renewal, or lapse in coverage, professional liability coverage shall be extended for the remainder of the five year period with a supplemental extended reporting period (SERP) endorsement to take effect upon expiration of the policy period referenced

above. The limits of liability applicable to the SERP coverage shall be equal to the limits of liability applicable to the policy referenced above and to which the endorsement attaches.

(d) Florida statutory workers' compensation and employers' liability with employer's liability limits of at least \$100,000 each accident and \$100,000 each employee/\$500,000 policy limit for disease.

(e) It is understood and agreed by the parties that in the event that the Consultant, as defined in Section 1.2, consists of a joint venture, partnership, or other association of professional or business firms, each such firm shall be required to individually carry the above cited coverages.

(f) All liability coverage shall be through carriers admitted to do business in the State of Florida. Carriers shall be a minimum financial size of VII, according to the latest edition of the A.M. Best Key Rating Guide. An A or better Best Rating is referred; however, other ratings if "Secure Best Ratings" may be considered. Liability policies shall be underwritten on the occurrence basis, except the professional and environmental impairment coverage may be provided on a claims made basis. Escambia County and the Board of County Commissioners shall be "additional insured's" on all liability policies (except professional liability). Certificates of insurance shall be provided to Paul Nobles, Purchasing Manager, P.O. Box 1591, Pensacola, Florida 32591-1591 prior to commencement of work hereunder. Certificates shall reflect the additional insured status of Escambia County and shall provide for a minimum of thirty (30) days notice of cancellation. Escambia County and the Board of County Commissioners also shall be the certificate holders.

9.10 REPRESENTATIVE OF COUNTY AND CONSULTANT:

(a) It is recognized that questions in the day-to-day conduct of the Project will arise. The Contract Administrator, upon request by the Consultant, shall designate and shall advise the Consultant in writing, persons to whom all communications pertaining to the day-to-day conduct of the Project shall be addressed.

(b) The Consultant shall inform the Contract Administrator in writing of the representative of the Consultant to whom matters involving the conduct of the Project shall addressed.

9.11 ALL PRIOR AGREEMENTS SUPERSEDED:

(a) This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein, and the parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior representations or Agreements whether oral or written.

(b) It is further agreed that no modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

9.12 TRUTH-IN-NEGOTIATION CERTIFICATE: The signing of this Agreement by the Consultant shall act as the execution of a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation of this Agreement are accurate, complete, and current at the time of contracting. The original contract price and any additions thereto shall be adjusted to exclude any significant sums by which the County determines the contract price was increased due to inaccurate, incomplete, or non-current wage rates and other factual unit costs. All such contract adjustments shall be made within one (1) year following the end of this Agreement.

9.13 HEADINGS: Headings and subtitles used throughout this Agreement are for the purpose of convenience only, and no heading or subtitle shall modify or be used to interpret the text of any section.

9.14 GRATUITIES: Neither the Consultant nor any of its employees, agents, and representatives shall offer or give to an officer, official, or employee of the County gifts, entertainment, payments, loans, or other gratuities. The Consultant acknowledges knowledge of the State of Florida's ethics statutes and to the extent applicable the Consultant, the Consultant agrees to abide with such statutes.

9.15 CONFLICT OF INTEREST: The Consultant hereby certifies that it will completely disclose to the County all facts bearing upon any possible conflicts, direct or indirect, with its performance which it believes that any officer, employee, or agent of the Consultant now has or will have. Said disclosure shall be made by the Consultant contemporaneously with the execution of this Agreement and at any time thereafter that such facts become known to the Consultant. The Consultant at all times shall perform its obligations under this Agreement in a manner consistent with the best interests of the County. Failure to abide by this section shall result in the immediate termination of this Agreement pursuant to Chapter 46, Article II, Division 4 of the Escambia County Code of Ordinances.

9.16 SURVIVAL: All other provisions which, by their inherent character, sense, and context are intended to survive termination of this Agreement, shall survive the termination of this Agreement.

9.17 GOVERNING LAW: This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, and the parties stipulate that venue for any matter which is a subject of this Agreement shall be in the County of Escambia.

9.18 INTERPRETATION: For the purpose of this Agreement, the singular includes the plural and the plural shall include the singular. References to statutes or regulations shall include all statutory or regulatory provisions consolidating, amending, or replacing the statute or regulation referred to. Words not otherwise defined that have well-known technical or industry meanings, are used in accordance with such recognized meanings. References to persons include their respective permitted successors and assigns and, in the case of governmental persons, persons succeeding to their respective functions and capacities.

(a) If the Consultant discovers any material discrepancy, deficiency, ambiguity, error, or omission in this Agreement, or is otherwise in doubt as to the meaning of any provision of the Agreement, the Consultant shall immediately notify the County and request clarification of the County's interpretation of this Agreement.

(b) This Agreement shall not be more strictly construed against either party hereto by reason of the fact that one party may have drafted or prepared any or all of the terms and provisions hereof.

9.19 SEVERABILITY: The invalidity or non-enforceability of any portion or provision of this Agreement shall not affect the validity or enforceability of any other portion or provision. Any invalid or unenforceable portion or provision shall be deemed severed from this Agreement and the balance hereof shall be construed and enforced as if this Agreement did not contain such invalid or unenforceable portion or provision.

9.20 COMPLIANCE WITH LAWS: The Consultant shall keep fully informed regarding and shall fully and timely comply with all current laws and future laws that may affect those engaged or employed in the performance of this Agreement. Without limiting the generality of the foregoing, the Consultant shall observe all rules and regulations of federal, state, and local officials relating to the subject matter of this Agreement.

9.21 EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY): In accordance with State of Florida, Office of the Governor, Executive Order 11-116 (superseding Executive Order 11-02; Verification of Employment Status), in the event performance of this Agreement is or will be funded using state or federal funds, the CONTRACTOR must comply with the Employment Eligibility Verification Program ("E-Verify Program") developed by the federal government to verify the eligibility of individuals to work in the United States and 48 CFR 52.222-54 (as amended) is incorporated herein by reference. If applicable, in accordance with Subpart 22.18 of the Federal Acquisition Register, the CONTRACTOR must (1) enroll in the E-Verify Program, (2) use E-Verify to verify the employment of all new hires working in the United States, except if the CONTRACTOR is a state or local government, the CONTRACTOR may choose to verify only new hires assigned to the Agreement; (3) use E-Verify to verify the employment eligibility of all employees assigned to the Agreement; and (4) include these requirement in certain subcontracts, such as construction. Information on registration for and use of the E-Verify Program can be obtained via the internet at the Department of Homeland Security Web site: <http://www.dhs.gov/E-Verify>.

9.22 PARTICIPATION IN OTHER PROCEEDINGS: At the County's request, the Consultant shall allow itself to be joined as a party in any legal proceeding that involves the County regarding e design, construction, or installation of any matter which is the subject of this Agreement. This provision is for the benefit of the County and not for the benefit of any other party.

9.23 FURTHER DOCUMENTS: The parties shall execute and deliver all documents and perform further actions that may reasonably necessary to effectuate the provisions of this Agreement.

9.24 NO WAIVER: The failure of the Consultant or the County to insist upon the strict performance of the terms and conditions hereof shall not constitute or be construed as a waiver or relinquishment of any other provision or of either party's right to thereafter enforce the same in accordance with this Agreement.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement on the respective dates under each signature: Escambia County, Florida through its Board of County Commissioners, signing by its County Administrator, duly authorized to execute this Agreement through the express delegation of authority set forth in Chapter 46, Article II of the Escambia County Code of Ordinances, and _____, signing by and through its President, duly authorized to execute same.

COUNTY:

ESCAMBIA COUNTY, FLORIDA, a political subdivision of the State of Florida acting by and through its duly authorized Board of County Commissioners.

WITNESS

:

Witness County Administrator

By: _____

Date: _____ BCC Approved: _____

Witness
s

CONSULTANT:

_____, a _____ Corporation authorized to do business in the State of Florida.

ATTEST: Corporate Secretary By: _____

(Name), (Title)

By: _____ Date: _____ Secretary

Exhibit A

Scope of Work

SAMPLE

Exhibit B

Schedule

SAMPLE

Exhibit C

Fee Schedule

SAMPLE



Board of County Commissioners • Escambia County, Florida

Paul R. Nobles/Purchasing Manager
Office of Purchasing

NOTICE TO FIRMS

RESULTS OF THE SELECTION COMMITTEE MEETING

DESCRIPTION: (RLI) OLF-8 Master Plan
PD 17-18.105

DATE/TIME HELD: April 22, 2019 at 1:30 p.m. CST

RESULTS: **The Committee Short-Listed as follows:**

Associated Space Design, Inc., dba ASD|SKY
Atkins North America, Inc. (Pensacola Office)
DPZ CoDESIGN, LLC

CONTACT: Paul R. Nobles
Purchasing Manager / (850) 595-4918
prnobles@myescambia.com

Noticed via email 04/23/2019

PRN



Board of County Commissioners • Escambia County, Florida

Paul R. Nobles/Purchasing Manager
Office of Purchasing

NOTICE TO FIRMS

SELECTION COMMITTEE MEETING

DESCRIPTION: (RLI) PD 17-18.105 OLF8 Master Plan

DATE/TIME: July 1, 2019 beginning at 9:00 a.m., CDT

PURPOSE: Firm Discussions with Committee (listed below):

This meeting is for discussions with the committee only, no time is provided for presentations by the firms. 30 minutes for response to questions below, followed by 15 minutes of questions & answers by the committee. If you provide handouts, please submit an electronic copy to prnobiles@myescambia.com

PLEASE BE PREPARED TO ANSWER THE FOLLOWING QUESTIONS

Selection Criteria	Point Value
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
Sub-Total	100

SCHEDULE:

DPZ CoDESIGN, LLC	9:00 – 9:45 a.m.
Break	9:45 – 10:00 a.m.
Associated Space Design, Inc., dba ASD SKY	10:00 – 10:45 a.m.
Break	10:45 – 11:00 a.m.
Atkins North America, Inc.	11:00 – 11:45 a.m.
Ranking	11:45 - till

213 South Palafox Place, 2nd Floor • Pensacola, Florida 32502
P.O. Box 1591 • Pensacola, Florida 32591-1591
850.595.4980 • www.myescambia.com

PLACE: **Board Chambers**
 Ernie Lee Magaha Government Building
 221 Palafox Place
 Pensacola, FL 32502

CONTACT: Paul R. Nobles, CPPO, CPPB
 Purchasing Manager
 prnobles@myescambia.com

**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**



Jeff Bergosh
District One
Douglas B. Underhill
District Two
Lumon May
District Three
Robert D. Bender
District Four
Steven Barry
District Five

221 Palafox Place, Suite 400
P. O. Box 1591
Pensacola, Florida 32591-1591

Telephone (850) 595-4902
Telefax (850) 595-4908

MEMORANDUM

TO: Board of County Commissioners
Other Elected Officials
County Administrator
County Attorney
Management Team
News Media

FROM: Commissioner Lumon J. May, Chairman *LM*
Board of County Commissioners

DATE: May 9, 2019

RE: Scheduling a Special Board of County Commissioners' Meeting on July 1, 2019

A Special Board of County Commissioners' (BCC) Meeting has been scheduled for Monday, July 1, 2019, at 9:00 a.m. The purpose of the Special Meeting is to hold discussion followed by ranking of the three short-listed firms for the OLF-8 Master Plan.

The meeting will be held in the board chambers of the Ernie Lee Magaha Government Building, 221 Palafox Place.

Please mark your calendar accordingly and provide this information to all applicable personnel.

LM:sj

c: Liz Carew, Clerk to the Board
Lt. Mindy Von Ansbach-Young, Court Security
Deana Stallworth, Interim Assist. to the C.A.
Karen Myers, Administrative Supervisor
Donald Knight, Custodial Superintendent
Matthew Seaman, Dynamic Security, Inc.
Henrique Dias, Sheriff's Office
Robert Dye, Interim Facilities Mgt. Dept. Director
Scott MacDonald, Interim IT Department Director

Sam Jernigan, Program Coordinator
Stephen Dillard, Maintenance Technician
(Governmental Complex)
Rodney Witherspoon, WUWF-TV
Rick Stacey, Cox Communications
Paolo Ghio, SRIA



Final Results

PD 17-18.105 DPZ
 OLF-8 Master Plan CoDESIGN, LLC Wallace Roberts and Todd, LLC (WRT) Torti Gallas and Partners, Inc. CALLISONRTKL INC. -- WASHINGTON, DC Associated Space Design, Inc., dba ASD|SKY TSW Atkins North America, Inc. (Pensacola Office) EDSA, INC.

Individual Committee Member Scores

Kim Aderholdt	48	30	46	26	37	32	33	45
John Porter	41	31	28	26	43	37	39	34
Virna L Reynoso	48	33	44	31	36	35	40	34
Brian Wyer	44	41	35	34	30	33	31	32
Scott Luth	34	43	32	29	45	41	33	47
Horace Jones	48	39	41	42	40	38	44	35
David V Forte	41	42	40	39	46	43	45	44
Total	304	259	266	227	277	259	265	271

Individual Committee Member Ranking Based on Score

Kim Aderholdt	1	7	2	8	4	6	5	3
John Porter	2	6	7	8	1	4	3	5
Virna L Reynoso	1	7	2	8	4	5	3	6
Brian Wyer	1	2	3	4	8	5	7	6
Scott Luth	5	3	7	8	2	4	6	1
Horace Jones	1	6	4	3	5	7	2	8
David V Forte	6	5	7	8	1	4	2	3
Total	17	36	32	47	25	35	28	32

Ranking

1

7

4

8

2

6

3

4

Final Ranking

- 1** DPZ CoDESIGN, LLC
- 2** Associated Space Design, Inc., dba ASD|SKY
- 3** Atkins North America, Inc. (Pensacola Office)
- 4** EDSA, INC.
- 5** Torti Gallas and Partners, Inc.
- 6** TSW
- 7** Wallace Roberts and Todd, LLC (WRT)
- 8** CALLISONRTKL INC. -- WASHINGTON, DC

4/4/2019 CAB III-7

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING ("Memorandum") is made by and between ESCAMBIA COUNTY ("County"), a political subdivision of the State of Florida, acting by and through its duly authorized Board of County Commissioners ("BOCC"), and NAVY FEDERAL CREDIT UNION ("Navy Federal"), a federally chartered credit union, (County and Navy Federal at times referred to herein individually as a "Party" and collectively as the "Parties").

WITNESSETH:

WHEREAS, on January 29, 2019, County acquired an approximately 640-acre parcel (commonly referred to as "Outlying Landing Field 8" or "OLF8") located in the Pensacola suburb of Beulah, pursuant to a Land Exchange Agreement with the United States Department of the Navy; and

WHEREAS, County has determined that it is in the best interest of the public for a master plan to be developed for the OLF8 property ("Master Plan") in order to determine and balance the highest and best economic use for the OLF8 property with uses that enhance the quality of life for those who live or work in Beulah, while maximizing the creation of jobs with wages higher than the Escambia County median income; and

WHEREAS, Navy Federal has experience in the planning of similar properties, including Navy Federal's 302-acre Heritage Oaks campus, which is located adjacent to the OLF8 property; and

WHEREAS, once Navy Federal's current campus expansion is completed, the campus will accommodate over 10,000 jobs, and Navy Federal will have made a capital investment of more than \$1.2 billion dollars; and

WHEREAS, County has determined that the selection of a firm ("Firm") to develop the Master Plan is governed by the procedures and requirements outlined in the Consultant's Competitive Negotiation Act ("CCNA"), codified as §287.055, Florida Statutes, and the Escambia County Purchasing Ordinance ("County Ordinance"), codified in Volume 1, Chapter 46, Article II, Division 1 of the Escambia County Code of Ordinances; and

WHEREAS, the Parties wish to identify areas that Navy Federal may cooperate and assist County.

NOW, THEREFORE, in consideration of the foregoing, the Parties set forth the following agreements and understandings:

1. **Recitals.** The recitals set forth above are true and correct and are incorporated into this Memorandum.

2. **Solicitation.** In accordance with the requirements of the CCNA and the County Ordinance, County will issue a solicitation ("Solicitation") to retain a Firm to develop the OLF8

Date: 4/16/19 Verified By: D. Allen

Master Plan. The Parties acknowledge that public input has been incorporated into the creation of the County's Solicitation and that Navy Federal has had an opportunity to review the County's proposed Solicitation.

3. **Selection Committee.** In accordance with the CCNA and the County Ordinance, County will appoint a selection committee ("**Selection Committee**"). The Selection Committee will consist of seven (7) members, comprised of three (3) County representatives and four (4) Navy Federal-recommended individuals (who may or may not be Navy Federal employees, but shall be acting in their individual capacity, and not as an agent or representative of Navy Federal). The four members recommended by Navy Federal will be appointed to the Selection Committee by the County Administrator.

4. **Firm Selection.**

(a) The Selection Committee will evaluate the submittals received in response to the Master Plan Solicitation. The Selection Committee will shortlist and rank the three (3) highest-ranked Firms in preferential order based upon each Firm's qualifications and ability to perform the required services. The Selection Committee will present the list of the three (3) highest-ranked Firms to the BOCC, and the BOCC will determine the final ranking of the three (3) Firms in preferential order. Navy Federal will have an opportunity to provide comments on the potential Firms prior to BOCC's final ranking of the Firms.

(b) Thereafter, the Selection Committee will attempt to negotiate a contract with the BOCC's highest-ranking Firm at a rate of compensation which is fair, competitive, and reasonable ("**Master Plan Contract**"). Once the Master Plan Contract is negotiated, the Selection Committee will present a recommendation to the BOCC to award the Master Plan Contract to the Firm. Prior to BOCC's final award of the Master Plan Contract to the Firm, Navy Federal will have an opportunity to provide comments and endorsement of the proposed Firm.

5. **Public Input and Updates.** County and Navy Federal agree that the selected Firm shall solicit public input during the development of the Master Plan and provide the public and the County with periodic status updates.

6. **Proposed Acquisition.** The Parties acknowledge and agree that Navy Federal's proposed acquisition of a portion of the OLF8 property ("**Acquired Property**") is a separate transaction, unrelated to any matters, requirements, or contingencies between the Parties contained in this Memorandum. The Parties acknowledge and agree that the Acquired Property will not be included within the scope of or subject to the Master Plan. However, as part of developing the Master Plan, the selected Firm shall consider Navy Federal's planned recreational facilities on the Acquired Property, and Navy Federal's willingness to allow some of those private recreational facilities to be available for public access, subject to Navy Federal's reasonable conditions and limitations.

7. **Project Manager.** County agrees to engage a project manager ("**Project Manager**") to manage the development of the OLF8 Master Plan. County will consider and incorporate comments and suggestions from Navy Federal regarding the job description for the Project Manager. County will conduct a regional search for a Project Manager, and the Selection

Committee will participate in shortlisting and recommending a project manager for BOCC approval. County shall engage the Project Manager until the proposed Master Plan is presented to the BOCC for consideration and approval (as contemplated in this Memorandum).

Subject to the all other provisions and conditions contained in this Memorandum, including without limitation, those contained in Sections 10 and 11 below, Navy Federal agrees to reimburse County up to fifty (50%) of the salary of the Project Manager (as a Master Plan Expense).

8. **Master Plan Approval and Implementation.** Upon the Firm's completion and submission of the proposed Master Plan, Navy Federal will have an opportunity to provide comments and endorsement of the Master Plan prior to BOCC's approval and implementation of the proposed Master Plan. The Parties acknowledge that BOCC will have the sole approval authority regarding the Master Plan. Notwithstanding the foregoing, Navy Federal's agreement to make any outstanding (and/or final) reimbursement payment(s) to County after the date the Firm presents a Master Plan to County for consideration is expressly contingent upon Navy Federal's agreement and endorsement of the Master Plan adopted and implemented by County.

9. **Master Plan Expenses.** County shall be responsible for the payment of all costs and expenses related to the development and completion of the Master Plan. The costs and expenses eligible for reimbursement by Navy Federal will include the cost of the Firm, up to 50% of the salary of the Project Manager, and such other costs directly associated with the development and creation of the OLF8 Master Plan ("**Master Plan Expense(s)**").

10. **Reimbursement.** Subject to the terms and conditions contained in this Memorandum, Navy Federal will agree to reimburse County up to \$2,000,000 towards the Master Plan Expenses. Such reimbursement payment(s) will be made to County pursuant to the reimbursement schedule ("**Reimbursement Schedule**") attached hereto as Exhibit "A" and incorporated herein by this reference. Any such reimbursement payment(s) will be subject to Navy Federal's review and approval of the Master Plan Expenses invoices. Navy Federal's reimbursement of the County's Master Plan Expenses shall not exceed \$2,000,000, and any reimbursement payment or obligation of Navy Federal will be expressly subject to the conditions contained in this Memorandum. Without limiting the foregoing, any and all cost overages shall be the sole responsibility of County.

11. **Reimbursement Contingency.** Navy Federal's agreement to reimburse County up to \$2,000,000 towards the Master Plan Expenses is conditioned and expressly contingent upon (i) Navy Federal's agreement with BOCC's final selection of the Firm engaged by County, (ii) Navy Federal's agreement with BOCC's final selection of the Project Manager engaged by County, (iii) BOCC's approval, adoption, and implementation of a Master Plan developed by the Firm (as contemplated by this Memorandum), and (iv) Navy Federal's agreement and endorsement of the final Master Plan adopted and implemented by BOCC.

12. **Term and Termination.** The term ("**Term**") of this Memorandum will commence on the date of the last Party to sign this Memorandum and will continue through the later of (i) the approval, adoption and implementation of the Master Plan by BOCC or (ii) December 31, 2021. Either Party may terminate this Memorandum, with or without cause, at any time prior to the expiration of the Term upon providing three (3) days' prior written notice to the other Party. Upon

termination, County will only be entitled to reimbursement for invoices incurred through the date of termination, and such invoices must otherwise be eligible for reimbursement pursuant to the Reimbursement Schedule and the terms and conditions contained herein. Except as otherwise provided herein, County will not be required to repay any reimbursement amounts previously provided by Navy Federal. However, to the extent that County recovers or receives a refund, reimbursement, or any other compensation or payment(s) from Firm or any other party (other than Navy Federal) relating to, or resulting from, the development of the OLF8 Master Plan, County shall immediately return such amounts to Navy Federal to the extent that Navy Federal previously reimbursed County for such expenditures.

13. Notices. Any notice, request or other deliveries required to be given hereunder shall be deemed given if sent by registered or certified mail, or overnight delivery service, postage prepaid, addressed to the following addresses:

County: County Administrator
Escambia County, Florida
221 Palafox Place, Suite 420
Pensacola, Florida 32502

Navy Federal: Navy Federal Credit Union
Attn: Kara Cardona, SVP Pensacola Operations
5550 Heritage Oaks Drive
Pensacola, Florida 32526

Either Party may designate any other addresses for notices or requests or other deliveries by giving notice under this Section 13.

14. Approval by County. The Parties acknowledge that BOCC shall have the sole approval authority regarding the Master Plan (including without limitation, the selection of the Firm and the Project Manager). Notwithstanding the foregoing, any other approval or consent required of County under this Memorandum may be given by the County Administrator or such officer's designee unless action by BOCC is expressly required.

15. No Agency; No Delegation. Neither Party shall be considered an agent of, or acting on behalf of, the other Party. Nothing contained in this Memorandum shall be construed to be a delegation of County's duties or authority with respect to the appointment of members of the Selection Committee, the selection of a Firm, the selection of a Project Manager, the master planning process, the approval of the Master Plan, or any other function or responsibility of County and/or BOCC. Nothing contained in this Memorandum shall be construed to create any fiduciary relationship between the Parties, during or after the performance of this Memorandum. Neither Party shall have the authority to bind the other Party to any obligation whatsoever to any third party without the express, specific written consent of the other. Individuals recommended by Navy Federal to serve on the Selection Committee or serving in any other role related to the OLF8 master planning process shall serve in their individual capacity, and not as an agent or representative of Navy Federal.

16. **Assignment.** This agreement, or any interest herein, shall not be assigned, transferred or otherwise encumbered, under any circumstances, by the Parties, without prior written consent of the other Party.

17. **Amendments.** This Memorandum may be amended only in writing signed by each of the Parties hereto or their successors and assigns.

18. **Severability.** If any clause, provision, or section of this Memorandum is held to be illegal or invalid by any court, the invalidity of the clause, provision, or section shall not affect any of the remaining clauses, provisions, or sections, and this Memorandum shall be construed and enforced as if the illegal or invalid clause, provision, or section had not been contained in it.

19. **Counterparts.** This Memorandum may be executed in any number of counterparts, each of which shall be deemed to be an original, and all of which together shall constitute but one and the same instrument.

20. **Governing Law and Venue.** This Memorandum will be governed by the laws of the State of Florida and venue for any litigation or dispute resolution proceeding will be in Escambia County, Florida without regard to its conflict of law rules.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have caused this Memorandum to be executed through their duly authorized signatories on the respective dates under each signature.

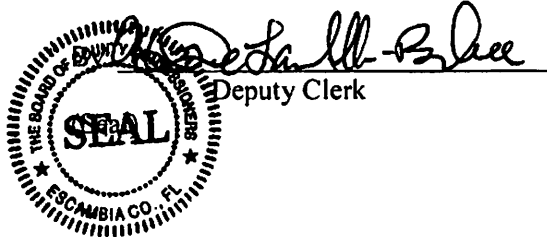
ESCAMBIA COUNTY FLORIDA, a political subdivision of the State of Florida acting by and through its duly authorized Board of County Commissioners

By: 
Lumon J. May, Chairman

ATTEST: Pam Childers
Clerk of the Circuit Court

Date: 4/16/2019

BCC Approved: 4/4/2019




Approved as to form and legal sufficiency.

By: Kristin D. Hual, SACA

Date: 03-27-2019

NAVY FEDERAL CREDIT UNION, a federally chartered credit union

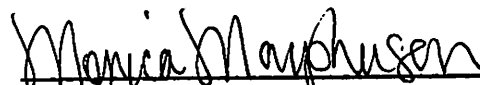
By: 
Title: Senior Vice President
Date: 04/17/2019

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was sworn to, subscribed and acknowledged before me this 19th day of April, 2019, by Kara Cardona, Senior Vice President of Greater Pensacola Operations for Navy Federal Credit Union. She (X) is personally known to me, or () has produced current _____ as identification.

(Notary Seal)




Signature of Notary Public

Monica Macpherson
Printed Name of Notary Public

Exhibit A
Reimbursement Schedule

Reimbursement Phases		Reimbursement Amount
<u>Phase 1:</u>	Firm and County sign contract for development of OLF8 Master Plan	Master Plan Expenses invoiced and paid by County, not to exceed the lesser of: (i) 50% of the original Master Plan Contract price as of the date of execution (excluding any change orders); or (ii) \$1,000,000 total reimbursement.
<u>Phase 2:</u>	Firm conducts public presentations and Master Plan Charrette(s)/public meeting(s) for OLF8 Master Plan	
<u>Phase 3:</u>	Firm submits full draft OLF8 Master Plan and development report to BOCC	
<u>Phase 4:</u>	Final OLF8 Master Plan and development report officially adopted by BOCC	Up to 100% of Master Plan Expenses invoiced and paid by County, not to exceed \$2,000,000 total reimbursement

During Phases 1-3, County may submit copies of all paid invoices to Navy Federal. County may only submit invoices to Navy Federal once per month. Navy Federal may reject any invoice for reimbursement if manifest error is discovered. Upon County's completion and satisfaction of Phase 4, County will submit copies of all remaining paid invoices to Navy Federal. Navy Federal will pay County such eligible reimbursement payment within forty-five (45) calendar days of Navy Federal's receipt of County's paid invoices, and County's statement that the invoices are correct and consistent with the terms of this MOU. County expressly agrees that the Master Plan Contract shall include a payment schedule to the Firm based upon the Firm satisfying a minimum set of milestones and deliverables (including those listed in Phases 1-3 above).

July 15, 2019

Mr. Paul Nobles
Purchasing Manager
Escambia County, Florida
Board of County Commissioners
Via Email: prnobiles@myescambia.com

Re: Responses to BOCC Questions
OLF-8 Master Plan

Dear Mr. Nobles:

ASD|SKY has received your email request of July 9, 2019 requesting responses to three questions posed by the BOCC at the conclusion of the July 1, 2019 presentations. ASD|SKY has reviewed these questions with our team members and provide the following comments:

Question 1: Are any of the consultants/subconsultants working on any projects, public and/or private, within 2 miles of the property site & the footprint of the Sector Plan? We do not require specifics, but would appreciate knowing the type of project, commercial, residential, recreation, etc.

Response 1: We assume that "Sector Plan" refers to the "Midwest Sector Plan". Below are team and individual responses:

ASD|SKY, Jacobs and Jerry Pate Design are current members of the design team working for Navy Federal Credit Union on the Recreation Facility project. This project site includes the 96 +/- acres currently approved by Escambia County for sale to NFCU. This project is commercial and recreational in nature. Our team disclosed this project in our LOI response.

ASD|SKY and Jerry Pate Design are current members of the design team working for Navy Federal Credit Union of the Phase 2 expansion. This project is private/commercial in nature. Our team described and disclosed this project in our LOI response.

ASD|SKY has no other current projects within these boundaries.

Jacobs has no other current projects within these boundaries.

Jerry Pate Design has no other current projects within these boundaries.

Terracon does have other current projects within these boundaries. These are commercial and transportation in nature.

Urban 3 has no other current projects within these boundaries.

Question 2: Do the consultants/subconsultants intend/wish to work with the master developer after the master plan is adopted? Would they have an issue with an additional clause in the contract - consultants/subconsultants selected for the planning/development of the project will be exempted from consideration as a prime or sub-consultant for the design or construction phase of the project.

Response 2: We desire to perform the Master Plan work in the best interest of Escambia County and would like the opportunity to work on the implementation phase of the project. Without additional details on the nature and extent of a possible exemption clause, we cannot provide any comments on whether we could accept an exemption clause

or not. We would be willing to negotiate any potential changes to the sample contract provided in the request for letters of interest upon selection.

Question 3: How will the consultants/subconsultants engage the entire community in the input phase not just Beulah community.

Response 3: In our experience, it is a challenge to engage people in projects that do not have an obvious potential impact on their day-to-day lives. Therefore, our approach to engage the broader Escambia County community would be somewhat different from how we plan to engage Beulah stakeholders. We would establish three major steps to reach out to the greater Escambia County community:

Step 1: Develop a message that resonates with residents, businesses, and other Escambia stakeholders. Why is this project relevant to them, and why should they care? We would see this as being part of Phase I of our proposed engagement strategy, and one of the key questions asked during interviews with County Commissioners and other stakeholders.

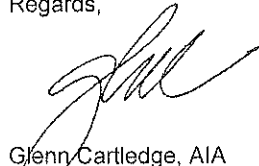
Step 2: Create an online survey specific to Escambia residents/stakeholders who do not currently have ties to the Beulah area that incorporates the messaging from Step 1. Preliminarily, questions would drive towards understanding what sorts of uses would draw them to this site; what the "big picture" goals should be (i.e.: return on investment for the County versus community amenities/public use?); and asking questions about what County-wide needs may be able to be met at the OLF-8 site.

Step 3: Recruit direct involvement in our proposed Phase 2 of Engagement ("The Future OLF-8 Community") charrette and other engagement activities, such as having a resident representative from each District. This representative could be appointed by each Commissioner, or solicited through an application process advertised online and at other engagement opportunities.

Presentations and analysis should be made to the entire Escambia County community in public format during the planning process at BOCC meetings, public engagement forums and general progress updates.

Our team is committed to serving Escambia County and the entire county community on the master plan project. We hope these comments are beneficial to your planning and decision process. Please write or call me if you have any questions or comments regarding our responses.

Regards,



Glenn Cartledge, AIA
Principal | Vice President

cc: Jacobs, Mr. Scott Jernigan
JPD, Mr. Steve Dana
Terracon, Mr. David Dickson
Urban 3, Ms. Cate Ryba

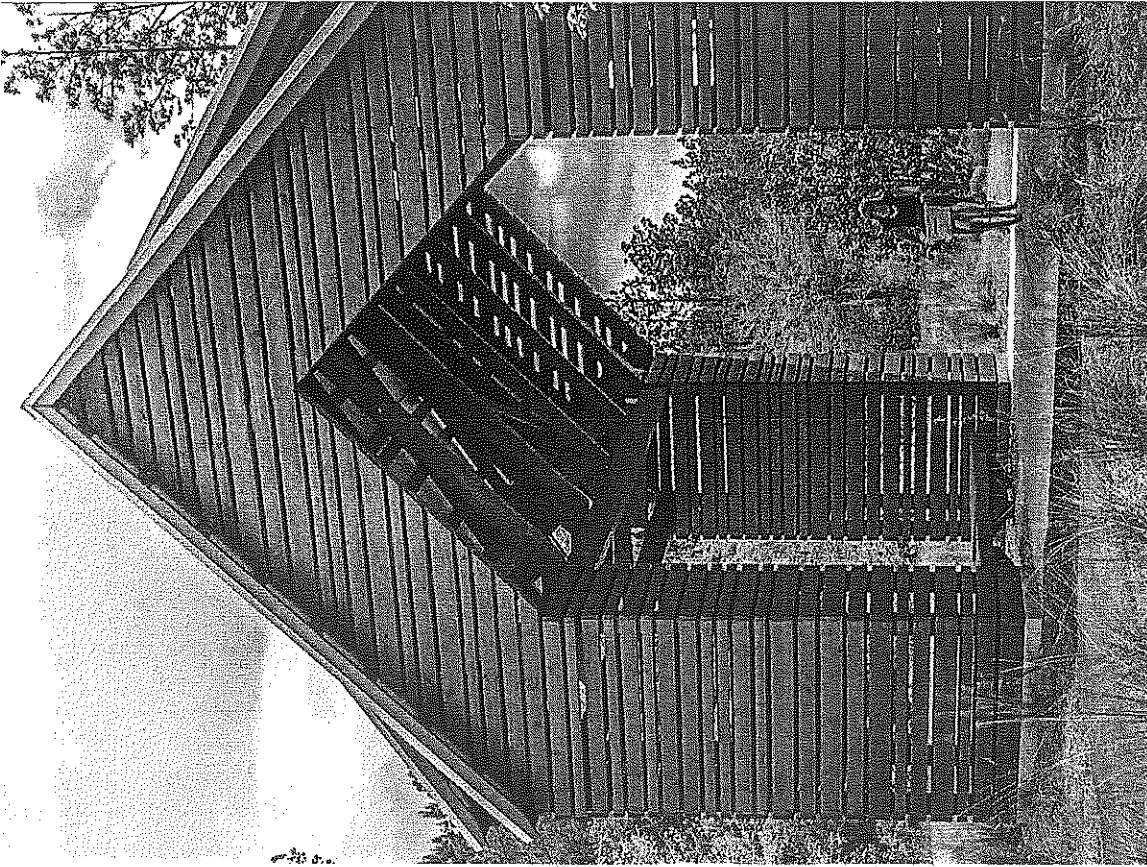


OLF-8 MASTER PLAN

ESCAMBIA COUNTY, FLORIDA

July 1, 2019

ASD SKY **JACOBS**  Jerry Pate Design URBAN3 **Terracon**

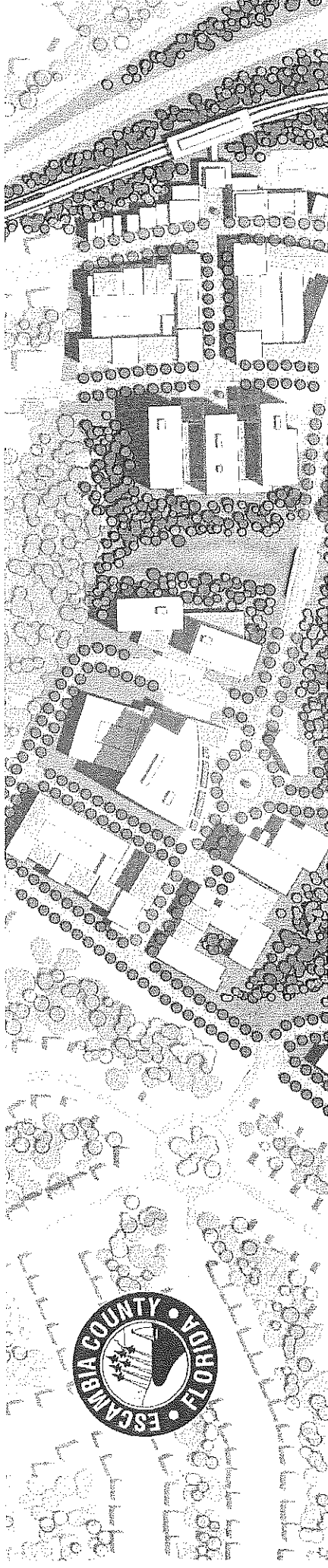
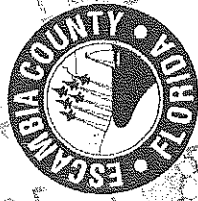


PRESENTATION AGENDA

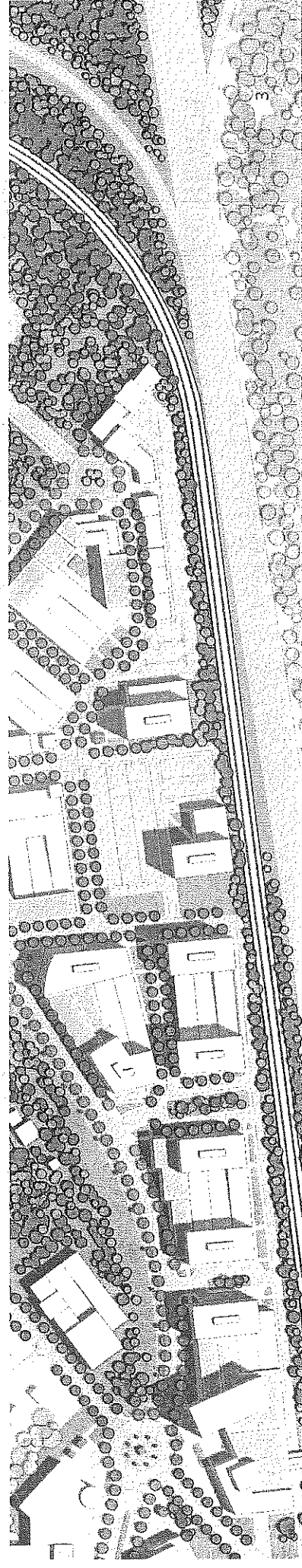
1. Strategy for addressing plan objectives
2. Existing conditions analysis and technical analysis
3. Economic Impact Analysis
4. Innovative stakeholder involvement
5. Successful master plan experience
6. Strategy to implement the OLF-8 Master Plan

Closing thoughts

Q&A

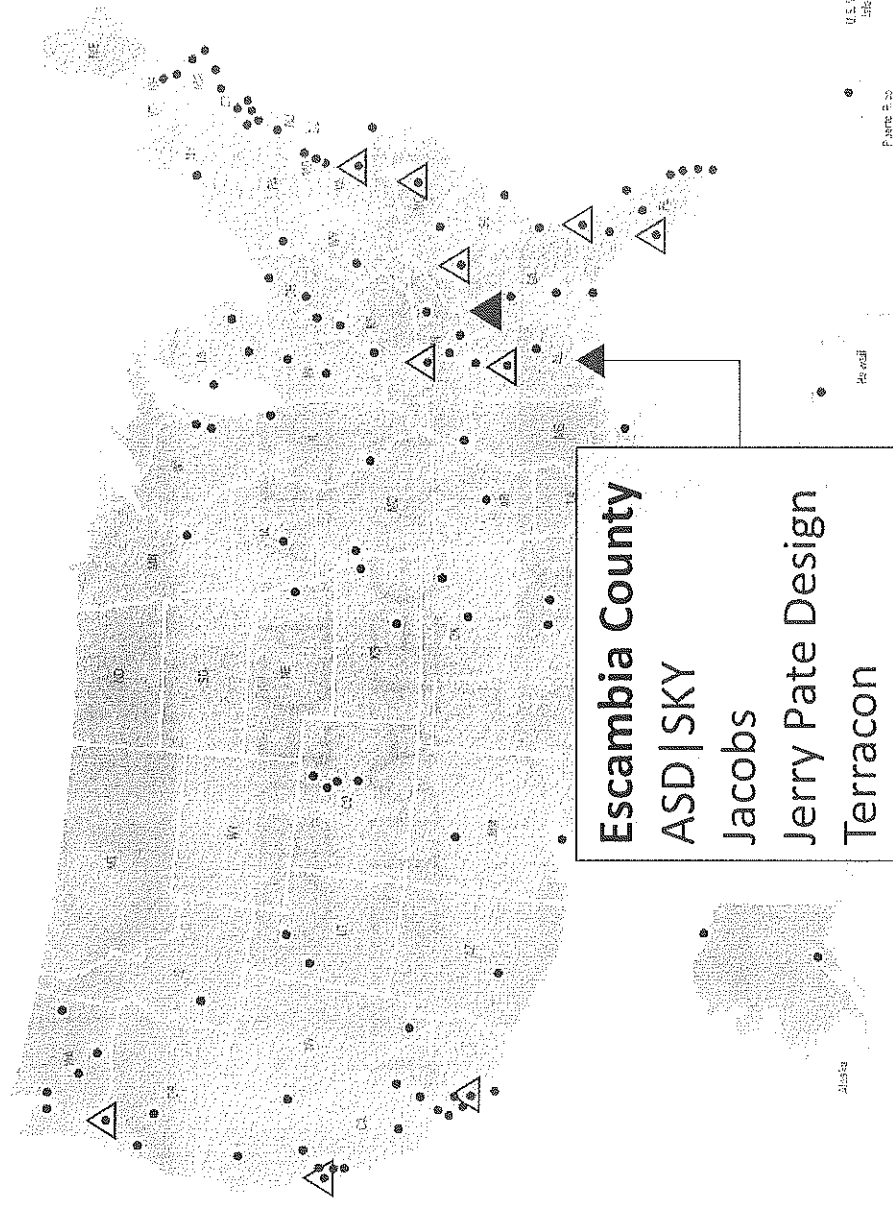


1. STRATEGY FOR ADDRESSING PLAN OBJECTIVES



1. STRATEGY FOR ADDRESSING PLAN OBJECTIVES

LOCAL PRESENCE WITH A NATIONAL REACH



Escambia County based
leadership team

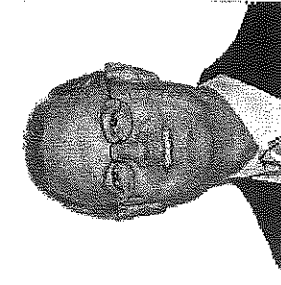
Market & **intimate site**
knowledge

Focused team & **bench depth**

Proven process & built results

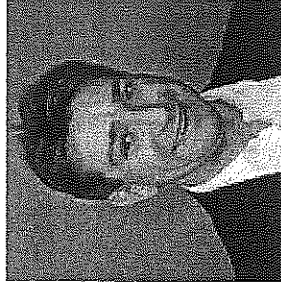
1. STRATEGY FOR ADDRESSING PLAN OBJECTIVES

OUR DELIVERY TEAM



Glenn Cartledge | AIA
ASD | SKY

PRINCIPAL IN
CHARGE



Scott Jernigan | PE
Jacobs

PROJECT MANAGER



Allison Stewart Harris | A/C/P
Jacobs

STAKEHOLDER
ENGAGEMENT



Jonathan Bartlett
Jacobs

REAL ESTATE
STRATEGY



Lee Pollock | PLA
Jacobs

MASTER PLANNING

1. STRATEGY FOR ADDRESSING PLAN OBJECTIVES

OUR GOALS ARE YOUR GOALS!

Create jobs & meet Escambia County's business needs

Meet the needs of the community

Meet Escambia County's transportation objectives (community connectivity)

Plan to secure grants & other funding sources

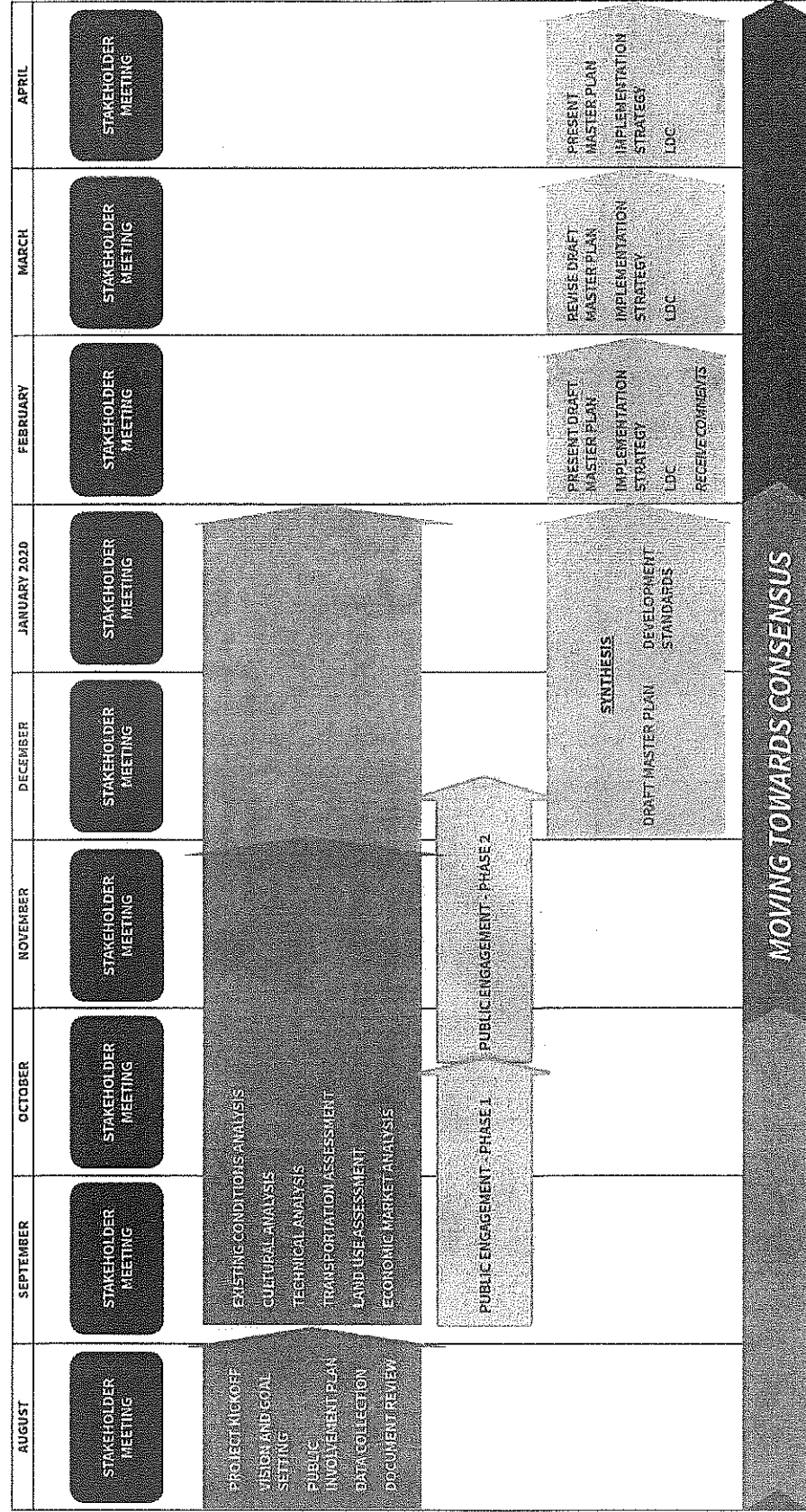
1. STRATEGY FOR ADDRESSING PLAN OBJECTIVES

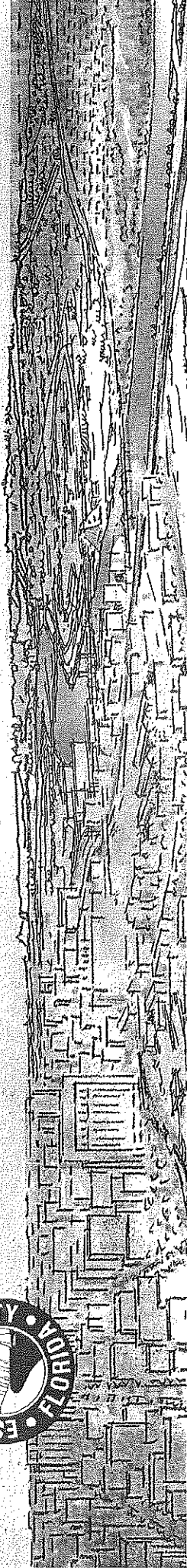
BALANCE



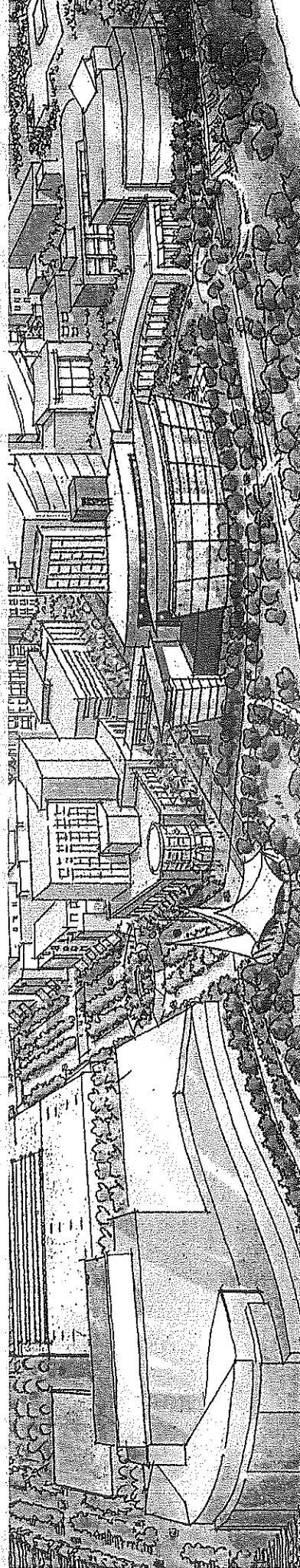
1. STRATEGY FOR ADDRESSING PLAN OBJECTIVES

SCHEDULE





2. EXISTING CONDITIONS ANALYSIS AND TECHNICAL ANALYSIS



2. APPROACH TO CONDUCTING THE EXISTING CONDITIONS ANALYSIS AND TECHNICAL ANALYSIS

TECHNICAL ANALYSIS

Environmental & cultural

- Currently working on site

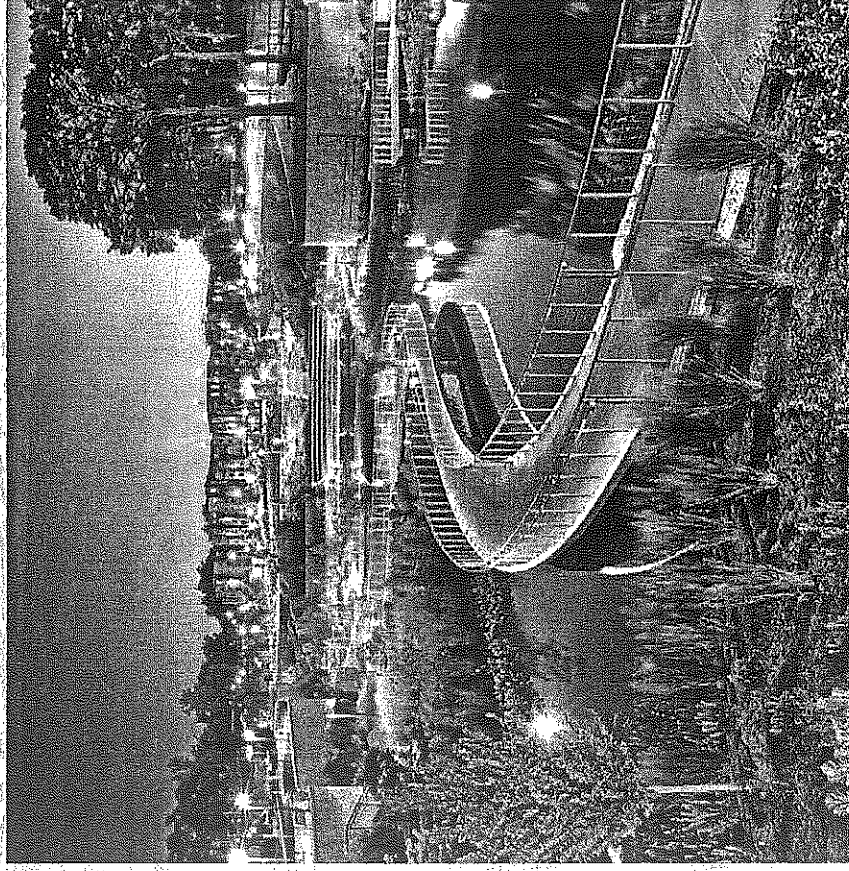
Existing environmental assets

- Wetlands
- Equestrian

Needs of the community

- Healthcare facilities
- Emergency services
- Post office
- Educational facilities
- Job creation
- Grocery
- Restaurants

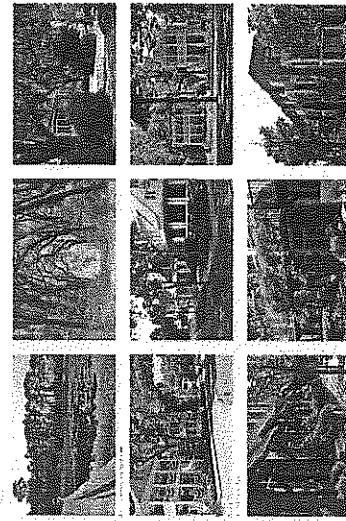
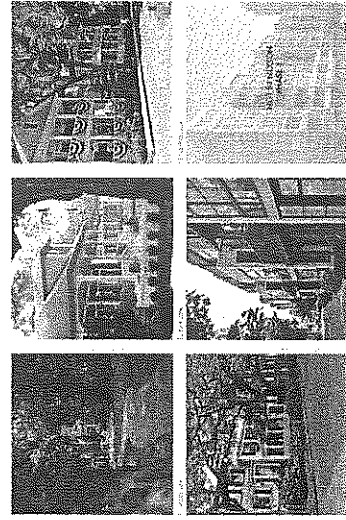
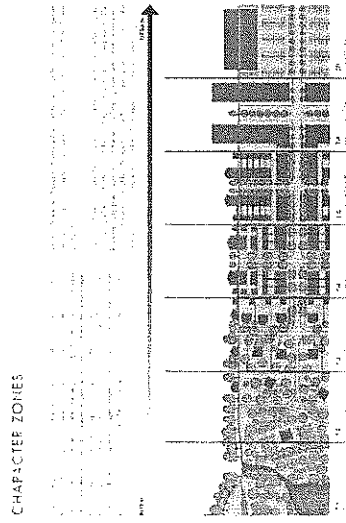
Stormwater and utilities



2. APPROACH TO CONDUCTING THE EXISTING CONDITIONS ANALYSIS AND TECHNICAL ANALYSIS

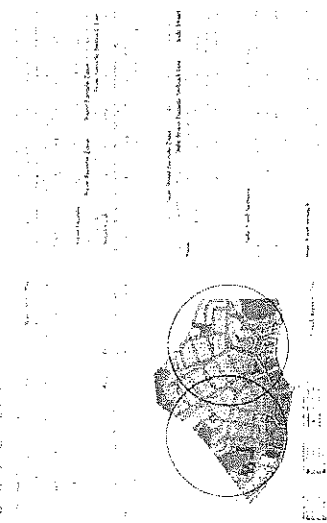
TECHNICAL ANALYSIS

Development Standards



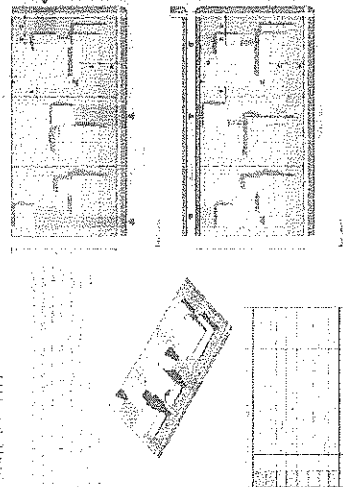
Character Zones

REGULATING PLAN AS A MEANS TO APPLY CDTA



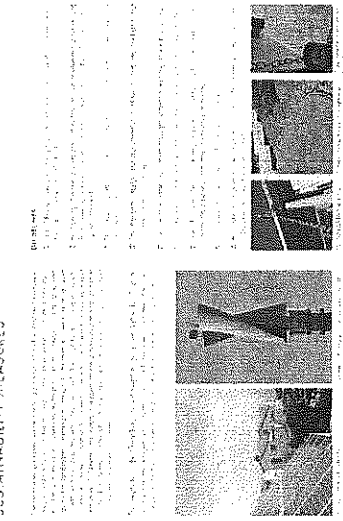
Architectural Character

ESTATE LOT TYPE



Landscape Character

SUSTAINABILITY MEASURES



Regulating Plan

Lot Types

Sustainability Measures

2. APPROACH TO CONDUCTING THE EXISTING CONDITIONS ANALYSIS AND TECHNICAL ANALYSIS

TECHNICAL ANALYSIS

Transportation analysis- existing conditions

Define study area- minimum 3-mile boundary

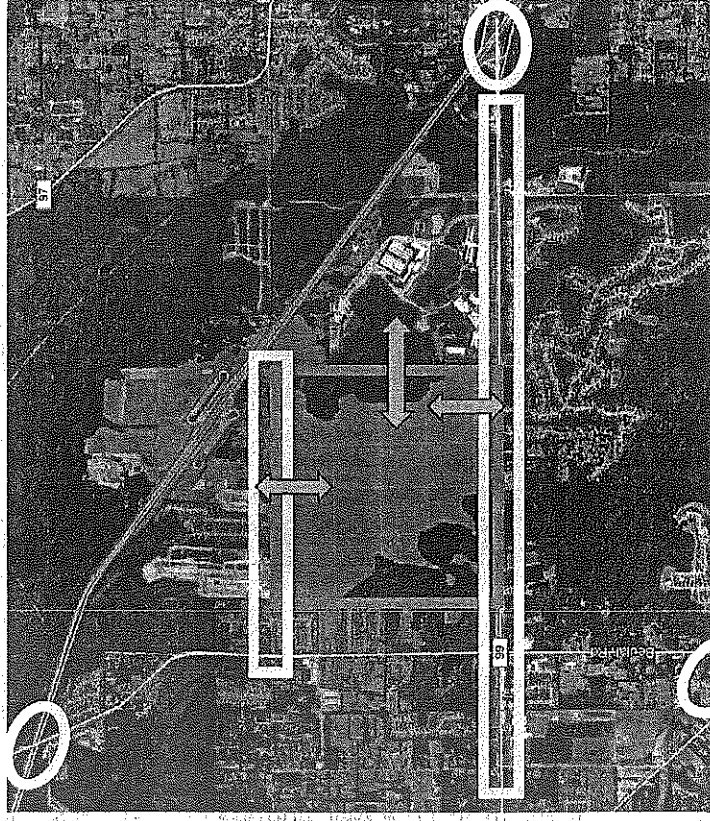
Review existing studies

Identify roadway segments for analysis

- Nine Mile Road
- Beulah Road (status of Beulah interchange)
- Frank Reeder Road
- I-10
- Mobile Highway
- Current level of service

Map existing mode choices

- Sidewalks, bike lanes, equestrian trails, transit routes



TECHNICAL ANALYSIS

Transportation Analysis – proposed conditions

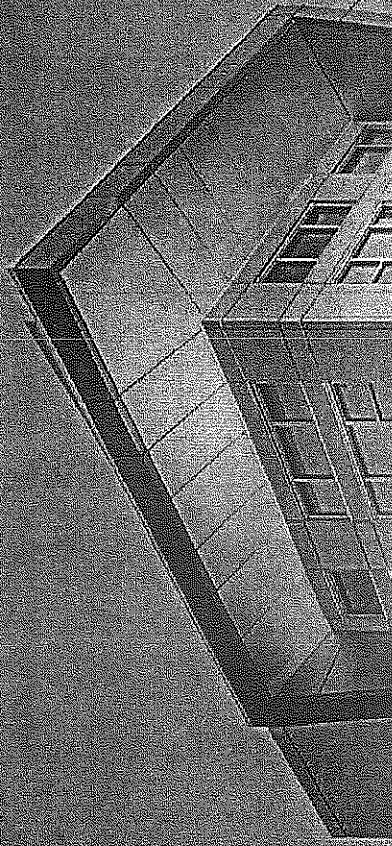
- ITE Trip generation
- Model growth rate
- Identify phasing
- Perform future level of service analysis

Intelligent Transportation Systems (ITS)

- Coordinated traffic signals

Employee connectivity with NFCU campus

Access from North side – Frank Reeder improvements



3. APPROACH TO CONDUCTING THE ECONOMIC IMPACT ANALYSIS



3. APPROACH TO CONDUCTING THE ECONOMIC IMPACT ANALYSIS

FOUR STEPS

1. Community Requirements
2. Baseline Assessment
3. Gap Analysis & Strategy
4. Tell the Story

**Viable and fiscally attractive
implementation strategy**

3. APPROACH TO CONDUCTING THE ECONOMIC IMPACT ANALYSIS

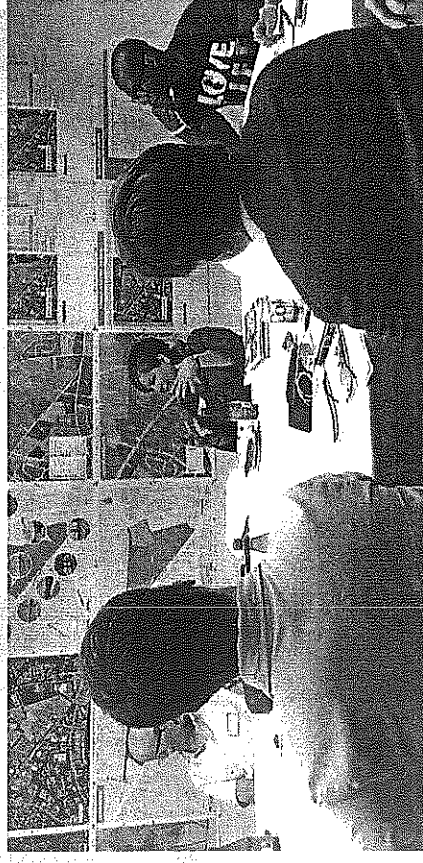
COMMUNITY REQUIREMENTS

At least 1,000 jobs > median income
(\$47k/Household)

Maximize return on OLF-8 investment

Balance community/ business needs

"Everything on the table"



3. APPROACH TO CONDUCTING THE ECONOMIC IMPACT ANALYSIS

BASELINE ASSESSMENT

Industry/ **employment** mix

- Haas Ctr/ Florida EDR/BLS/ESRI, etc.
- Trends and forecasts
- Regional capture and upside

Real estate **market dynamics**

- Development Forum

Key **influencers**

- NFCU
- Midwest Sector Plan
- FloridaWest Strategic Plan
- Beulah Community Master Plan



	Walk-shed	Bike-Shed	Drive-Shed
Employed Pop.	1,831	21,664	94,349
Agriculture/Mining	0.3%	0.6%	0.4%
Construction	3.9%	4.1%	4.3%
Manufacturing	9.6%	8.2%	9.2%
Wholesale Trade	5.2%	3.9%	3.4%
Retail Trade	7.4%	9.3%	9.3%
Transportation/Utilities	1.3%	2.1%	2.3%
Information	1.7%	2.0%	2.1%
Finance/Insurance/Real Estate	8.1%	10.7%	10.4%
Services	60.7%	57.3%	56.5%
Public Administration	1.9%	1.8%	2.1%

3. APPROACH TO CONDUCTING THE ECONOMIC IMPACT ANALYSIS

GAP ANALYSIS & STRATEGY

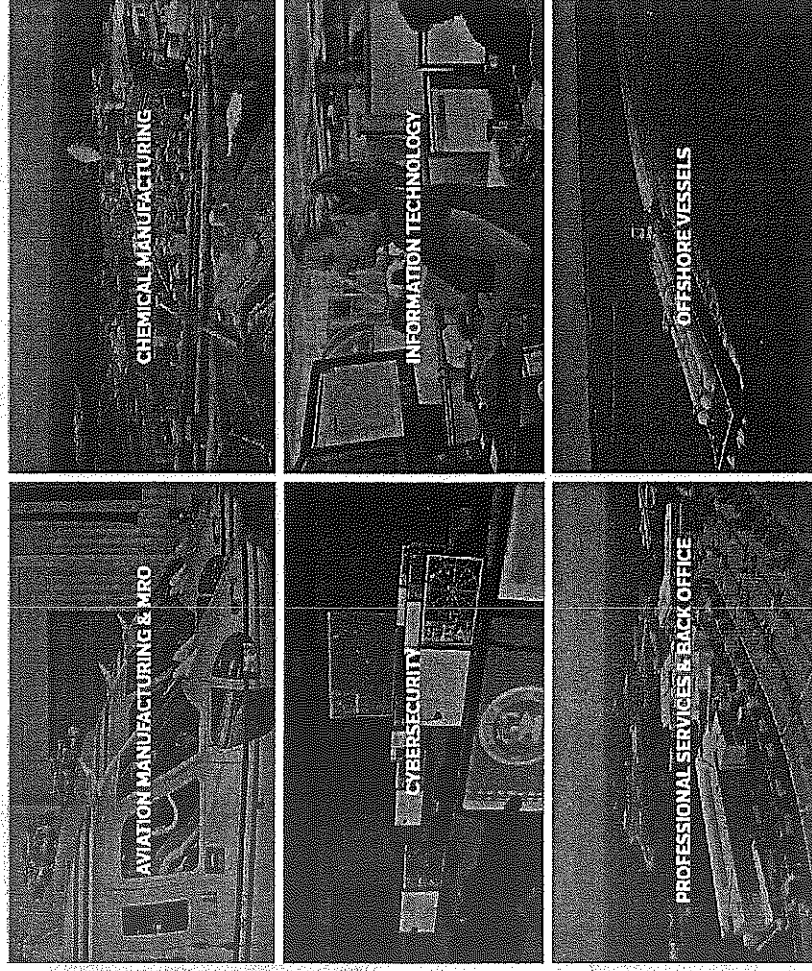
Identify industries/uses best-suited for OLF-8

- **Workforce strengths** and challenges
- **Site strengths** and challenges

Close gaps on and off-site

Highest and best economic uses:

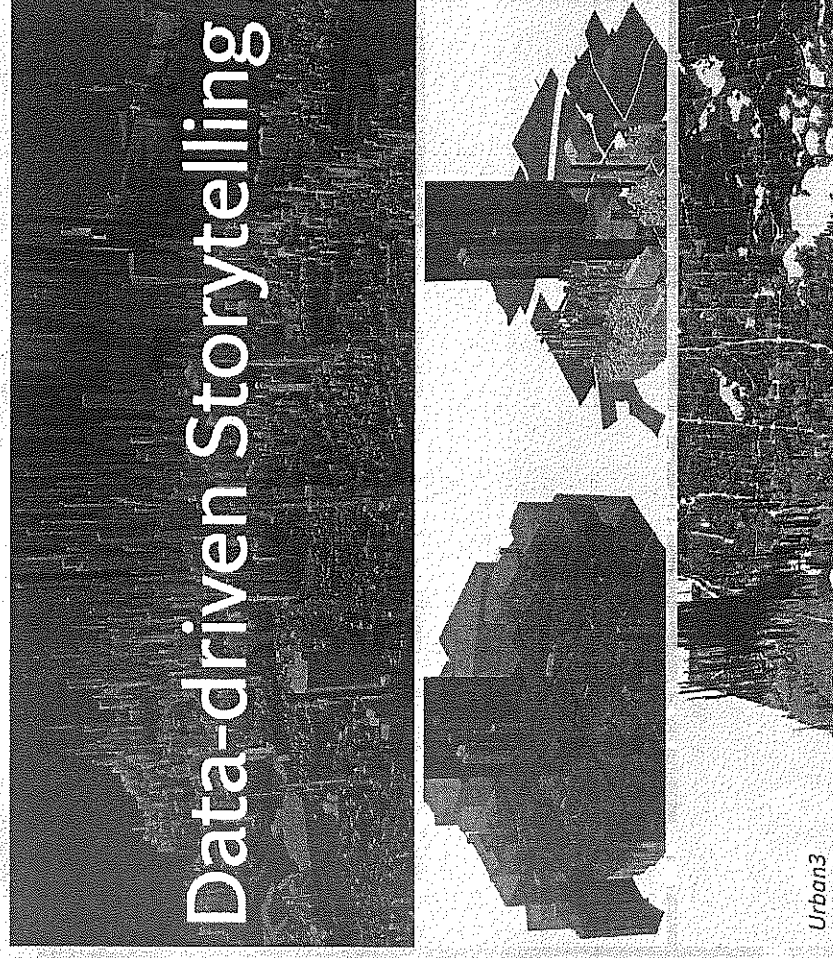
- **Market** support
- **Community** support
- **Fiscal responsibility** and economic sustainability



3. APPROACH TO CONDUCTING THE ECONOMIC IMPACT ANALYSIS

TELL THE STORY

Integration with full project team
Urban3 depicts fiscal/ economic
impacts
Deliverables that support **fast-track** to market and attract funding



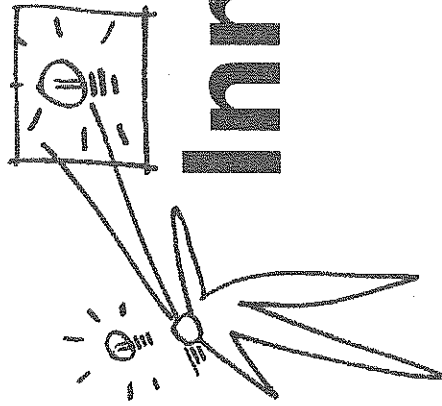


4. INNOVATIVE STAKEHOLDER INVOLVEMENT



4. DEMONSTRATION OF INNOVATIVE STAKEHOLDER INVOLVEMENT METHODS TO ACHIEVE PLAN OBJECTIVES

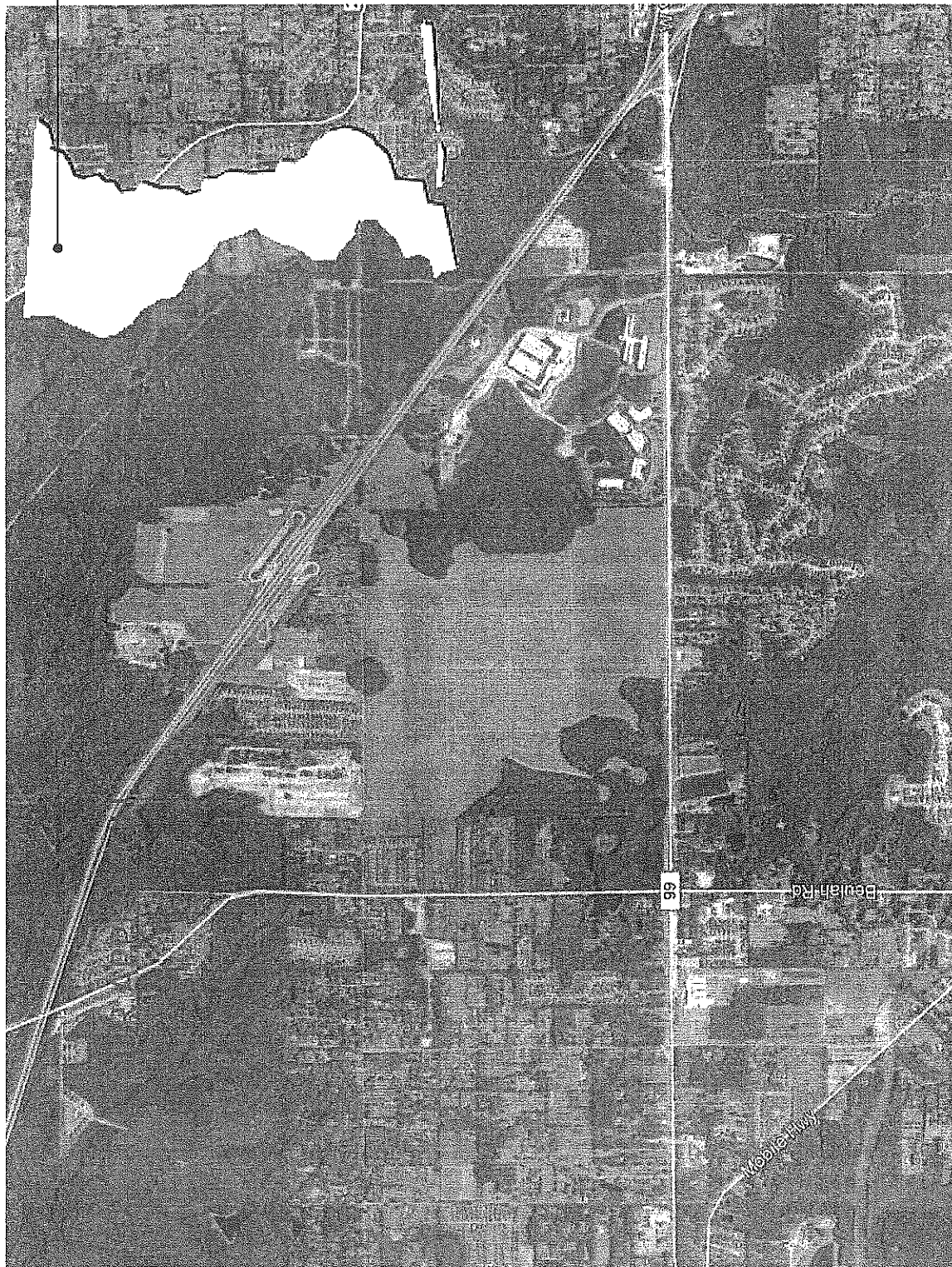
OUR APPROACH



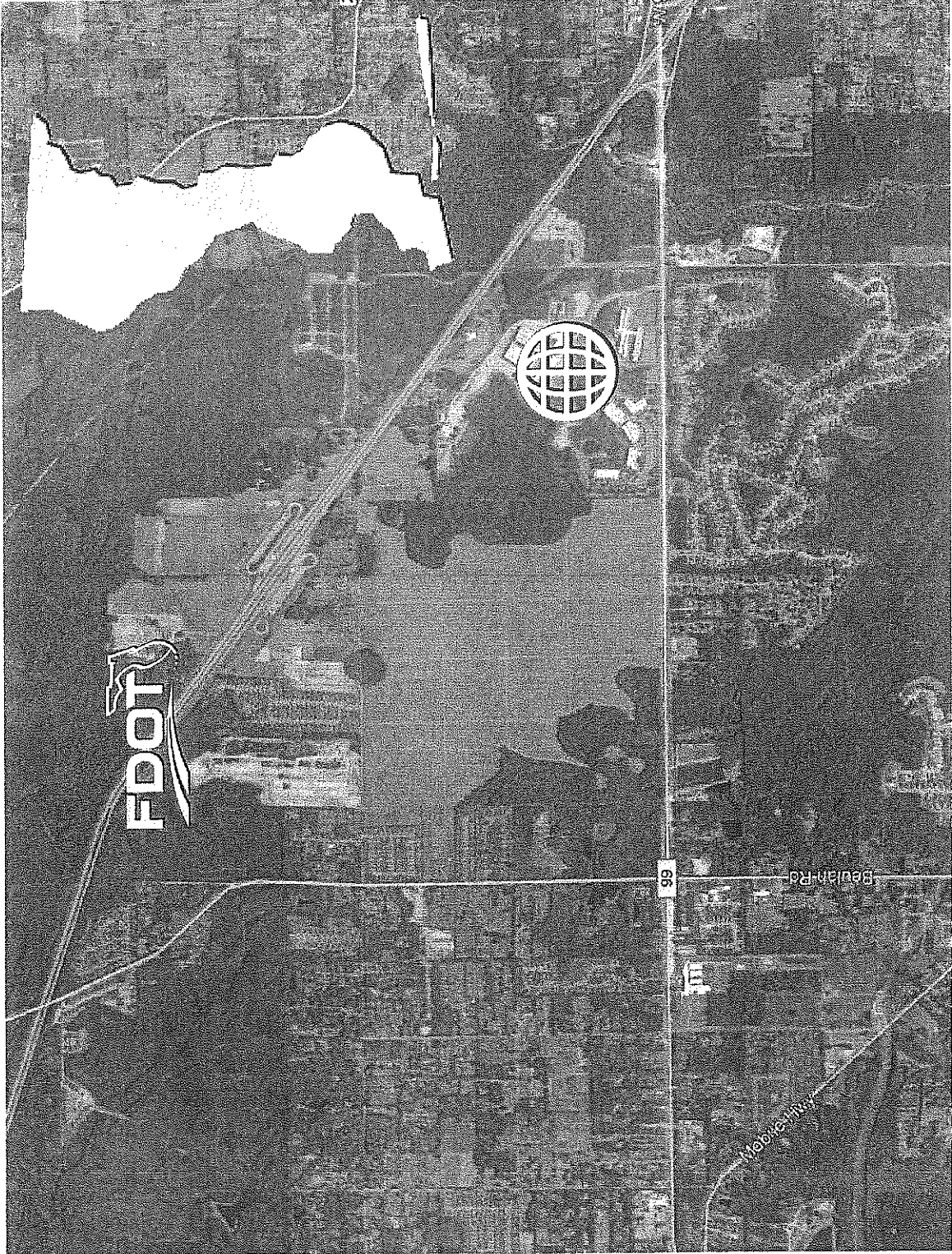
Innovation

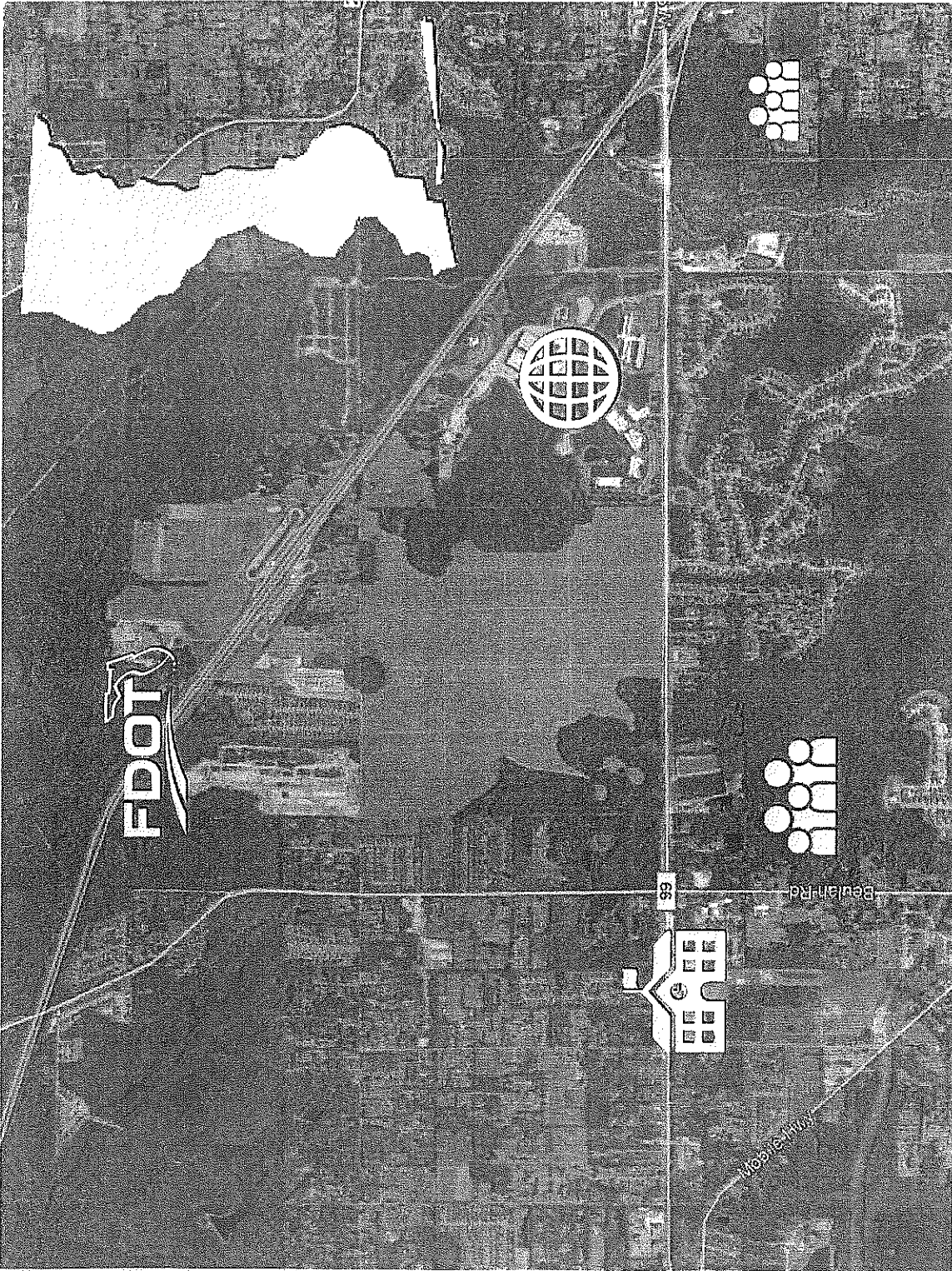
**is not just about new tools and technologies-
it's about PROCESS**

Escambia County



Escambia County
Navy Federal Credit
Union
Florida DOT





Escambia County

Navy Federal Credit
Union

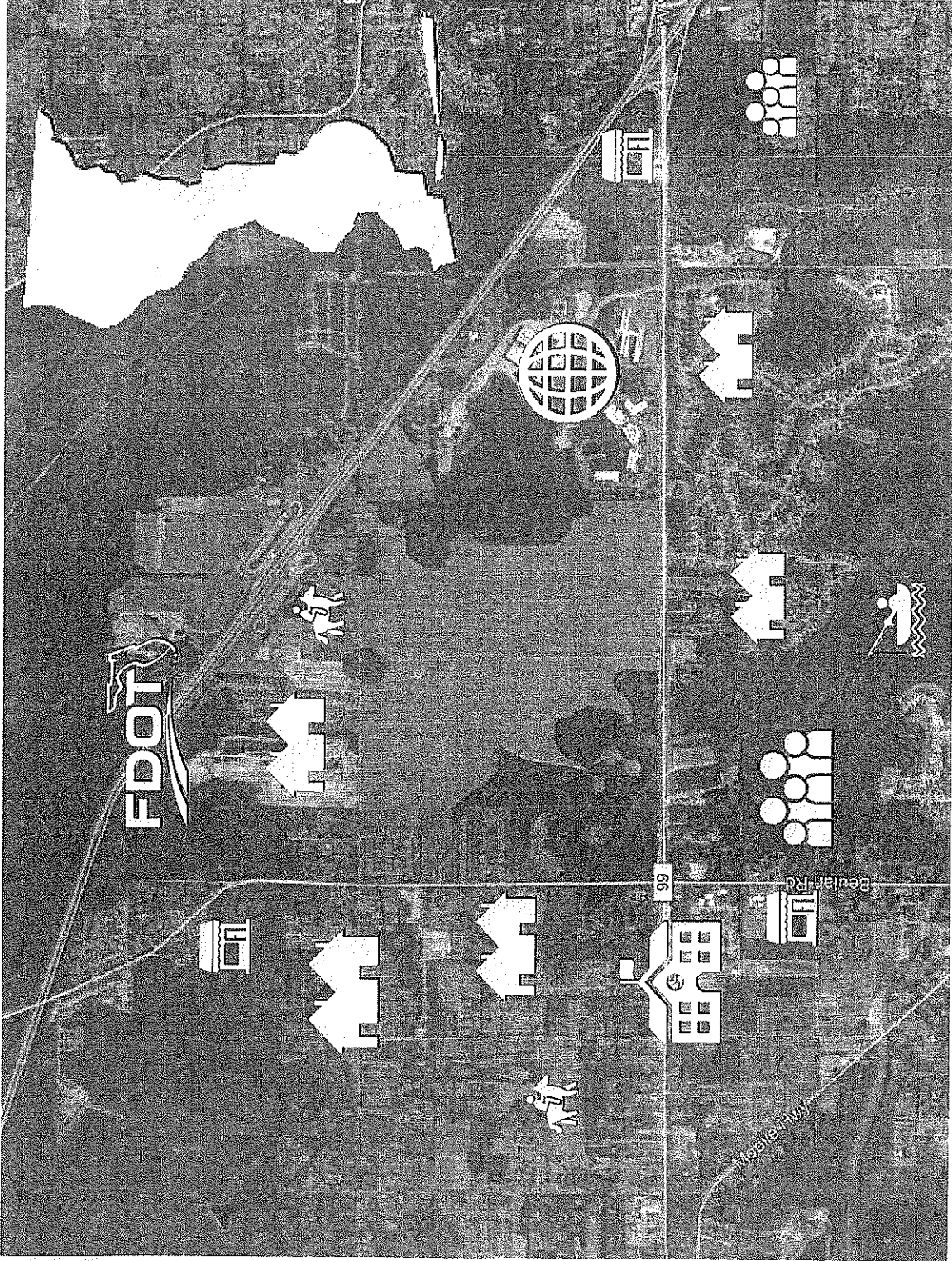
Florida DOT

Beulah Middle
School

Community
Organizations

[illegible][illegible][illegible][illegible][illegible]

An aerial photograph of a suburban area with several white icons overlaid to indicate proposed transit station locations. The icons include stylized houses, school buildings, shopping centers with multiple circles representing parking lots, and a large circular icon with a grid pattern. A road labeled "S9" runs vertically through the center-right of the image. Another road, "Seulan Rd", runs horizontally across the middle. In the bottom right corner, a road is labeled "Mobile Hwy". On the left side, there is a logo that reads "FDOT" with a stylized graphic above it. A large, irregular white shape is present in the top left corner, possibly indicating a redacted area or a specific land feature.



Escambia County

Navy Federal Credit
Union

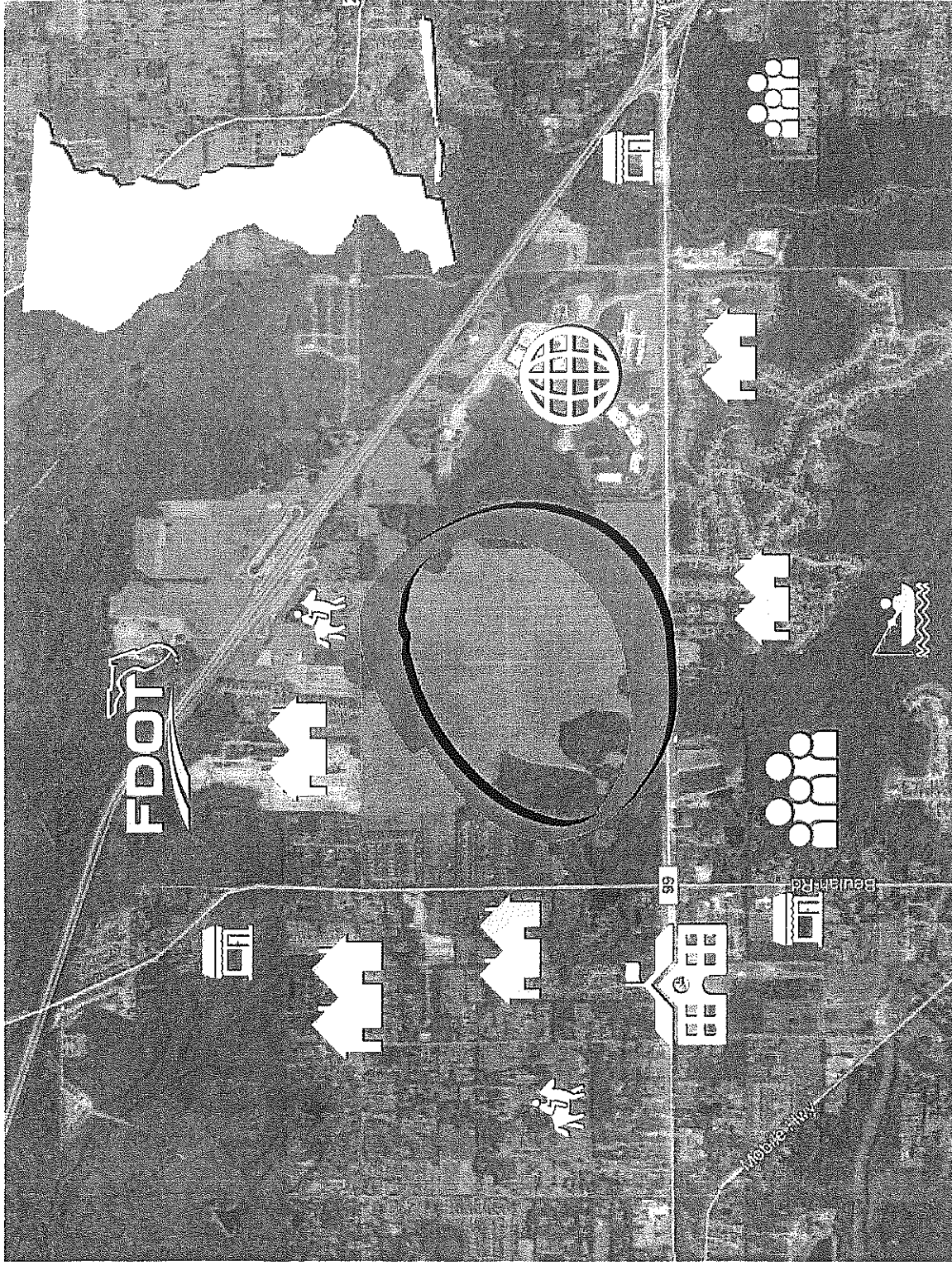
Florida DOT

Beulah Middle
School

Community
Organizations

Nearby Residents &
Businesses

Special Interest
Groups

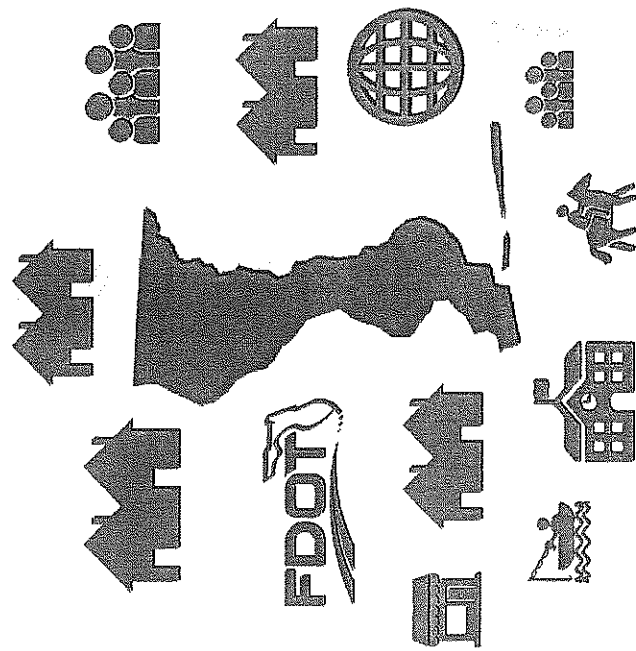


- Escambia County
- Navy Federal Credit Union
- Florida DOT
- Beulah Middle School
- Community Organizations
- Nearby Residents & Businesses
- Special Interest Groups

4. DEMONSTRATION OF INNOVATIVE STAKEHOLDER INVOLVEMENT METHODS TO ACHIEVE PLAN OBJECTIVES

ENGAGEMENT PHASE I: A BROAD STROKES VISION

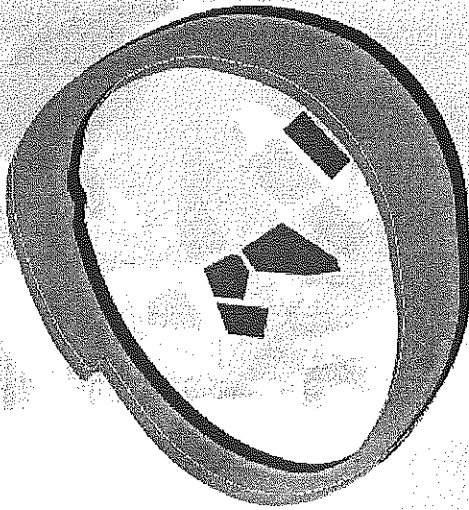
STAKEHOLDERS = OLF-8
START-UP GROUP



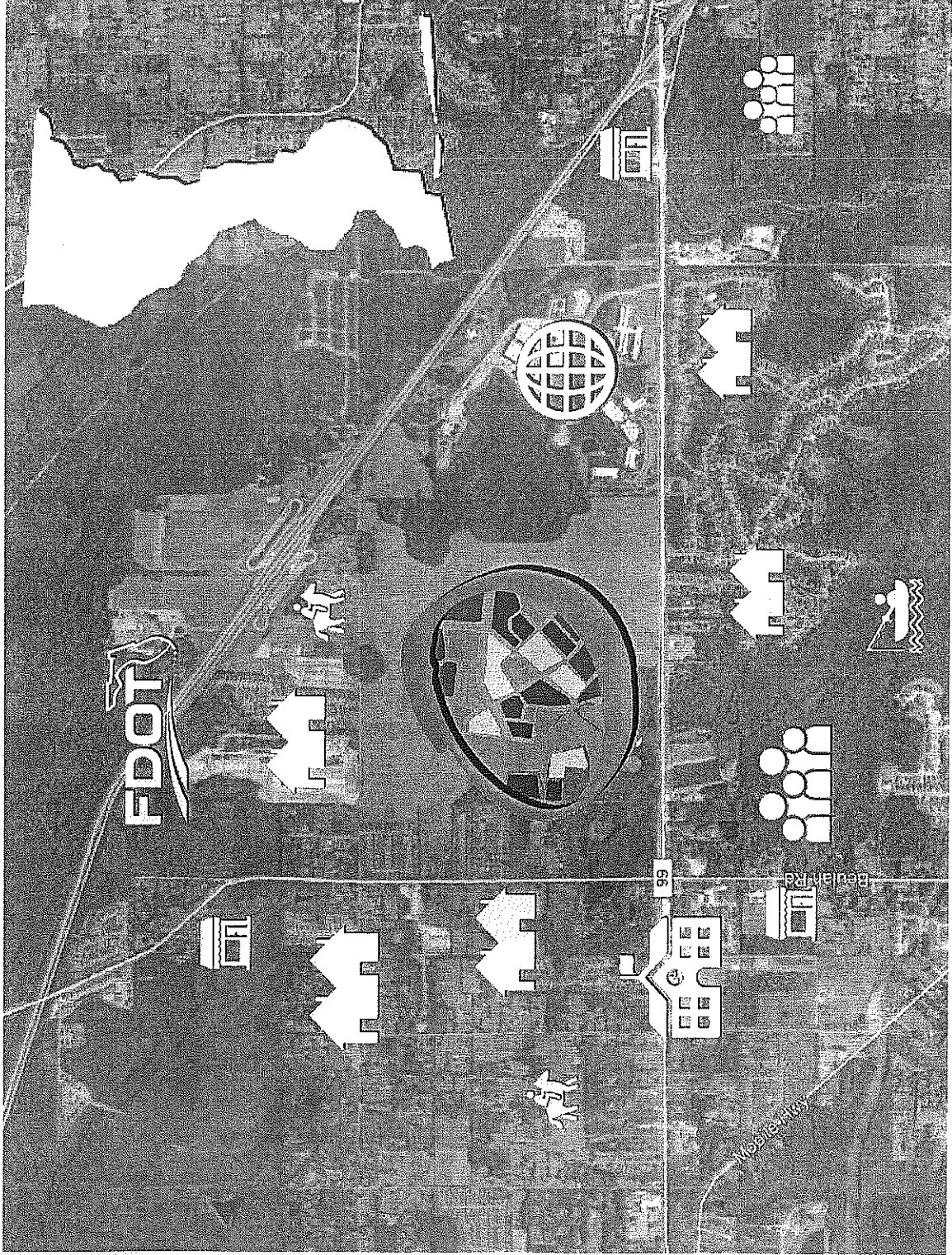
FUTURE OLF-8
COMMUNITY

INTERVIEWS

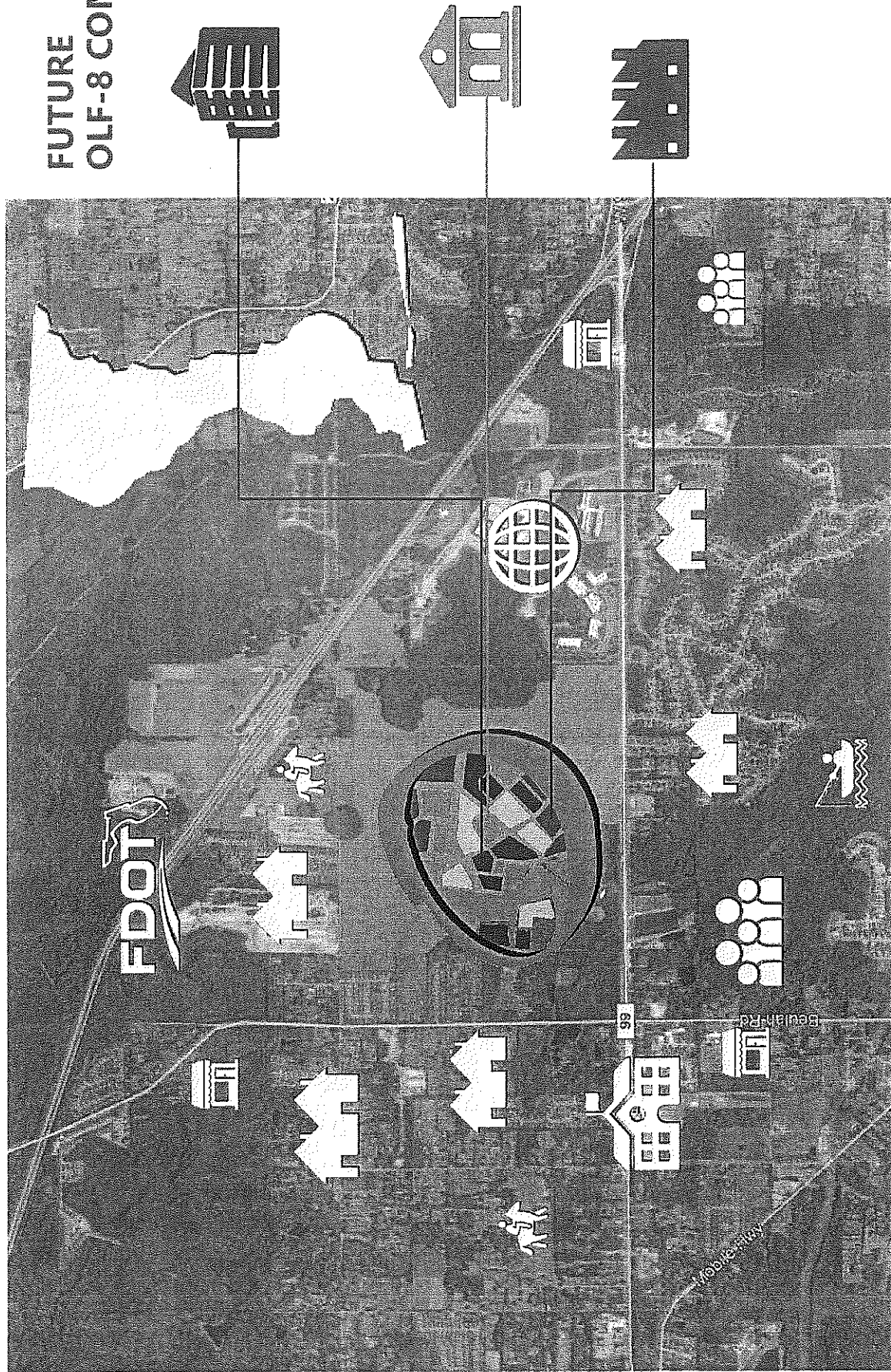
FOCUS
GROUPS



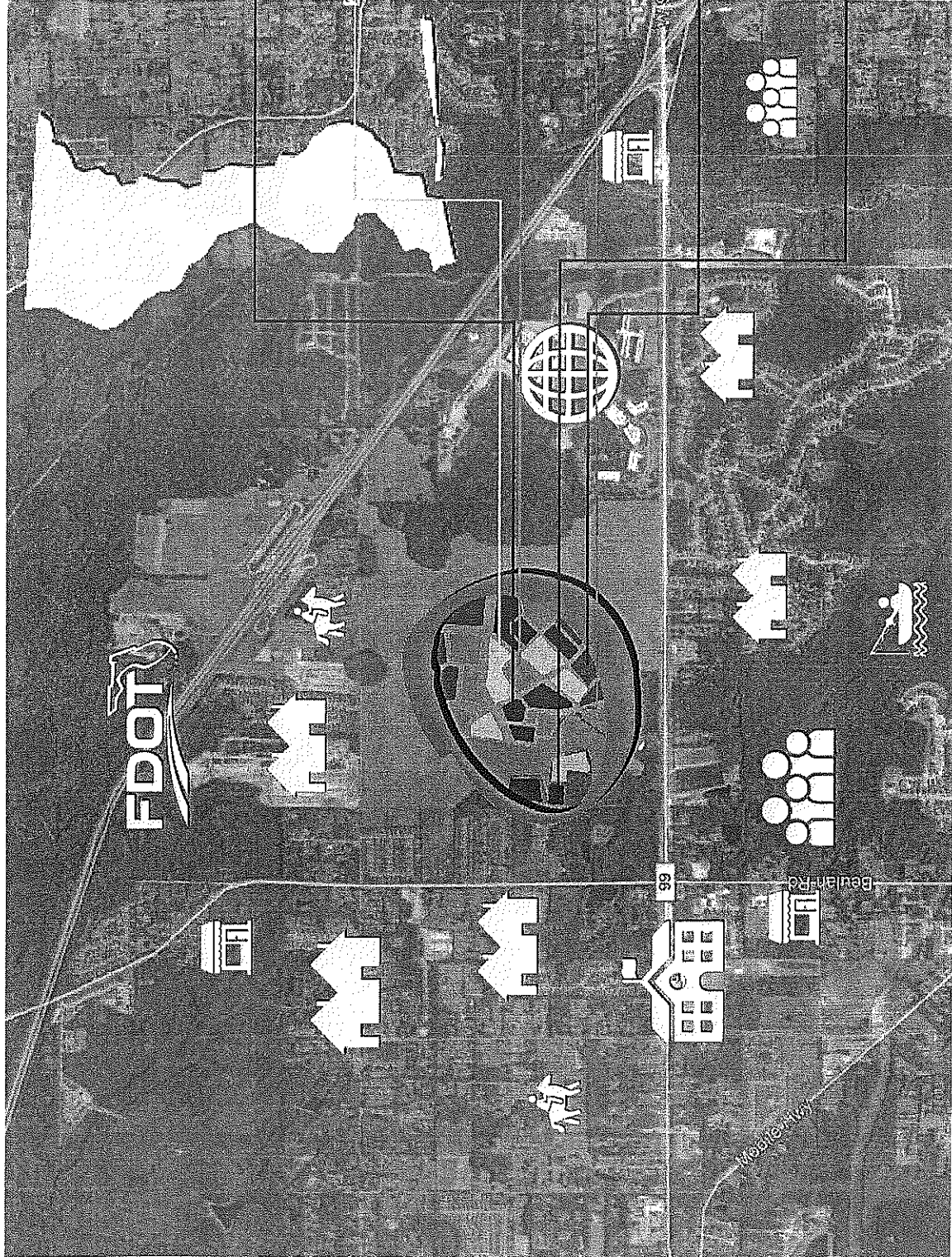
FUTURE OLF-8 COMMUNITY



**FUTURE
OLF-8 COMMUNITY**



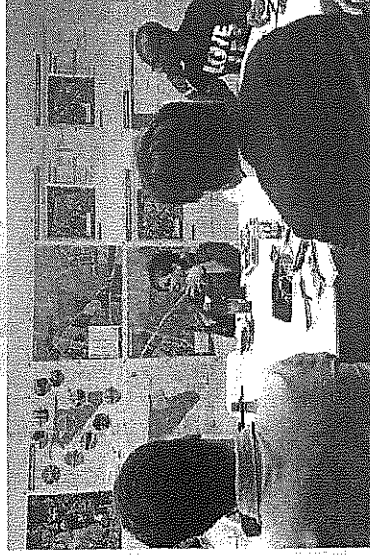
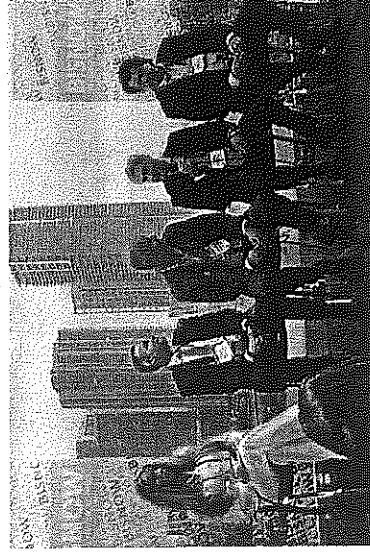
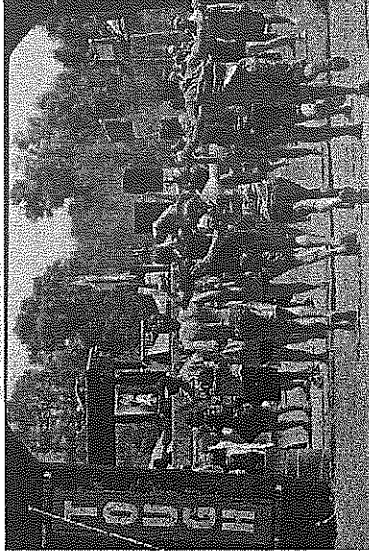
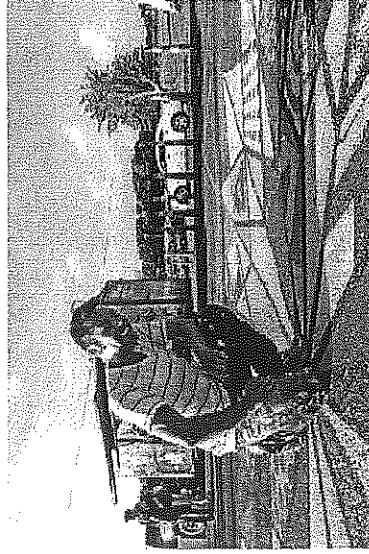
**FUTURE
OLF-8 COMMUNITY**



4. DEMONSTRATION OF INNOVATIVE STAKEHOLDER INVOLVEMENT METHODS TO ACHIEVE PLAN OBJECTIVES

ENGAGEMENT PHASE 2: REFINED VISION

STAKEHOLDERS= OLF-8
START-UP GROUP + FUTURE OLF-8
COMMUNITY



DEVELOPMENT
FORUM

FOCUS GROUPS

OUTREACH/ SITE
ACTIVATION

DESIGN
CHARRETTE #2

4. DEMONSTRATION OF INNOVATIVE STAKEHOLDER INVOLVEMENT METHODS TO ACHIEVE PLAN OBJECTIVES

ENGAGEMENT PHASE 2: REFINING THE VISION

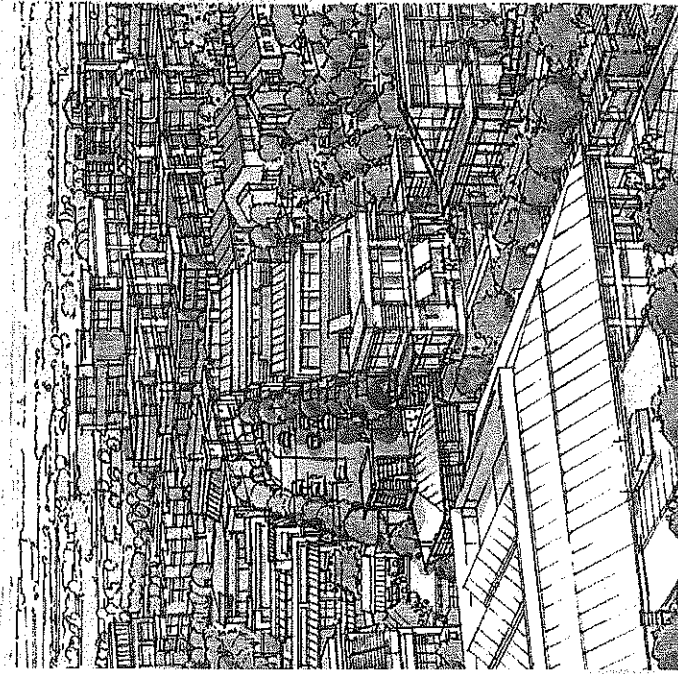
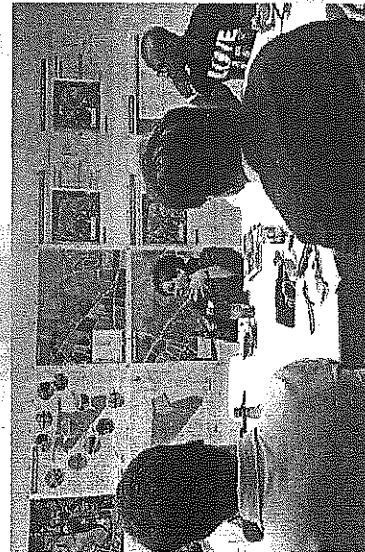
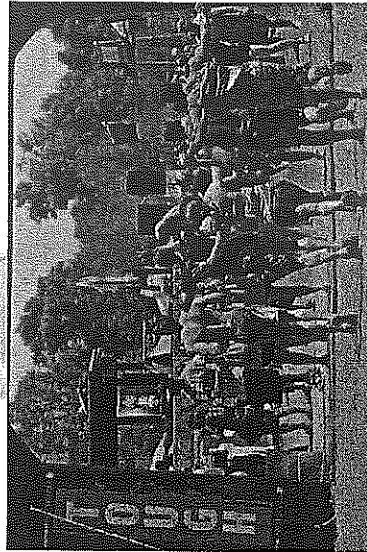
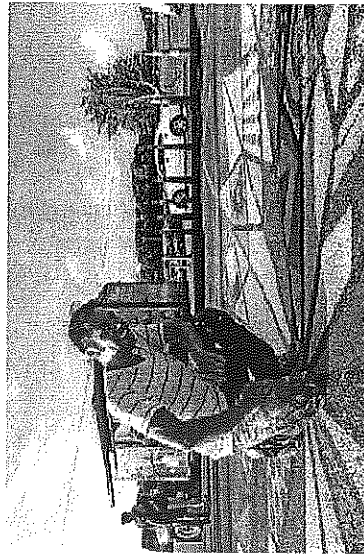
STAKEHOLDERS= OLF-8
START-UP GROUP



FUTURE OLF-8
COMMUNITY



REFINED VISION





5. SUCCESSFUL MASTER PLAN IMPLEMENTATION

5. DEMONSTRATION OF SUCCESSFULLY IMPLEMENTING OTHER SIMILAR MASTER PLANS

WHY ARE THEY RELEVANT?

Navy Federal Credit Union

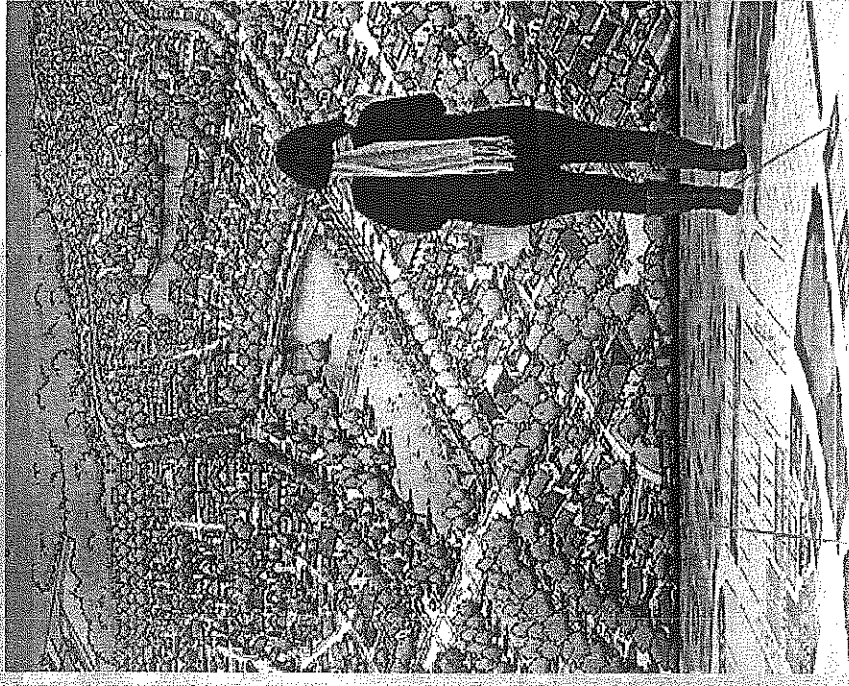
OLF-8 site adjacency with transportation & infrastructure solutions

Eastland Redevelopment

Stakeholder engagement & development forum success

Nexton New Town

Large scale planning with a county focus on jobs and developer focus on the triple bottom line



5. DEMONSTRATION OF SUCCESSFULLY IMPLEMENTING OTHER SIMILAR MASTER PLANS

NAVY FEDERAL HERITAGE OAKS CAMPUS MASTER PLAN

Site:
10,000 people

Outcomes:

- Experience with location
- Transparency with AHJ's
- 9 Mile Road access
- Site access and parking needs
- Utility infrastructure (gas, power, stormwater)
- Wetlands
- Master Plan expansion and transition from Escambia County industrial park to office



5. DEMONSTRATION OF SUCCESSFULLY IMPLEMENTING OTHER SIMILAR MASTER PLANS

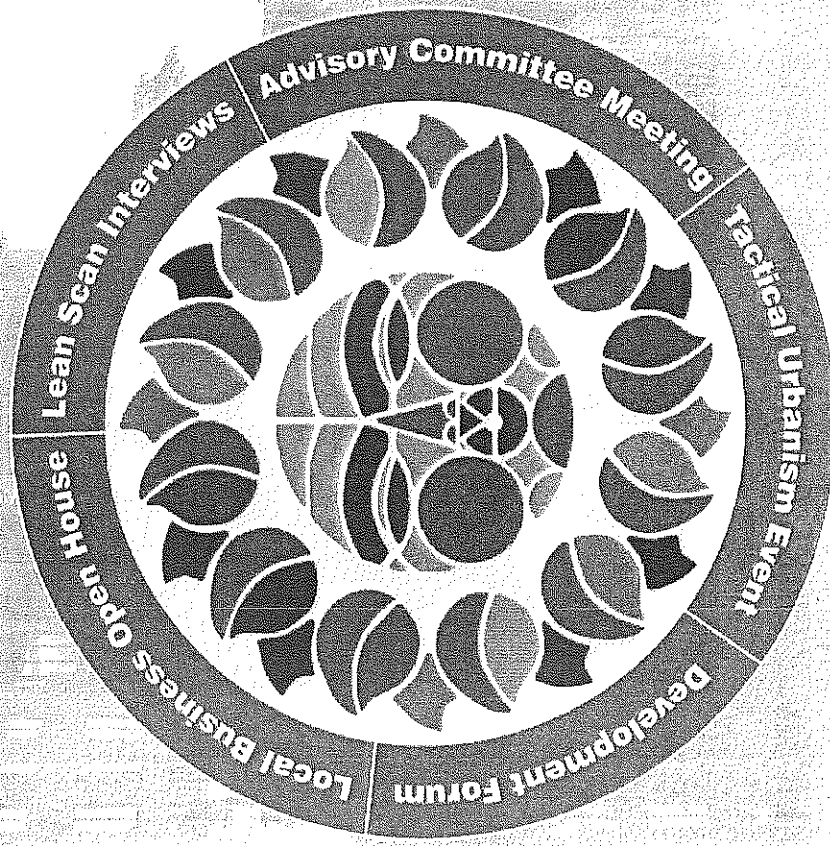
EASTLAND MALL REDEVELOPMENT STRATEGY

Site:

City-owned 70-acre abandoned mall property in Charlotte, NC

Goals:

- Identify barriers to redevelopment
- Build community consensus around a vision
- Connect with private development partners
- ROI on City investment— economic, social and environmental



5. DEMONSTRATION OF SUCCESSFULLY IMPLEMENTING OTHER SIMILAR MASTER PLANS

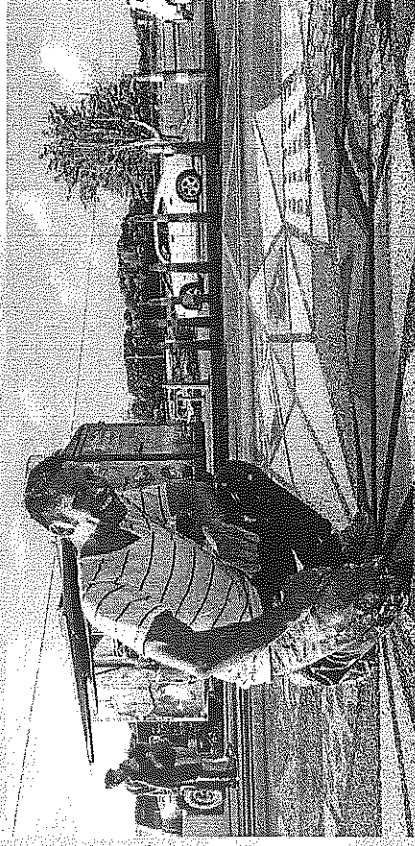
EASTLAND MALL REDEVELOPMENT STRATEGY

Tasks:

- Stakeholder engagement
- Development forum

Outcomes:

- Clear vision for redevelopment
- Understanding of viable near-term products
- Established a relationship with development partner; construction expected to begin in 2020



5. DEMONSTRATION OF SUCCESSFULLY IMPLEMENTING OTHER SIMILAR MASTER PLANS

NEXTON NEW TOWN

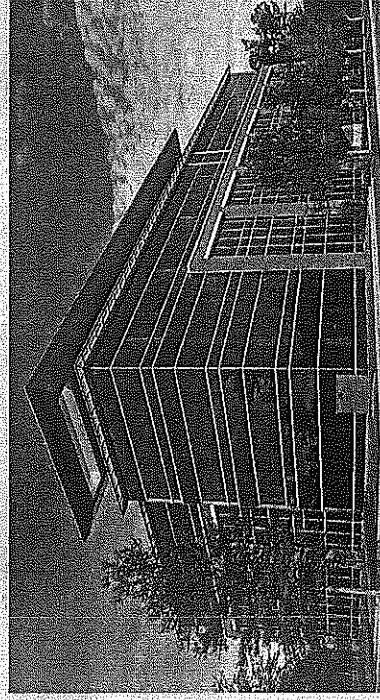
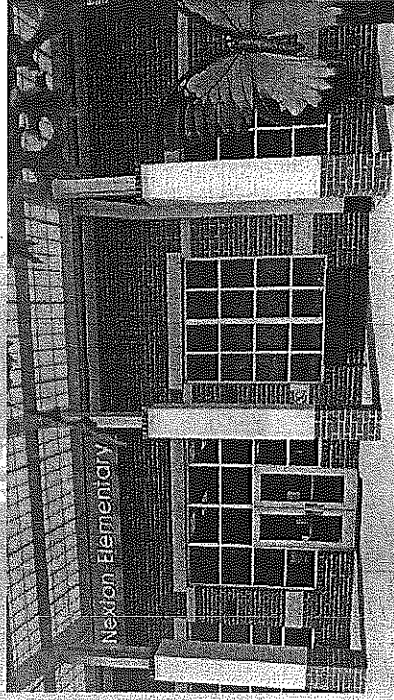
Site:

4,500-acre former silviculture land in suburban Charleston, SC

Planned with patience during recession

Goals:

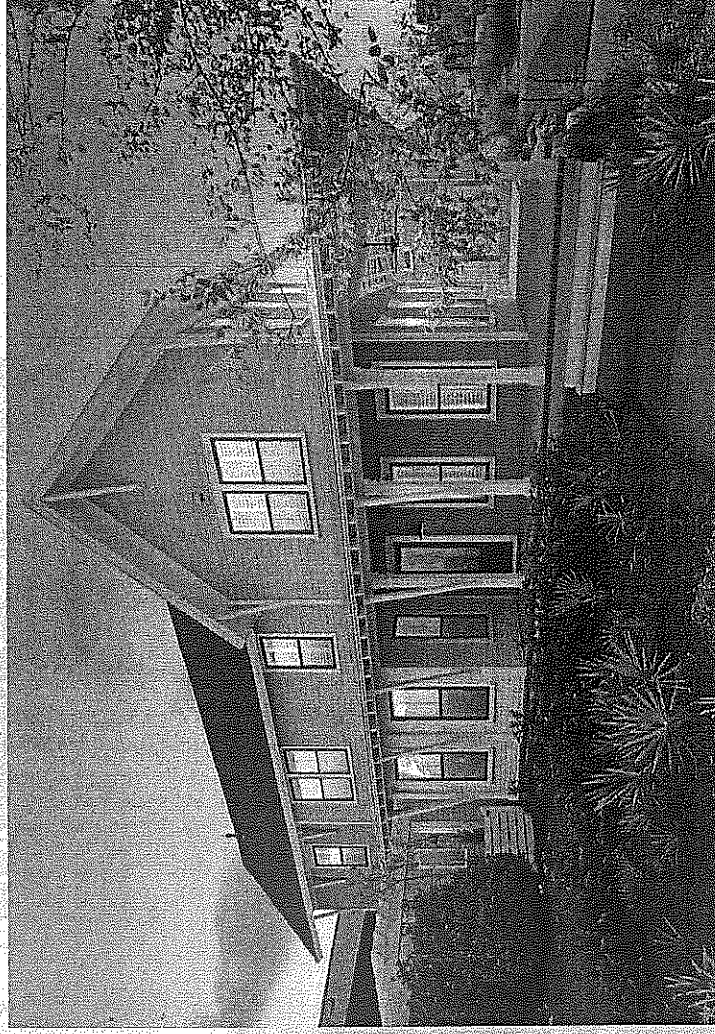
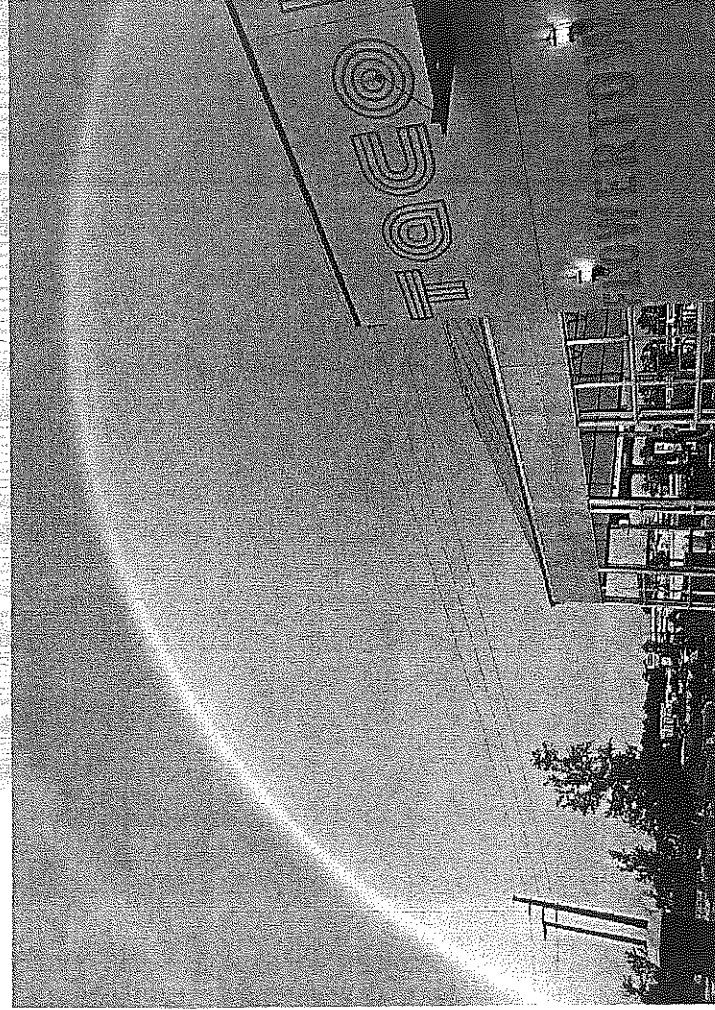
- Development strategy for property in the growth corridor
- Work, live and play
- Economic, social and environmental focus
- Jobs focused



5. DEMONSTRATION OF SUCCESSFULLY IMPLEMENTING OTHER SIMILAR MASTER PLANS

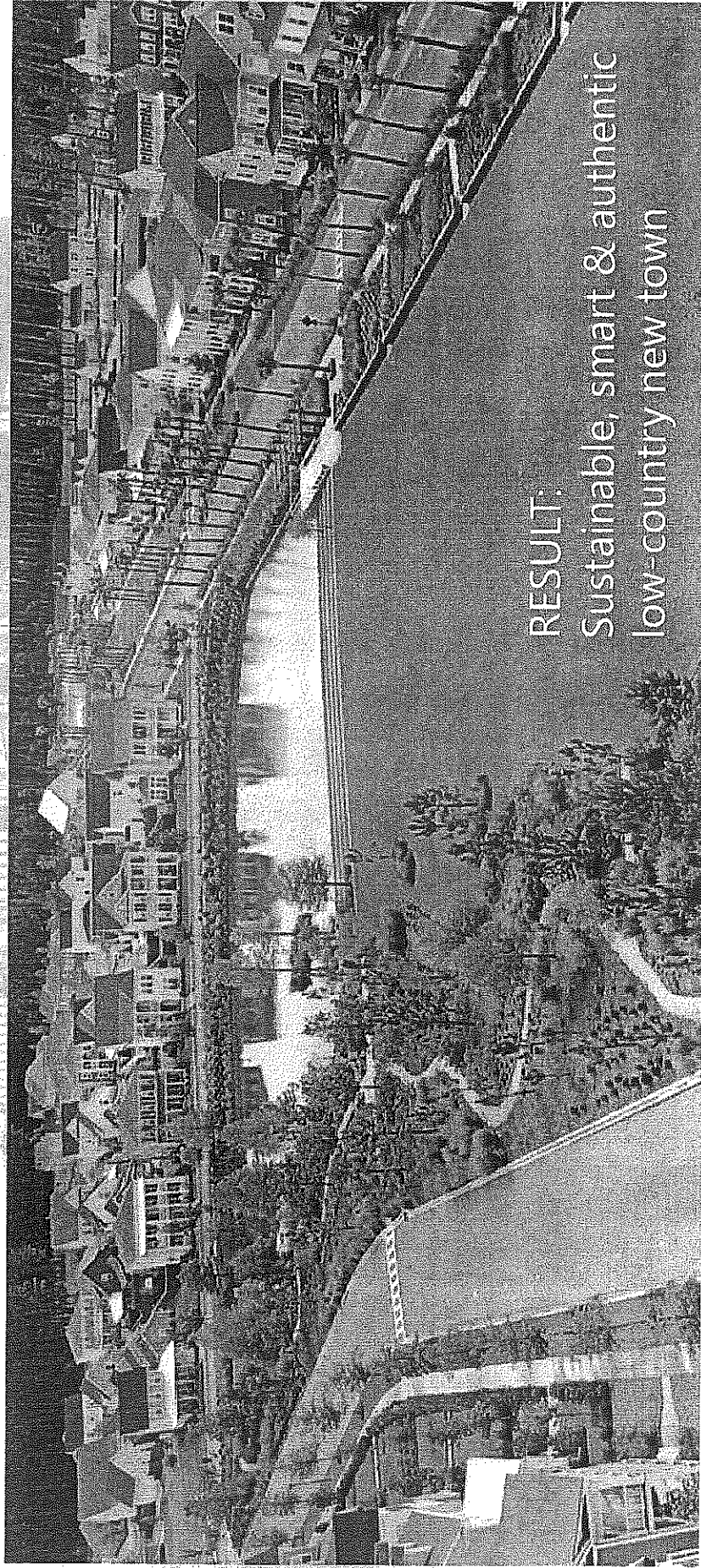
NEXTON NEW TOWN

Focus on jobs has led to retail and residential success

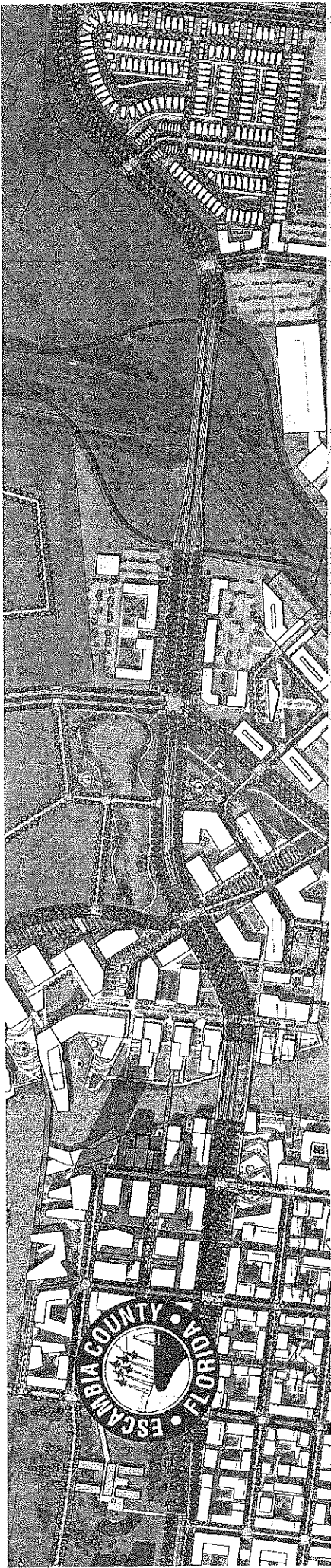


5. DEMONSTRATION OF SUCCESSFULLY IMPLEMENTING OTHER SIMILAR MASTER PLANS

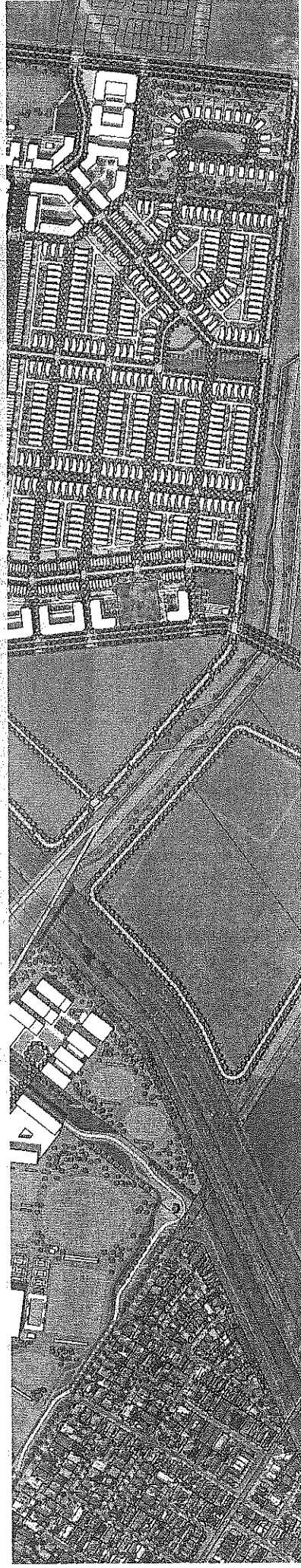
NEXTON NEW TOWN



RESULT:
Sustainable, smart & authentic
low-country new town



6. STRATEGY FOR IMPLEMENTING THE OLF-8 MASTER PLAN



6. STRATEGY FOR IMPLEMENTING THE OLF-8 MASTER PLAN

WE LISTEN TO YOU

Practical schedule
Existing conditions analysis
Technical analysis
Well-researched economics
GIS data / analysis
Stakeholder engagement & community participation
Master plan
Implementation plan

**NO
PREDETERMINED
PLAN**

Create a playbook

Communication & collaboration

- Document stakeholder plan acceptance
- Generate and maintain excitement on-site

Identify development lead

- Who starts the development and what comes first
- Risk/ reward

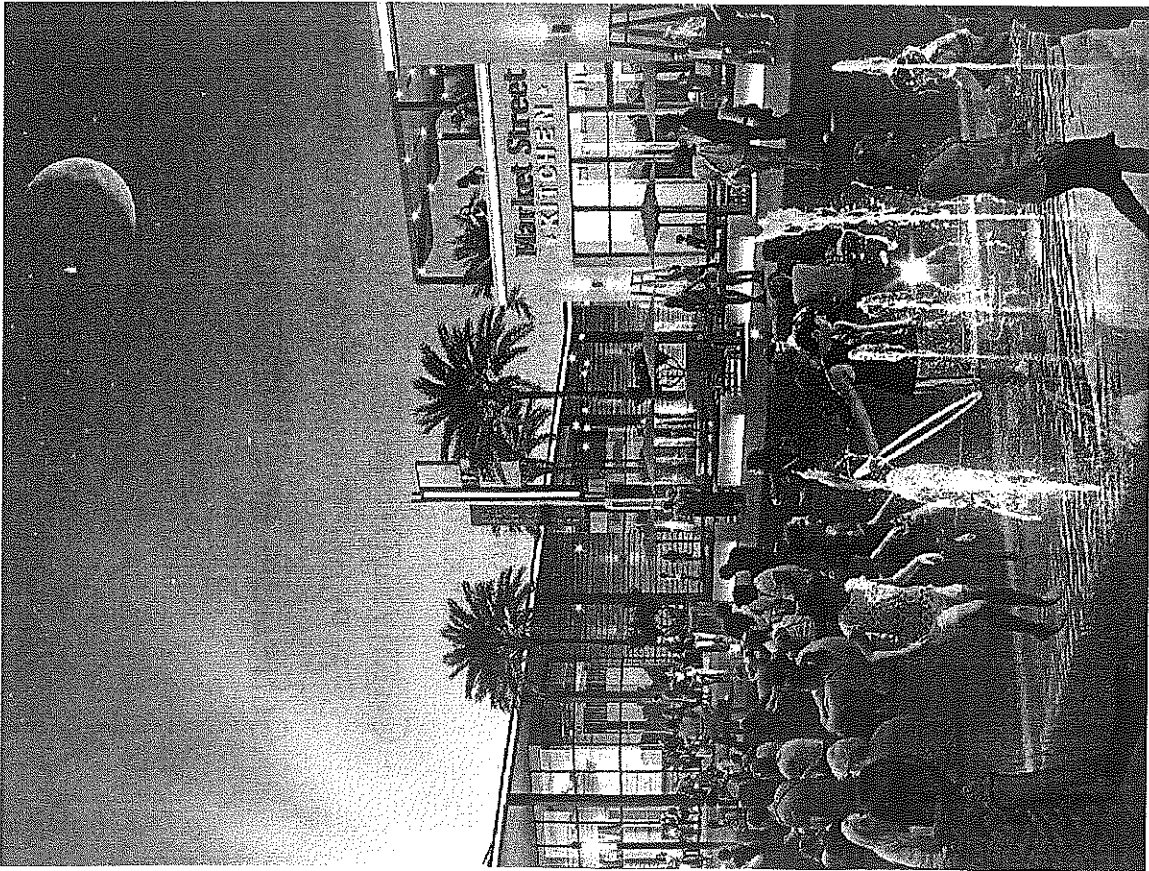
Catalyst project

- Public Park, Office Space, Residential, Hotel

Schedule and Phasing

6. STRATEGY FOR IMPLEMENTING THE OLF-8 MASTER PLAN IMPLEMENTATION PLAN

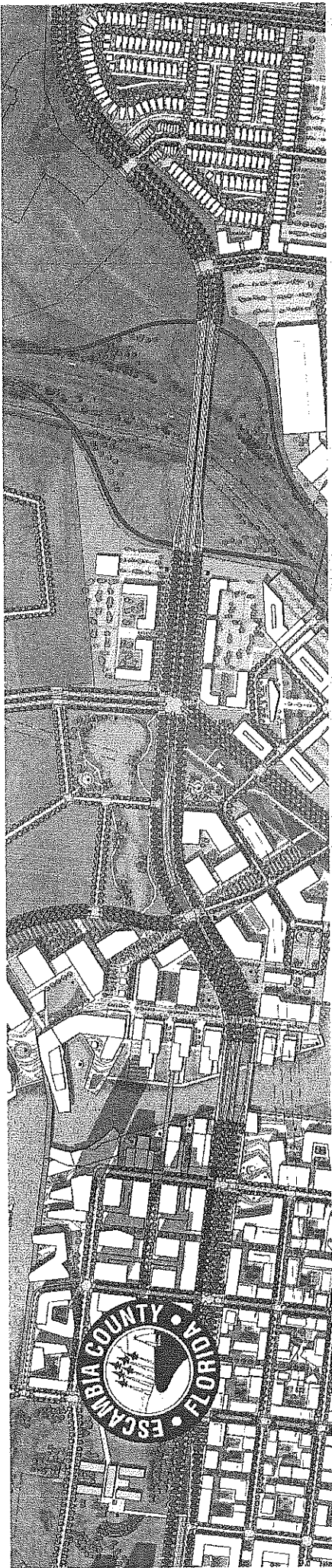




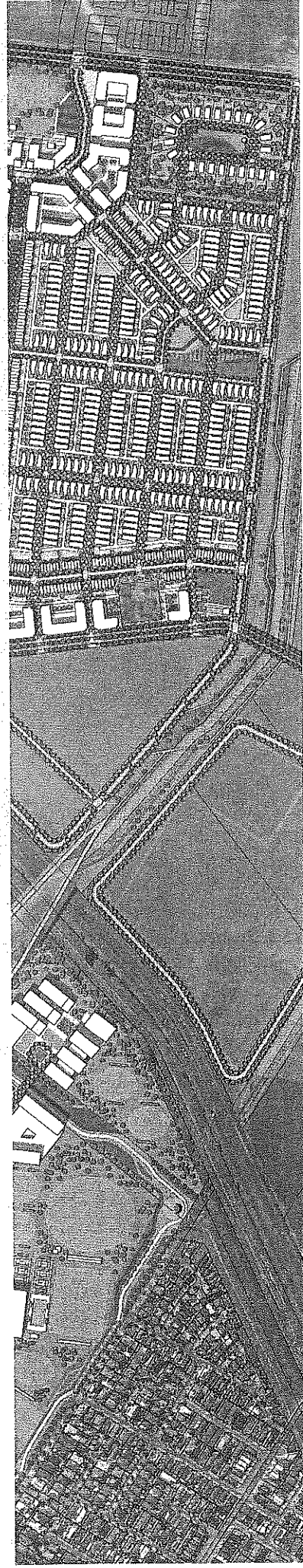
CLOSING THOUGHTS

1. Strategy catered to meeting the County's **economic, social, and environmental** goals
2. Existing conditions analysis led by a **local team** that has the **pulse of the community**
3. Market analysis based on **highest and best use** for the long term benefit of the community
4. Innovative **process** that integrates existing stakeholders to identify the **future community**, and draws **new energy** to the site
5. A **successful record of delivering** similar projects coupled with hands-on experience in the Beulah community
6. A **playbook for action** that bridges the gap between market demand and community needs

ASD SKY **JACOBS**  Jerry Pate Design URBAN3 Terracon



Q&A





Atkins North America, Inc.
2114 Airport Boulevard, Suite 1450
Pensacola, Florida 32504

Telephone: +1.850.478.9844
Fax: +1.850.478.0620

www.atkinsglobal.com/northamerica

July 15, 2019

via electronic communication

Paul R. Nobles
Purchasing Manager
Escambia County, Florida
Board of County Commissioners

Dear Mr. Nobles:

In response to the County's questions Atkins and our team are pleased to provide responses below to the County's Final Selection Committee's questions, numbered 1 through 3:

1. *Are any of the consultants/subconsultants working on any projects, public and/or private, within 2 miles of the property site & the footprint of the Sector Plan? We do not require specifics, but would appreciate knowing the type of project, commercial, residential, recreation, etc.*

Master Planning, Engineering, Transportation, and Sciences Prime: Atkins

- Atkins is currently working on the Beulah Beltway PD&E project from north of I-10 to Muscogee Road for the County. The project will benefit the County and generally benefit the region.

Master Planning Team: Dover Kohl & Partners

- Dover Kohl is currently not working on any projects in Escambia County.

Economic Analyst: UWF Haas Center

- The UWF Haas Center continues to monitor regional economic factors and shares that information with a variety of agencies and clients, including Escambia County. Within the two-mile window, the Haas Center is currently working on a survey for the Northwest District 1 Advisory Council. The Haas Center cannot report on the active efforts of the entire University.

Public Facilitation Sub-consultant: ABC Group

- ABC Group is currently working with the Florida Department of Transportation on the widening of Nine Mile Road. Our firm anticipates continuing to provide public involvement/information services for FDOT on future transportation infrastructure planning, design, and construction projects within the OLF 8 two-mile buffer. (Currently, we're under contract only for the Nine Mile Road widening project and it is slated to conclude next year.)

Land Survey Sub-consultant: Rebol-Battle - *Note that Rebol-Battle has been included on the Atkins team for potential survey work needed for the Master Plan. It is possible that their services will not be needed.*

- Rebol-Battle is currently working on multiple (8 different) residential subdivisions, a residential apartment project and Intersection improvements at 297A & CR97 for Escambia County within 2 miles of OLF 8.

2. *Do the consultants/subconsultants intend/wish to work with the master developer after the master plan is adopted? Would they have an issue with an additional clause in the contract - consultants/subconsultants selected for the planning/development of the project will be exempted from consideration as a prime or sub-consultant for the design or construction phase of the project.*

Master Planning, Engineering, Transportation, and Sciences Prime: Atkins

- Atkins does not wish to pursue engineering design/development work with the master developer or future developers at the master plan property after completion of the entitlements process and would have no issue with such a clause in the contract or in the notice to proceed.

Master Planning Team: Dover Kohl & Partners

- Dover Kohl's assistance with additional tasks related to the master plan prior to adoption may be valuable to the COUNTY to provide guidance for solicitation of developers. They have no intent on working with developers implementing the master plan and would have no issue with a clause exempting them from consideration of future work on design or construction of the project.

Economic Analyst: UWF Haas Center

- The Haas Center wishes to continue working with the County and/or NFCU to provide economic analyses and advisory services applicable to positioning the parcel for a sale or lease. The Haas Center could also be available for assistance with other tasks prior to adoption of the master plan. The Haas Center does not desire to work with the developer during the master plan property development, but may be interested in the long-term offering services to the organizations, businesses, or residents that are ultimately a part of the OLF-8 property. The Haas Center cannot report the intentions of the entire University of West Florida.

Public Facilitation Sub-consultant: ABC Group

- ABC will continue to assist FDOT with public facilitation for the various corridor studies underway after adoption of the master plan, but has no intention on working with developers on the design or construction of the property.

Land Survey Sub-consultant: Rebol-Battle - Note that Rebol-Battle has been included on the Atkins team for potential survey work needed for the Master Plan. It is possible that their services will not be needed.

- Due to a very limited amount of surveying likely needed for the master plan, Rebol-Battle would not like to be excluded from future surveying for construction and or planning of any future improvements in the design or construction phase of the project.

3. *How will the consultants/subconsultants engage the entire community in the input phase not just Beulah community.*

Our pledge to Escambia County is that the Atkins team (Atkins, Dover Kohl & Partners, UWF/Haas Center, ABC Group, and Rebol-Battle & Associates) is committed to an extensive, active, and inclusive public participation process that will inform and involve stakeholders and the general public throughout Escambia County. This will include specific efforts to foster participation by minority and traditionally underserved constituencies. Public meetings, charrettes, community



Atkins North America, Inc.
2114 Airport Boulevard, Suite 1450
Pensacola, Florida 32504

Telephone: +1.850.478.9844
Fax: +1.850.478.0620

www.atkinsglobal.com/northamerica

forums, opinion surveys, and workshops will be publicized and promoted county-wide using traditional and social media, along with grassroots collaboration with local organizations such as the Gulf Coast Minority Chamber of Commerce. Our team will use proven, effective, and cost-efficient public involvement tools, strategies, and techniques to ensure all citizens of Escambia County are informed and afforded the opportunity for meaningful participation in development of the OLF-8 master plan.

In summary, Atkins does not foresee any conflicts of interest that would require Atkins, or any of our sub-consultants to be asked to leave the team. Please call me at 850-276-5951 if you have further questions or need additional information.

Sincerely,
ATKINS

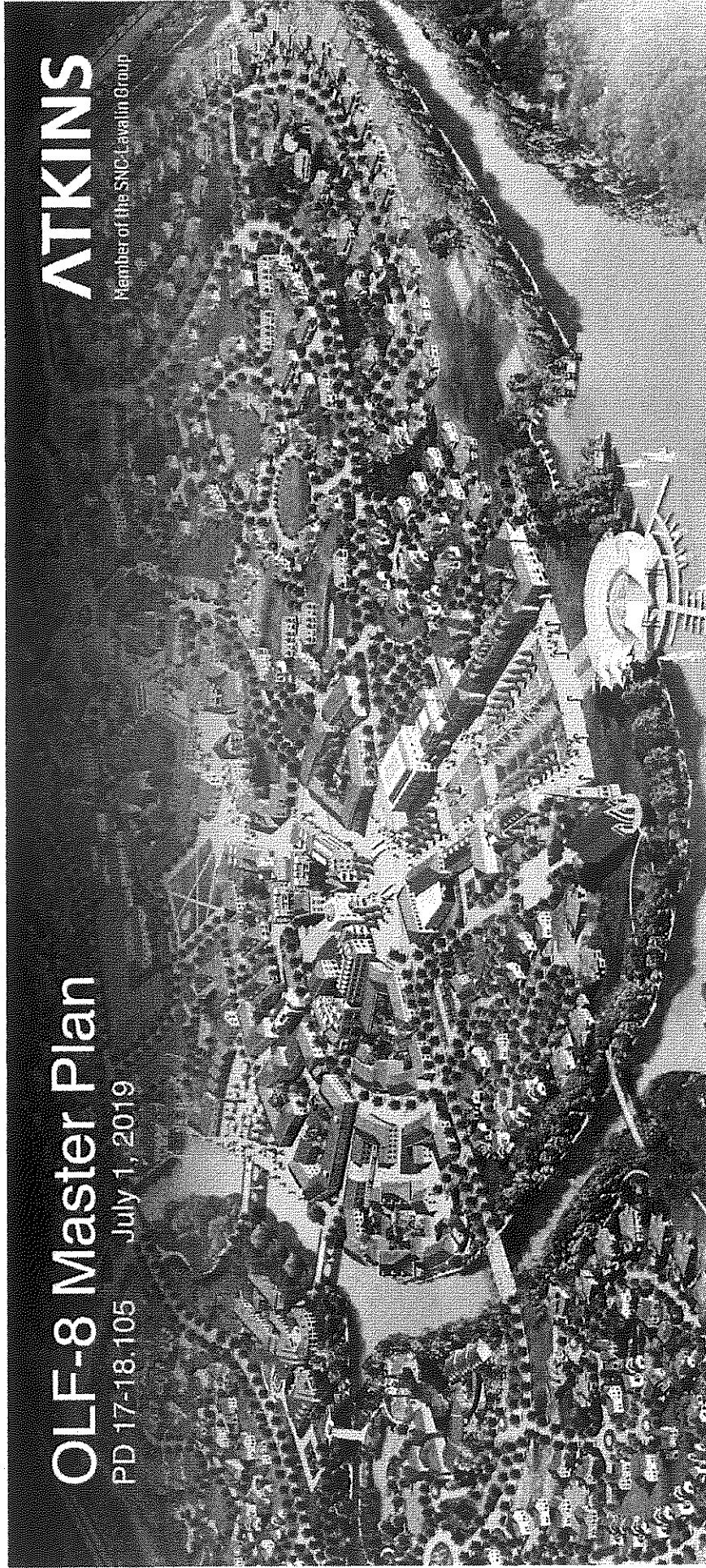
David M. Haight, *FAICP; LEED AP ND*
Project Manager
Transportation Planning

OLF-8 Master Plan

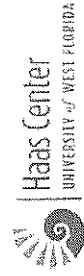
PD 17-18.105 July 1, 2019

ATKINS

Member of the SNC-Lavalin Group



DOVER, KOHL & PARTNERS
town planning



Multinational Expert:
Atkins

EMPLOYEES
3,300
NATIONWIDE

48
U.S. OFFICES

950+
FLORIDA STAFF

PENSACOLA
OFFICE SINCE
1993

MASTER PLANNING
in Florida since

1960

AICP CERTIFIED
PLANNERS IN FIRM
2 COLLEGE OF FELLOWS
MEMBERS ON THE TEAM

Artisan Studio:
Dover, Kohl & Partners

EMPLOYEES
21
IN FLORIDA

1
OFFICE

35
OF
PRINCIPALS
COMMITTED TO
THIS PROJECT

MIAMI
OFFICE SINCE
1996

Designed more than

\$13B

MASTER PLANNING
PROJECTS IN THE
LAST 5 YEARS

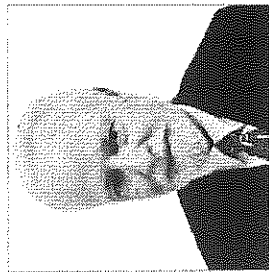
MASTER PLANNING
in Florida since

1987

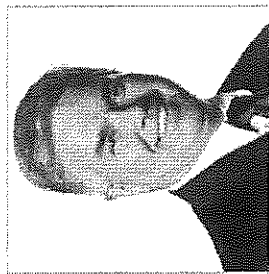
*The Atkins team has nearly 500 total years of experience (300 with our current firms)
An average of 25 years each!*

Team Organization

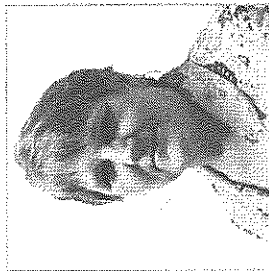
Presentation Attendees



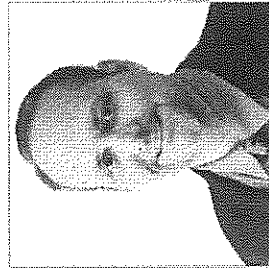
**David Haight, FAICP,
LEED AP ND**
Atkins



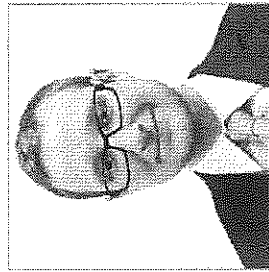
John Boudreau, RLA
Atkins



Cheryl Sackman
Atkins



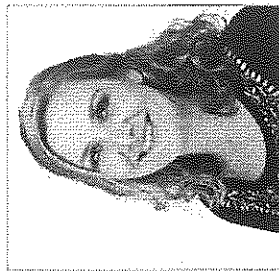
Greg Allen, PE
Atkins



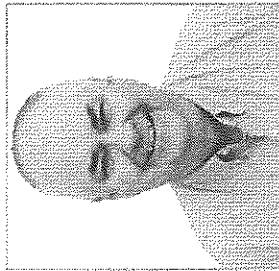
**John Fielding, PE,
PTOE**
Atkins



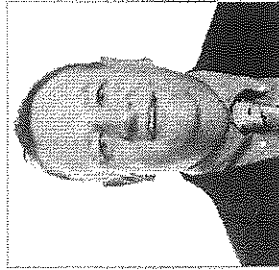
Joseph Kohl, CNU-A
Dover Kohl & Partners



Amy Newburn
University of West Florida
Haas Center



Mike Sasser
ABC Group



Wyatt Bowers, AICP
Atkins

Team Organization



TEAM KEY

- 1 - Atkins
- 2 - Dover, Kohl & Partners
- 3 - University of West Florida Haas Center
- 4 - ABC Group
- 5 - Rebol-Battle & Associates

PROJECT MANAGER

David M. Haight, FAICP, LEED AP ND
Senior Planner ¹

QUALITY MANAGER

Watt E. Bowers, AICP
Project Director ¹

COMMUNITY PLANNING

MASTER PLANNING & DESIGN

John D. Boudreau, RLA
Project Director ¹

Joseph Kohl, CNU-A
Principal ²

Jason King, AICP, CNU-A
Principal & Senior Project Director ²

Adam Bonosky, NCARB, CNU-A
Town Planner & Architect ²

Pamela Stacy, CNU-A
Town Planner ²

TRANSPORTATION
PLANNING & DESIGN

Wiley C. Page, Jr., AICP
VP, Senior Technical Manager ¹

John C. Fielding PE, PTOE
Project Manager ¹

ECONOMIC ANALYSIS

Amy Newburn
Associate Director ³

Allison T. Romer
Economic Development Coordinator ³

Phyllis K. Pooley, JD
Director of Special Projects ³

COMMUNITY ENGAGEMENT

Cheryl P. Sackman
Senior Project Assistant ¹

Michael Sasser
Co-founder & Executive Vice President ⁴

Stacey (Anastasia) Wallace
Public Information Coordinator ⁴

ENVIRONMENTAL

Eric T. Schneider
Project Manager ¹

CIVIL ENGINEERING

Gregory S. Allen, PE
Senior Project Director ¹

LANDSCAPE ARCHITECTURE

Bruce W. Brodsky, RLA
Senior Landscape Architect ¹

GIS

Phillip A. Shad, AICP
Senior Planner ¹

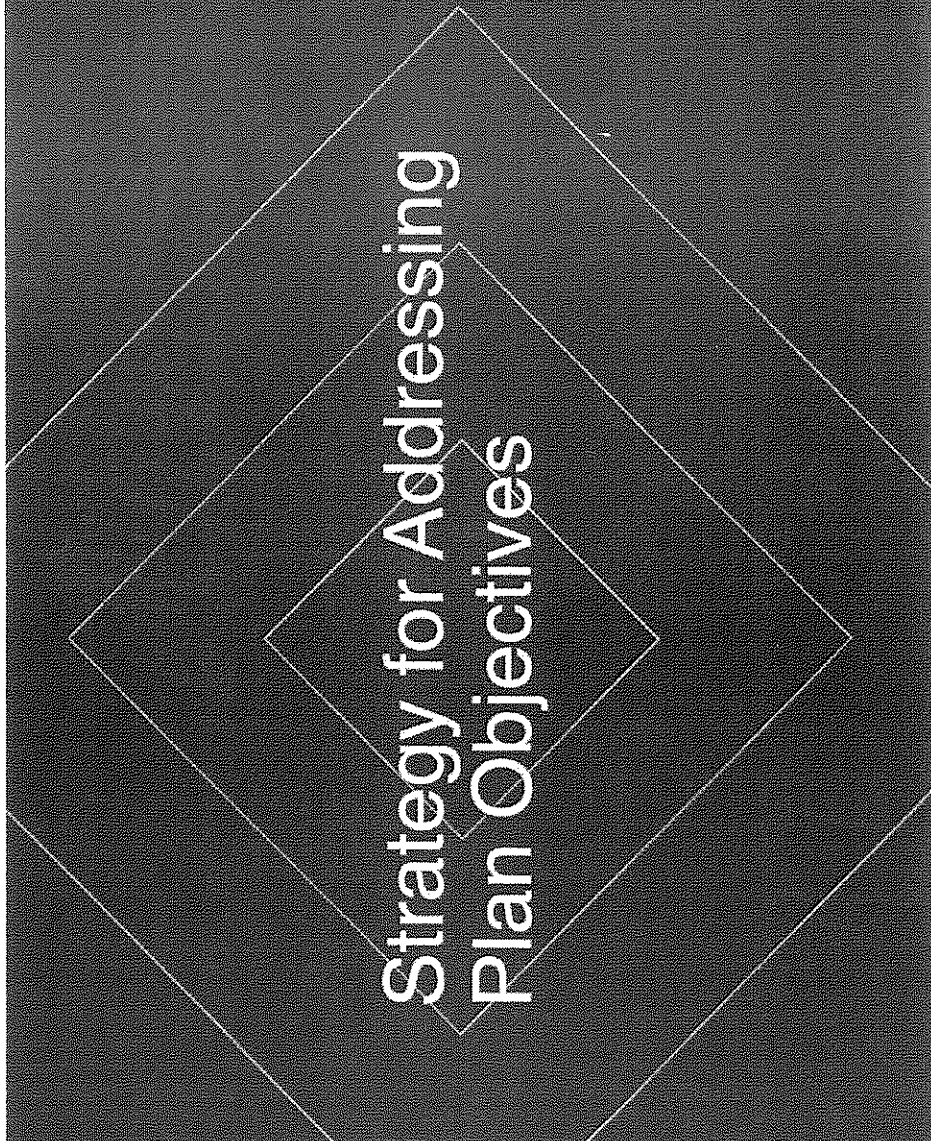
SURVEY

Mark Norris, PSM ³

Presentation agenda

- * TOPIC 1: Strategy for addressing plan objectives
- * TOPIC 2: Approach to conducting existing conditions & technical analysis
- * TOPIC 3: Approach to conducting the economic impact analysis
- * TOPIC 4: Innovative methods for soliciting, assessing, and using community input
- * TOPIC 5: Successful implementation of other similar master plans
- * TOPIC 6: Strategy for implementing the OLF-8 Master Plan

DESIGNING IN PUBLIC



Strategy for Addressing Plan Objectives

TOPIC 1
Plan Objectives



County Objectives for OLF-8 Master Plan

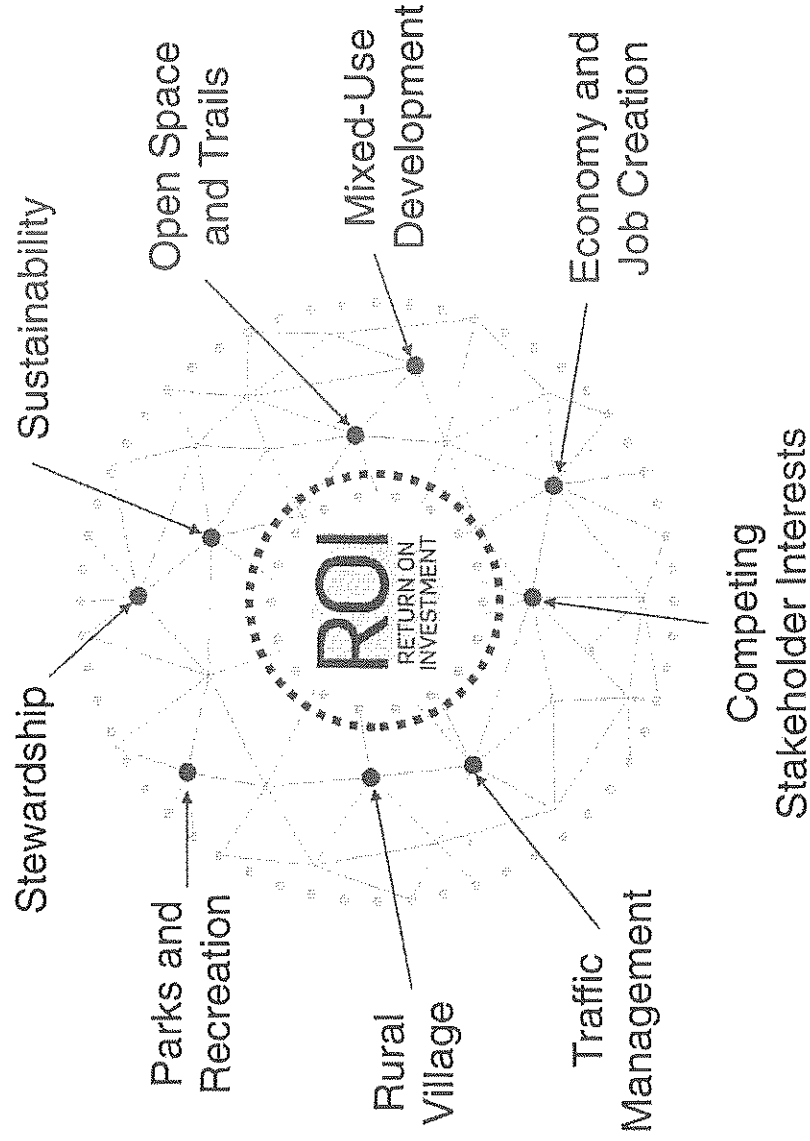
- Determine highest and best economic use
- Enhance quality of life in Beulah
- Maximize high-wage job creation (Triumph)
- Establish vision for property
- Consider compatible land uses
- Provide ample opportunity for citizen engagement
- Analyze market opportunities
- Recommend & prioritize placemaking strategies

Community goals

- Alleviate traffic congestion
- Enhance street connectivity
- Public schools
- Civic uses
- Outdoor concert venue
- Medical clinic
- Walking trails and sidewalks

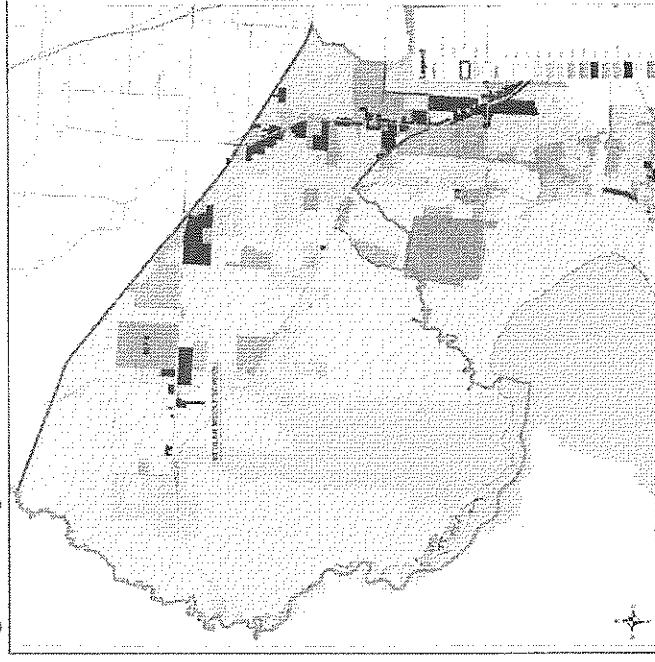
Understanding of project goals and objectives

It's the combination of all impacts and issues that result in ROI



TOPIC 1
Plan Objectives

Northwest District 1 – fastest growing area of Escambia County

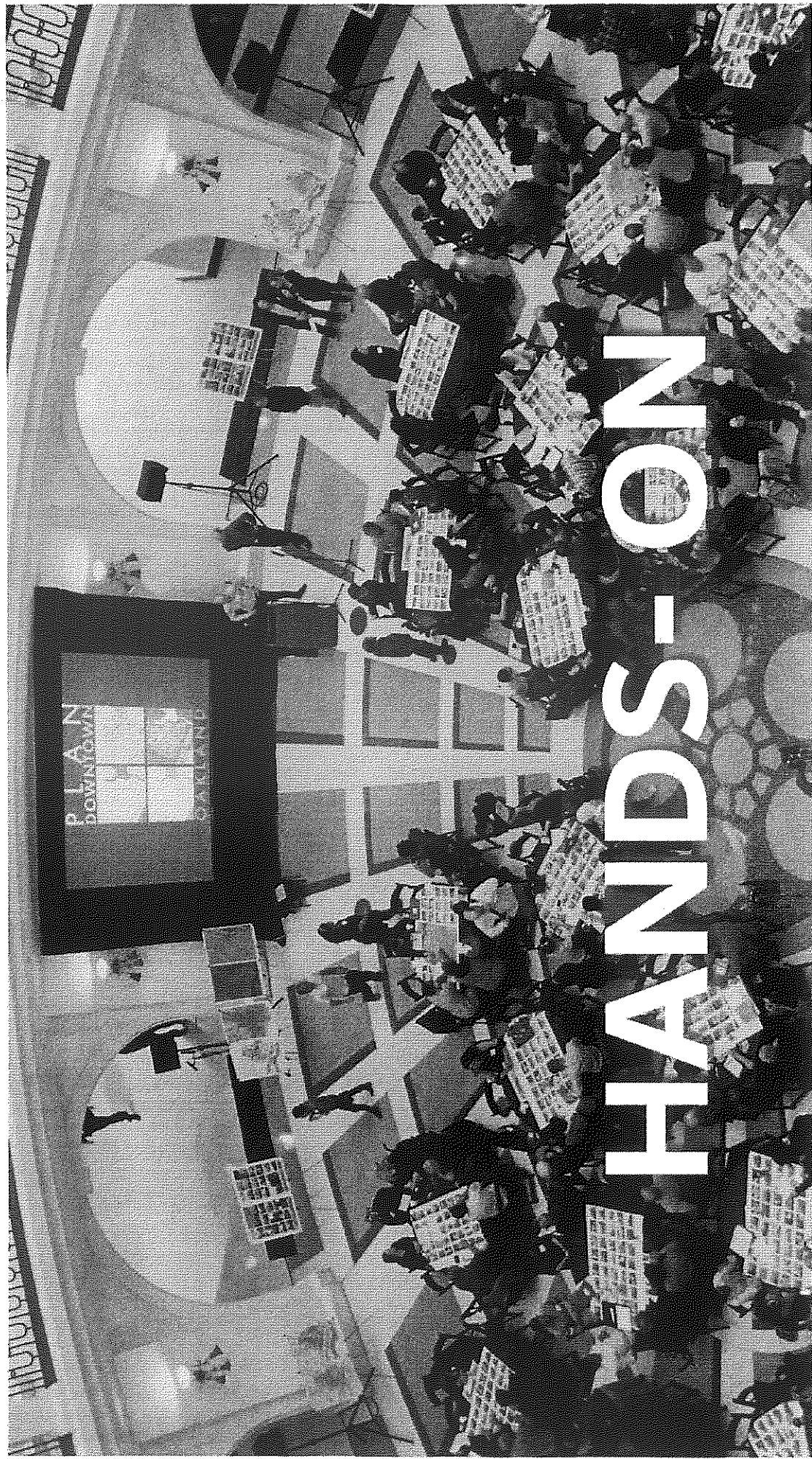




DESIGNING IN PUBLIC

Our approach yields a hands-on, immersive and visual experience—and a better plan. We merge design studio, policy-making, and town meetings into one seamless operation. We provide design, consulting, illustration, and events involving the full spectrum of public and private stakeholders to devise each community's distinctive plan.

TOPIC 1
Plan Objectives



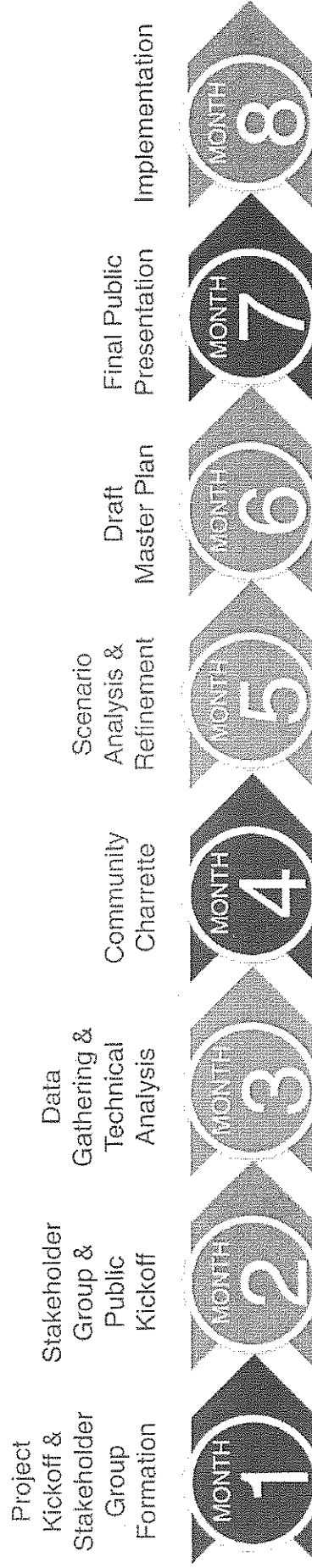
HANDS-ON



Major processing activities

Planning process will take 7-8 months

Plan approval and entitlements adoption will take another 4-5 months



Continuous Community Outreach & Engagement

Approach to Conducting Existing Conditions & Technical Analysis

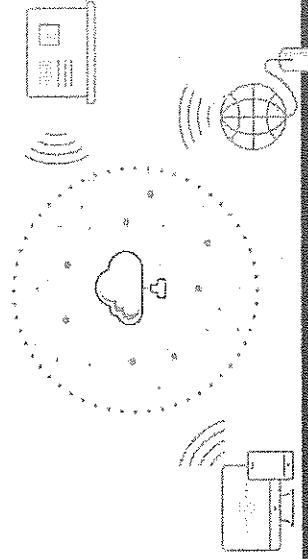
TOPIC 2
Technical Analysis



Project management process

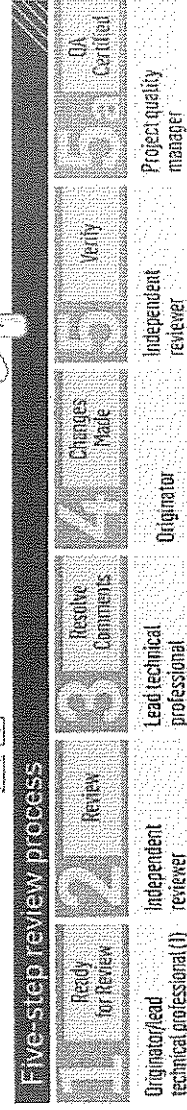
Atkins' proven processes

- Project Execution Plan
- Reviews by project directors
- Central server systems for collaboration
- 5-step QC process



Control of the work

- Bi-weekly team progress update calls
- Monthly progress reports to County
- Resources applied to the critical path items
- Maintain submittal dates critical for BOCC approvals
- Steering committee? County staff and NFCU?
- Ultimately: Stewardship of public trust

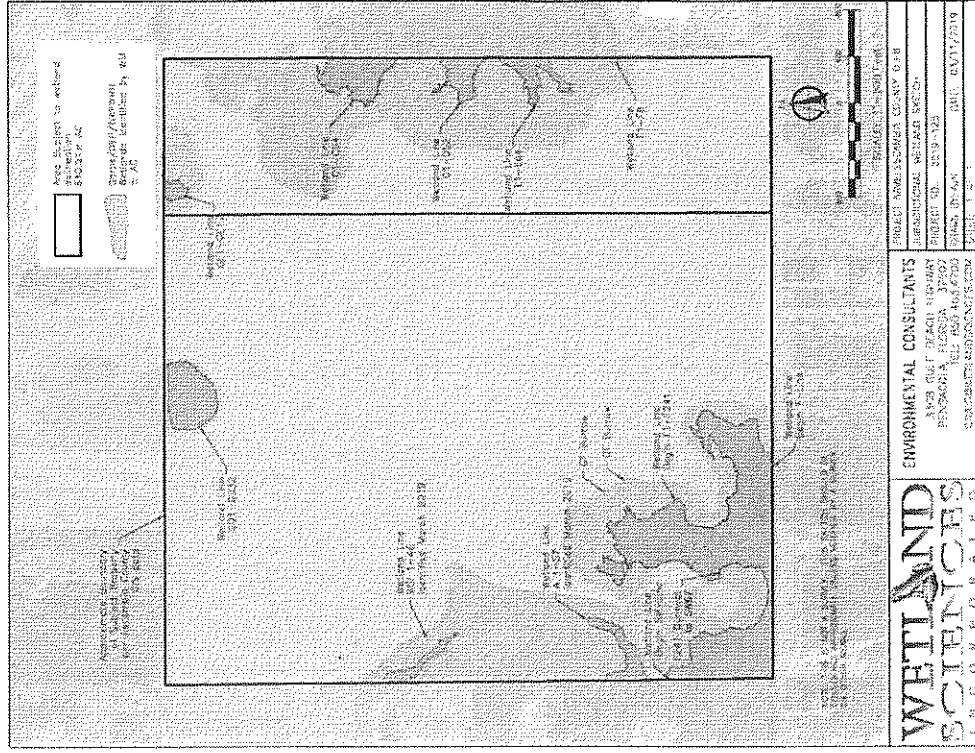


TOPIC 2
Technical Analysis

Data gathering and analysis

- * Concurrent technical and economic analyses
- * Existing conditions data collection and analysis
- * Obtain and verify existing information
 - * *Wetland delineation*
 - * *Natural features quality including native forest tree lines*
 - * *Environmental Phase 1 (Existing and remaining hazards)*
 - * *Existing infrastructure within the current GIS structure*
 - * *Population and density data for surrounding area*
 - * *Traffic data*
- * Then...unified mapping for planning base maps

Topic 2
Technical Analysis



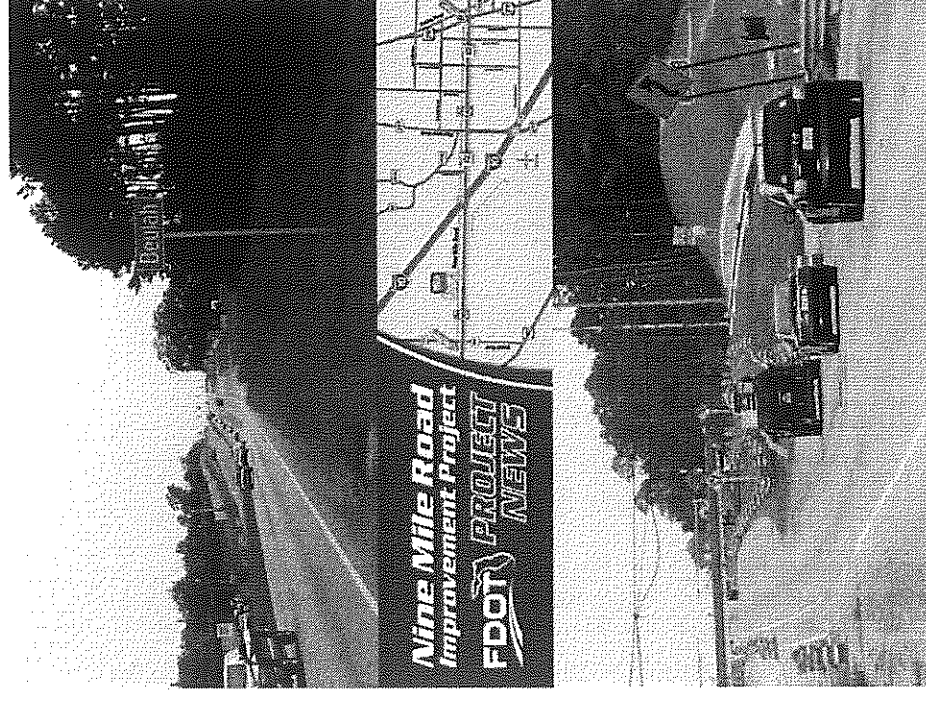
[illegible]

- ## TOPIC 2

Transportation planning and analysis

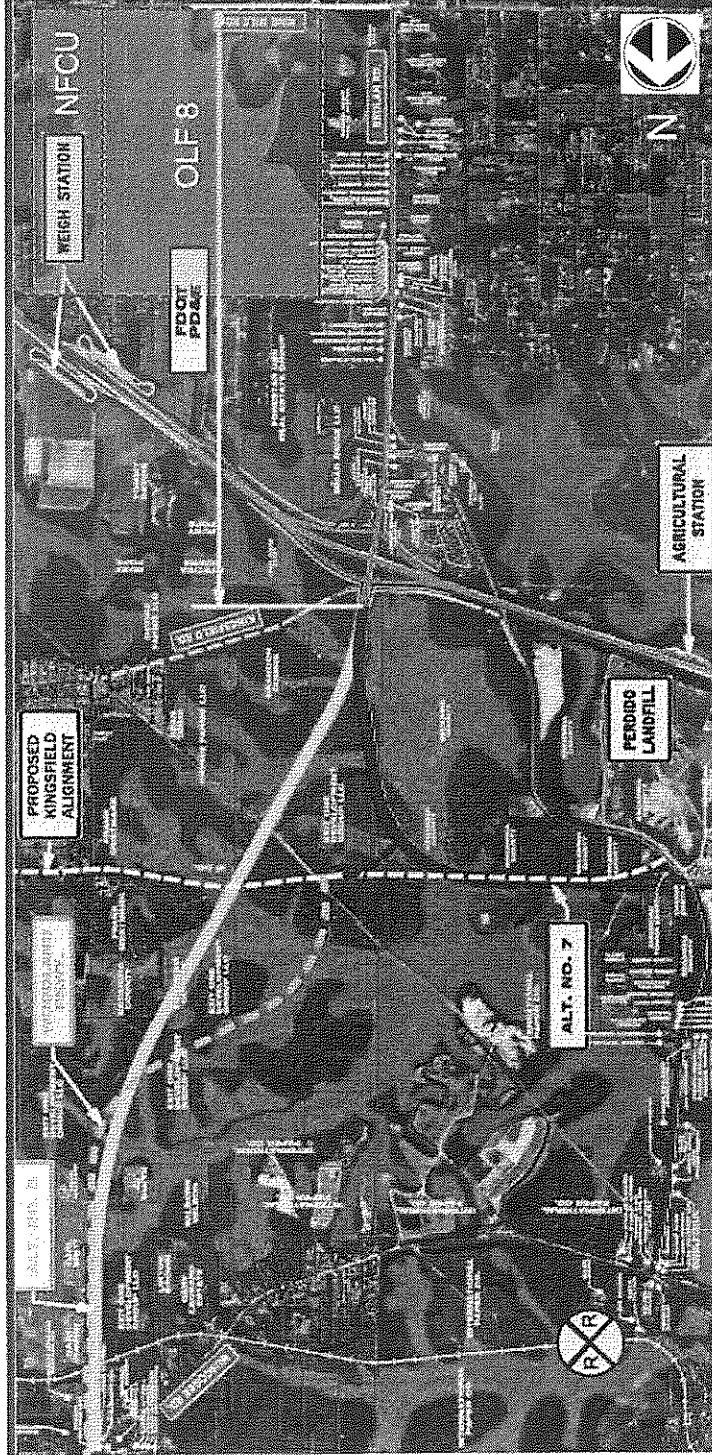
- NFCU impetus for advancing Nine Mile Road widening
- Beulah Road widening needed with new I-10 interchange
- Potential re-configuration of I-10 / Nine Mile interchange
- Potential flyover at NFCU entrance
- Issues to consider
 - *What is the effect of approved & proposed development?*
 - *What is the effect of the proposed Beltway?*
 - *What is the effect of the Mid-West Sector Plan?*
 - *What is the effect of autonomous vehicles & shared mobility?*
- Other thoughts
 - *Walkability on-site and with surrounding area*
 - *Interconnectivity between OLF-8 and NFCU*
 - *Potential back entrance / exit for NFCU*
 - *Opportunity for transit investments*

TOPIC 2
Technical Analysis



Transportation planning and analysis Beulah area planned transportation improvements

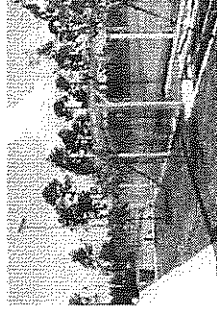
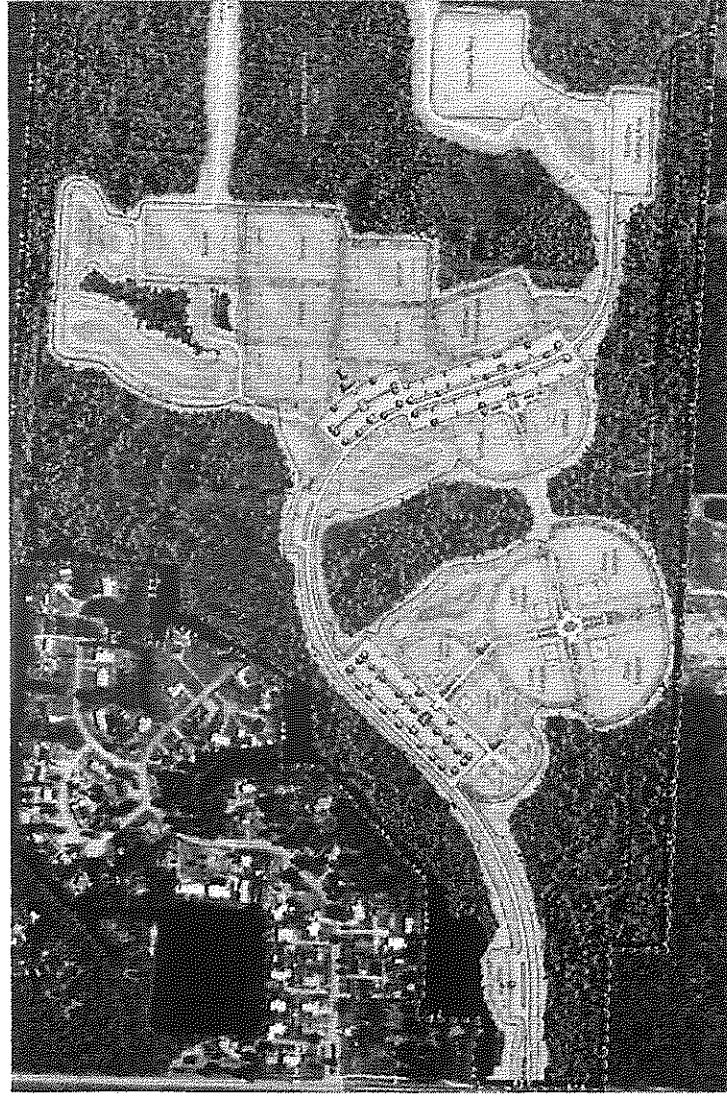
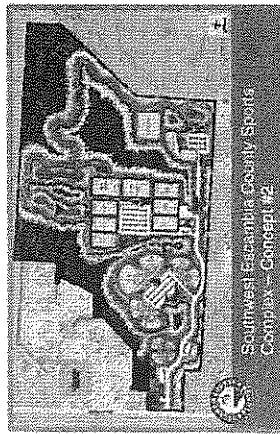
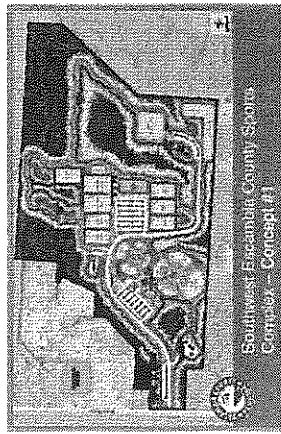
Atkins completed both the
Florida-Alabama TPO 2035 &
2040 LRTPs



2040 L RTP Needs Plan projects
related to future OLF-8 area
development:

- I-10 at Beulah Road Interchange
- 29 Connector from US 90 to US 29
- Beulah Road from Mobile Highway
US 90 to I-10
- Express Bus Northwest and
connectors
- Well Line Road from US 29 to CR 97
(Jacks Branch)
- Kingsfield Road from CR 97W to CR
399 (Beulah Road)
- Quintette Road from US 29 to CR 97

Our Atkins team worked together to design your Southwest Escambia Sports Complex

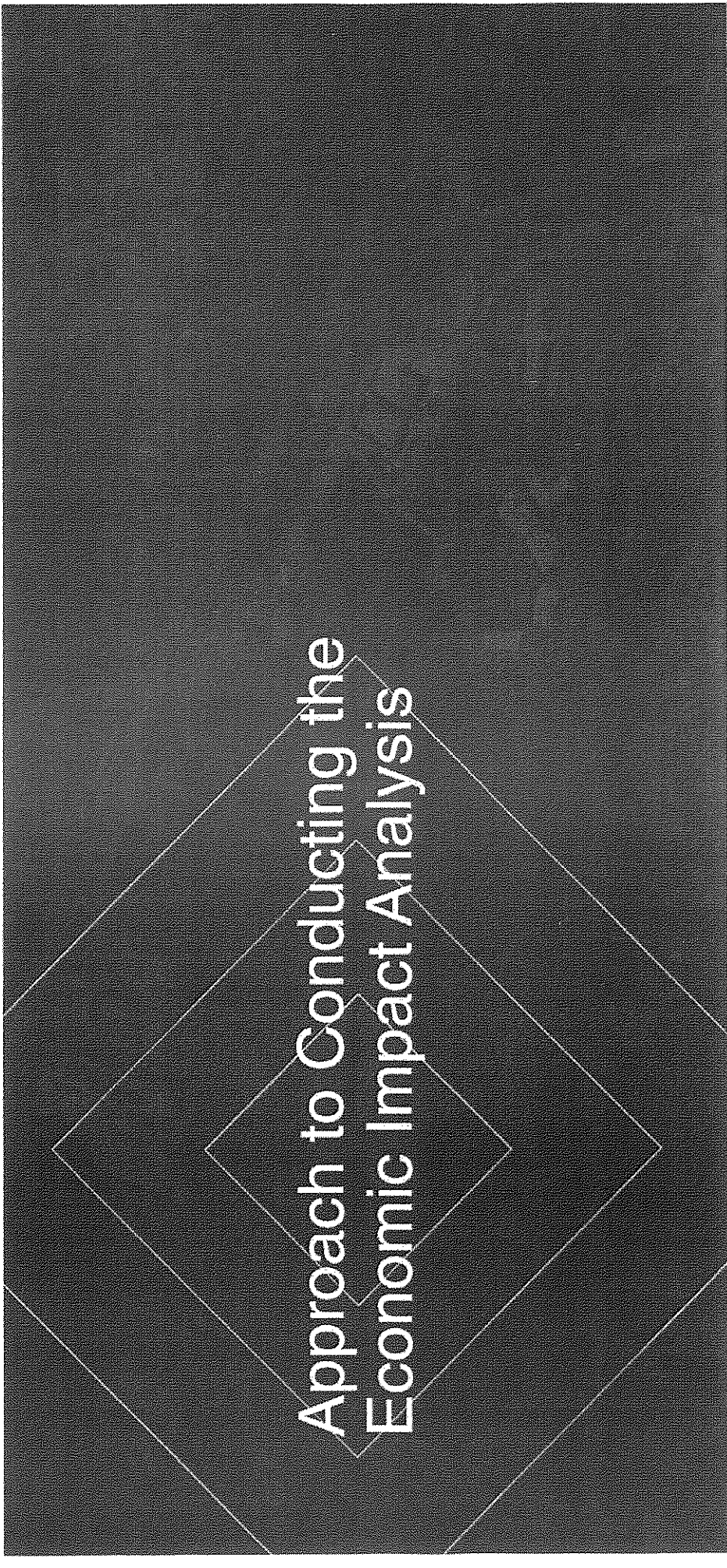


We limited the impacts

- Environmental
- Neighborhood
- Operations
- Traffic
- Safety

TOPIC 2
Technical Analysis





Approach to Conducting the Economic Impact Analysis

TOPIC 3
Economic Analysis

Our team approach to economic development analysis

The Haas Center is the premier data resource in Northwest Florida. Our data is designed to inform strategic decision-making processes, enhance operational effectiveness, and improve tactical performance.

Our services and tools are tailored to the individual needs of each client, recognizing that their research questions, goals and problems are unique and multi-dimensional.



- Determine variables to compare across development scenarios
 - e.g., jobs, sales, property values

- Engagement refines the details and number of different scenarios

- Dynamic economic impact modeling allows us to assess the \$ value of different development ideas

TOPIC 3
Economic Analysis

Understanding the Market

Market analysis

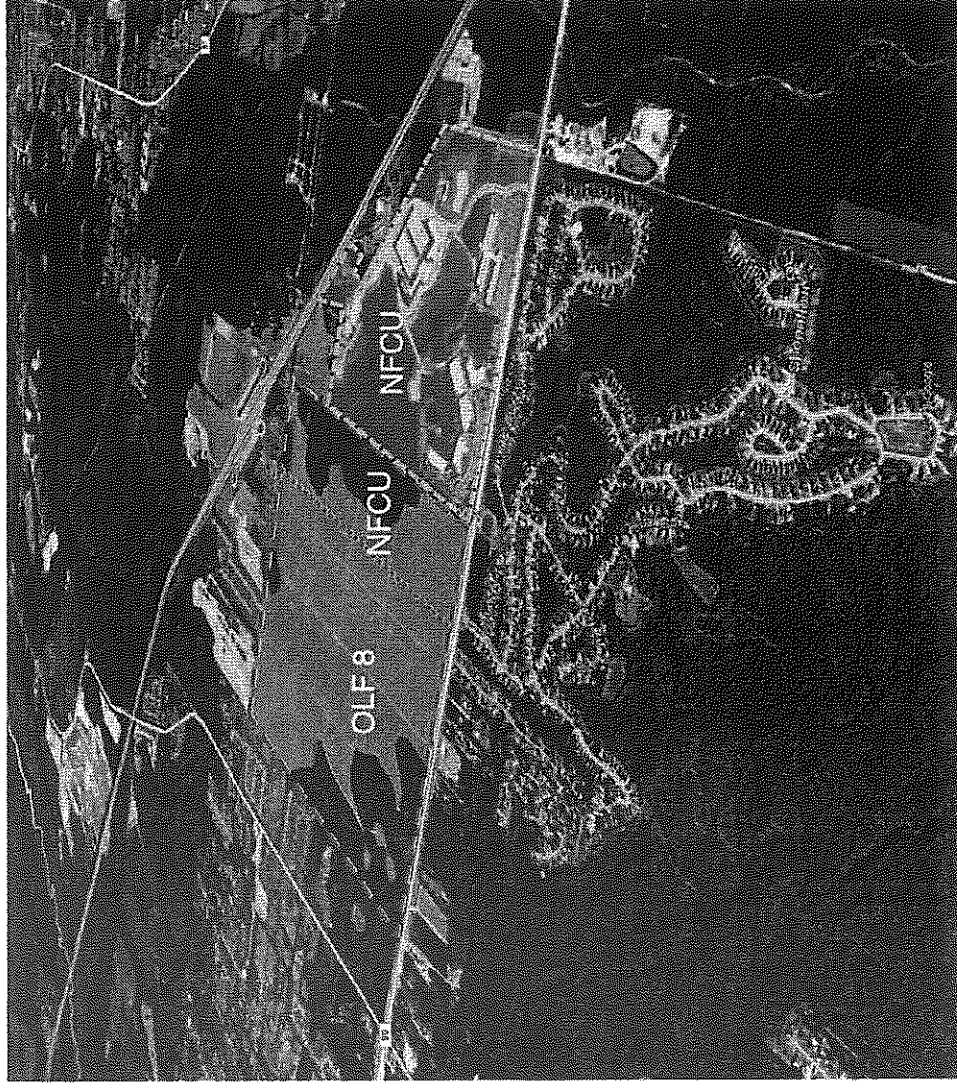
- Demographics, Business Establishments, Jobs, Commuting Patterns
- Market Segments
- Retail Supply and Demand

Amenity value

- Impacts of amenities on property values
- Value of amenities if sold on the marketplace

Economic impact

- Based on community and stakeholder engagement
- Sales, Gross Regional Product, Personal Income, Jobs, Population, Labor Force



Understanding the Market

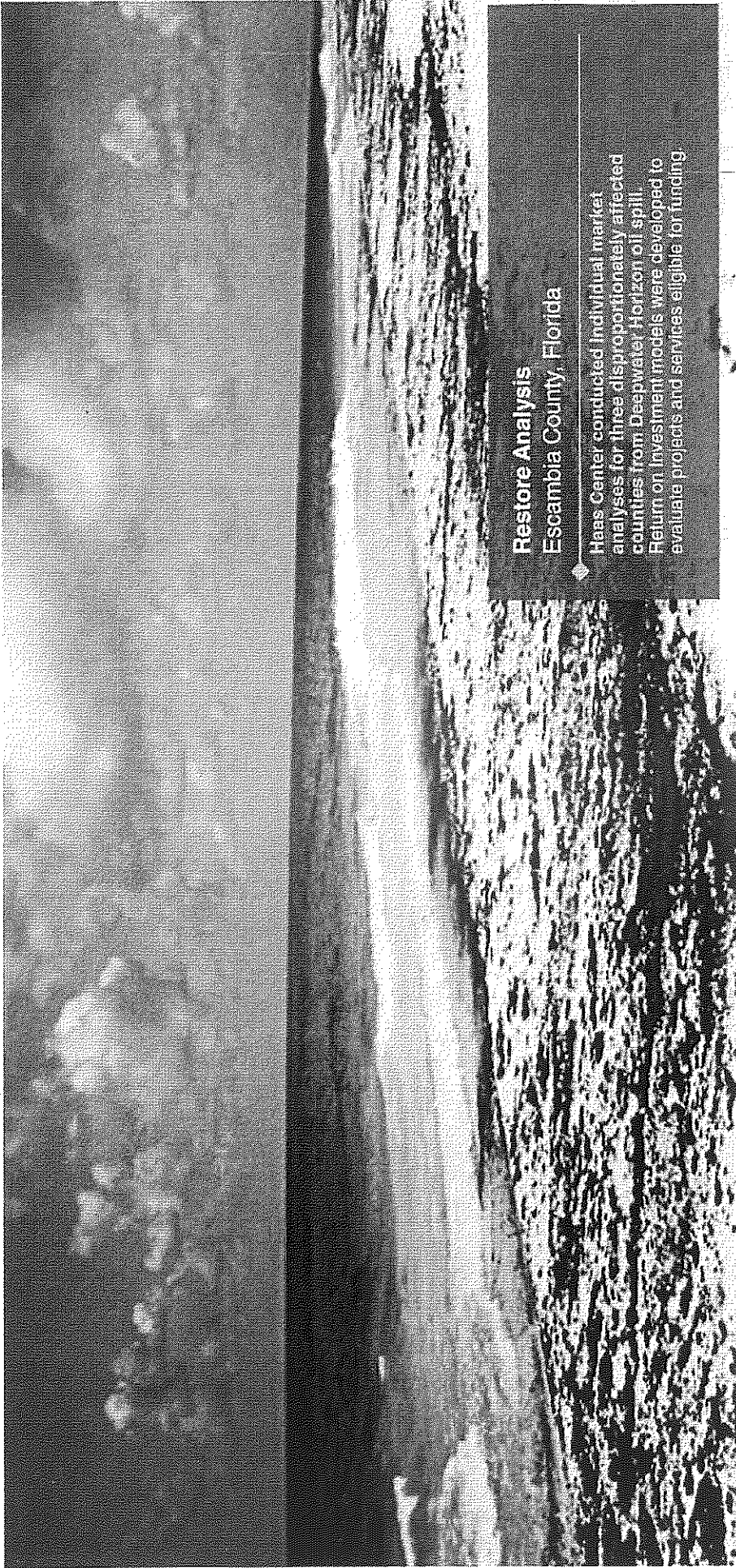
Total Sales Value of County Real Estate 2017	Total Number of Single Family Homes Sold	From Sales of Condominiums	Other Real Estate Transacted (1)	Single Family Homes of County	Single Family Homes Transacted (2)	Total Number of Single Family Homes Sold	Non-Owner-Occupied Single Family Homes	Non-Owner-Occupied Condominiums	Owner-Occupied Single Family Homes	Owner-Occupied Condominiums	Single Family Foreclosures	Condominium Foreclosures
--	---	-------------------------------	-------------------------------------	----------------------------------	---------------------------------------	---	---	------------------------------------	---------------------------------------	--------------------------------	----------------------------	--------------------------



Other Real Estate Transactions by County and Year

	Residential Lots	Mobile/Manufactured Homes	Commercial Improvements	Commercial Vacant	Lis Pendens	Foreclosures
2017						
Bay	1,516	512	392	85	552	279
Escambia	1,739	227	498	211	799	392
Okaloosa	768	136	261	111	576	320
Santa Rosa	1,981	297	214	306	811	226
Walton	1,716	217	167	167	247	123
2018						
Bay	1,553	498	367	116	452	185
Escambia	1,472	243	557	265	828	343
Okaloosa	719	140	281	119	606	266
Santa Rosa	1,936	346	229	325	386	198
Walton	2,166	237	199	186	266	101
2019						
Bay	522	230	167	42	197	45
Escambia	431	84	197	63	218	111
Okaloosa	205	40	85	51	196	71
Santa Rosa	264	61	62	62	144	47
Walton	625	73	65	59	94	35

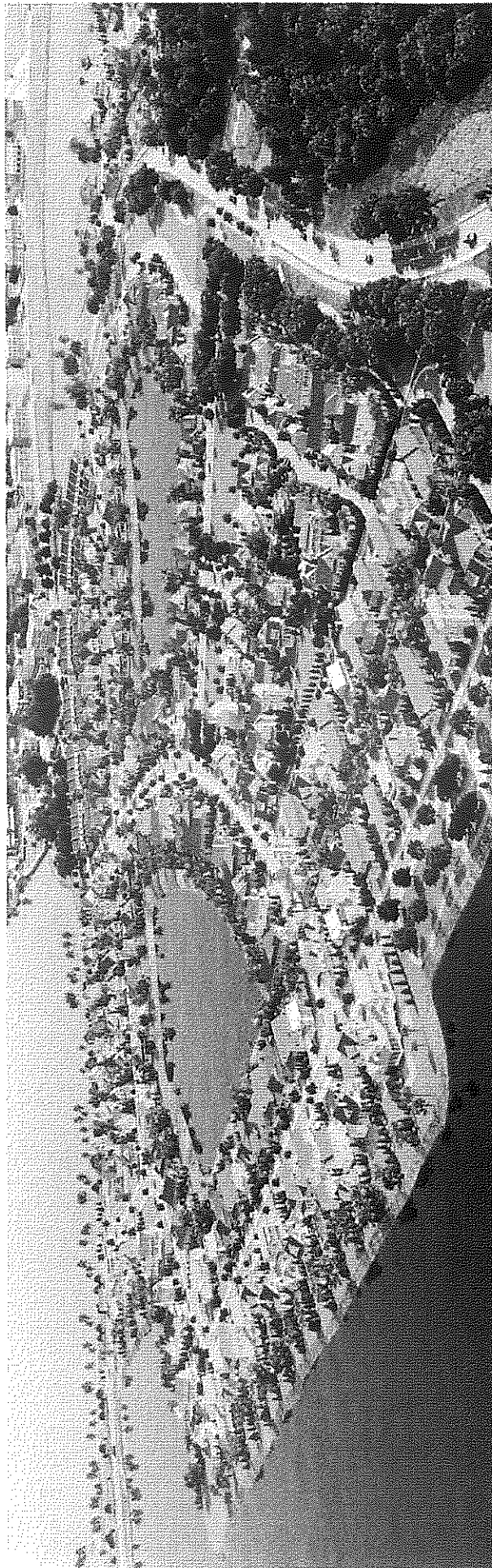
TOPIC 3
Economic Analysis



Restore Analysis Escambia County, Florida

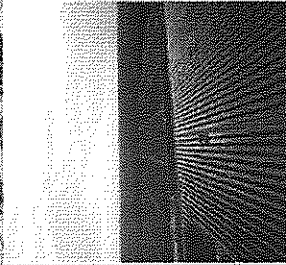
Heas Center conducted individual market analyses for three disproportionately affected counties from Deepwater Horizon oil spill. Return on Investment models were developed to evaluate projects and services eligible for funding.

TOPIC 3
Economic Analysis

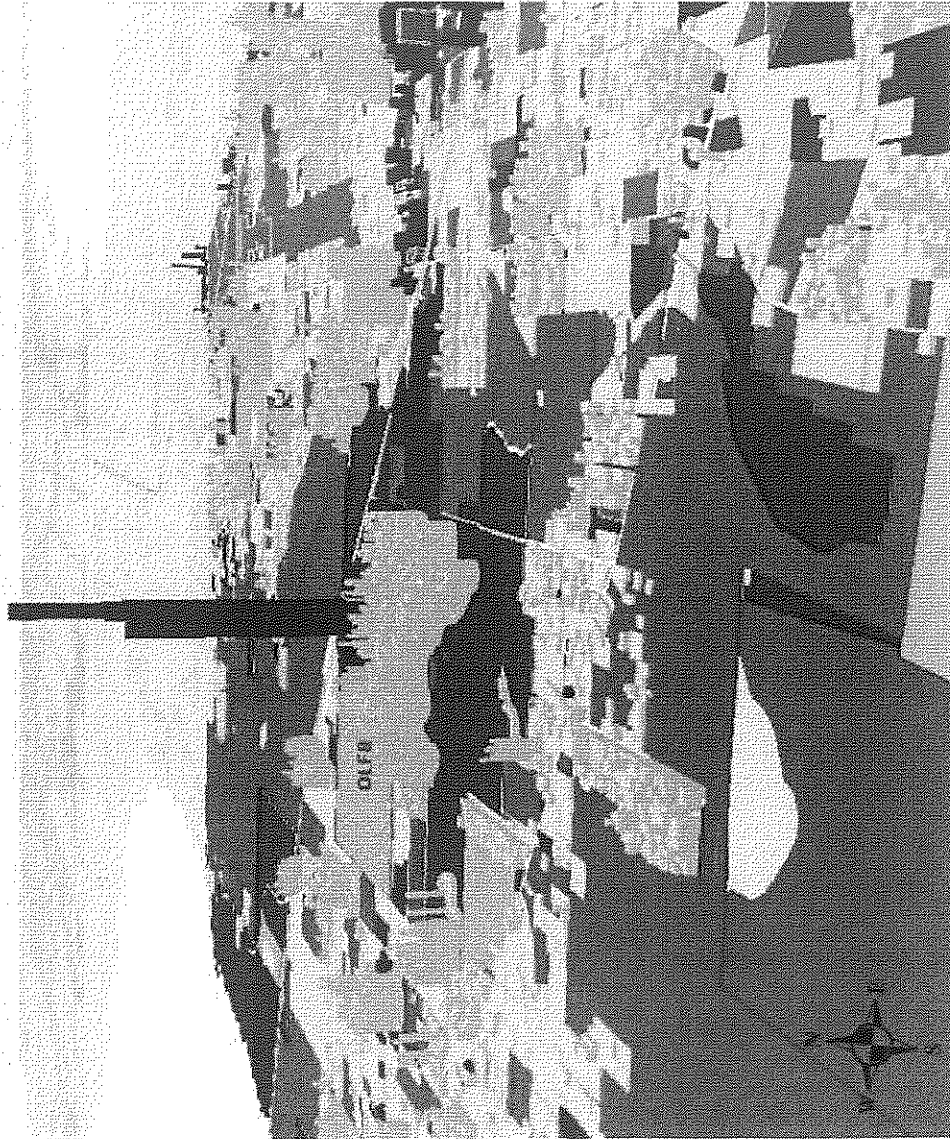


Babcock Ranch Economic Impact Study Lee County, Florida

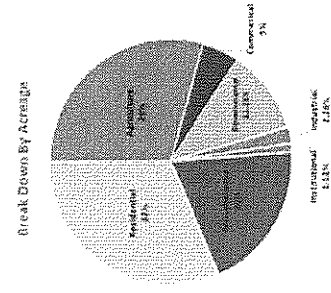
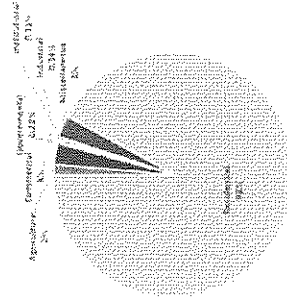
Haas Center commissioned to evaluate economic and fiscal impacts of Babcock Ranch within Lee County. Event visitor spending from the "Perfect Game" Concept Plan, as well as additional taxable value of commercial and residential developments was calculated.



TOPIC 3
Economic Analysis



3-D Economic Analysis Tax value per acre 3D visualization for current land uses surrounding OLF-8



LULC	Average TV/Acre
Residential	\$ 305,311
Industrial	\$ 287,489
Institutional	\$ 152,555
Miscellaneous	\$ 31,357
Agriculture	\$ 9,230
Governmental	\$ 4,896
	\$ 523

Growth projections: Market-based plan phasing

Summary of Market/Development Potential in Downtown

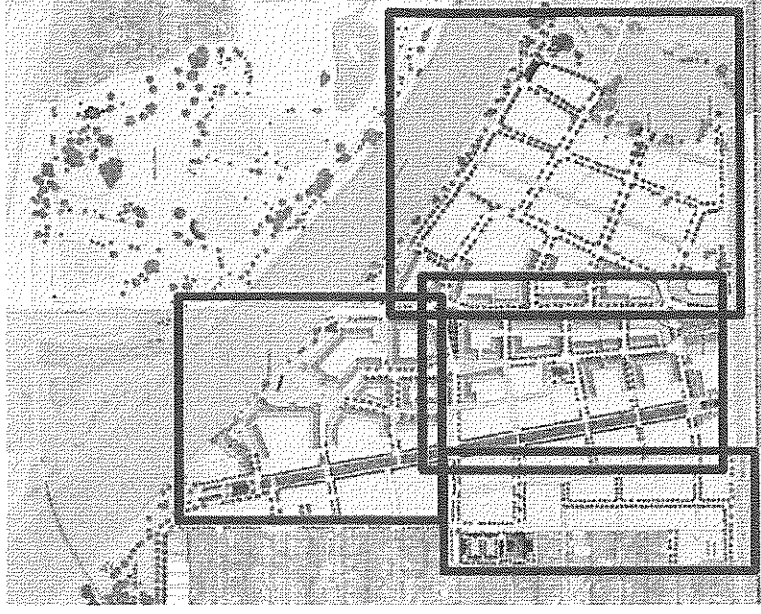
Use	Forecast Period	Market Potential
Retail	2 to 5 years	70,200 sf 100,800 sf
Restaurant	2 to 5 years	
Market-rate Housing	5 to 10 years	300 to 700 units
Office	5 to 10 years	50,000 sf to 120,000 sf
Lodging/Hospitality	2 to 5 years	300 to 600 rooms

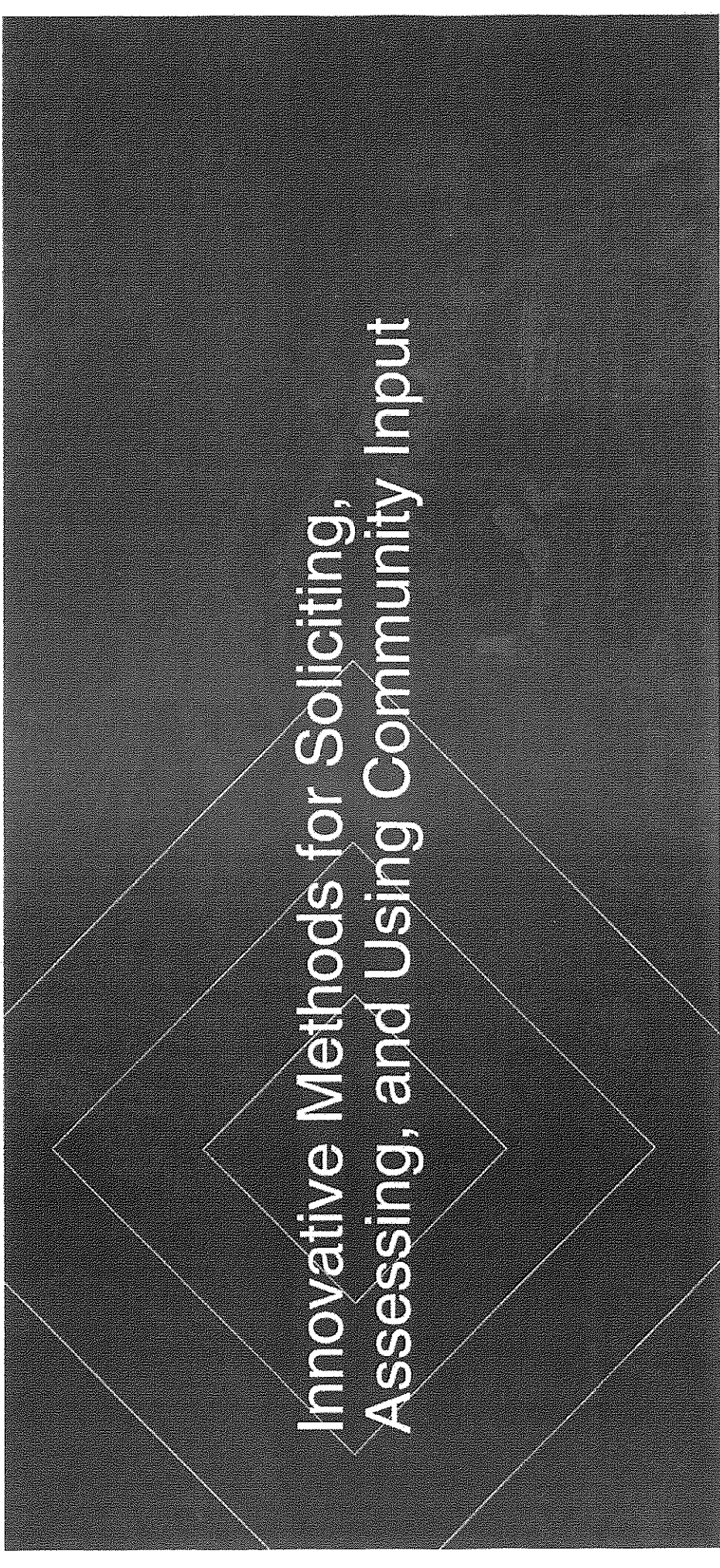
Projections help determine product type & phasing

DK&P Uses Business Analyst ARC GIS

- > Population & Employment Changes
- > Spending Data
- > Lifestyle Preferences

TOPIC 3
Economic Analysis





Innovative Methods for Soliciting, Assessing, and Using Community Input

TOPIC 4
Community Input

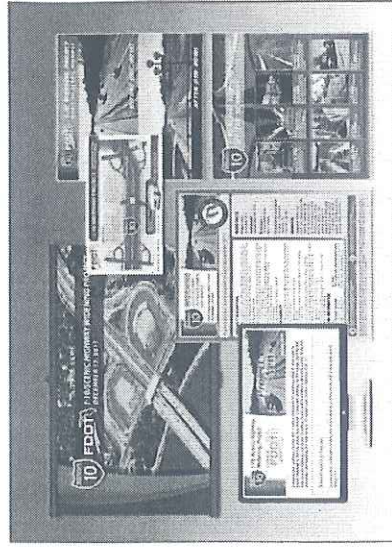
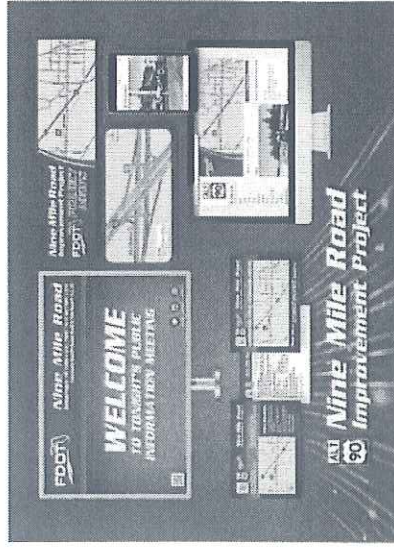
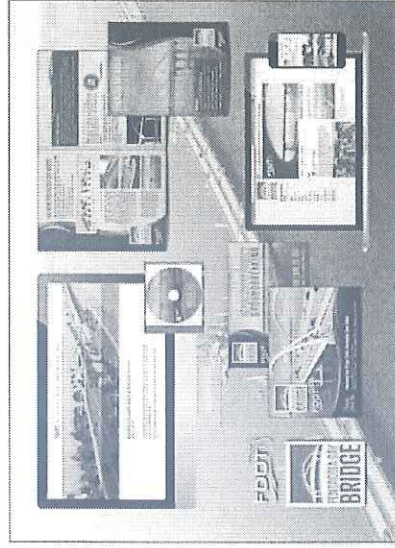
Our team approach to communicating with the public

The ABC Group is a woman-owned small business and disadvantaged business enterprise (DBE) that assists clients in positively influencing public opinion through:

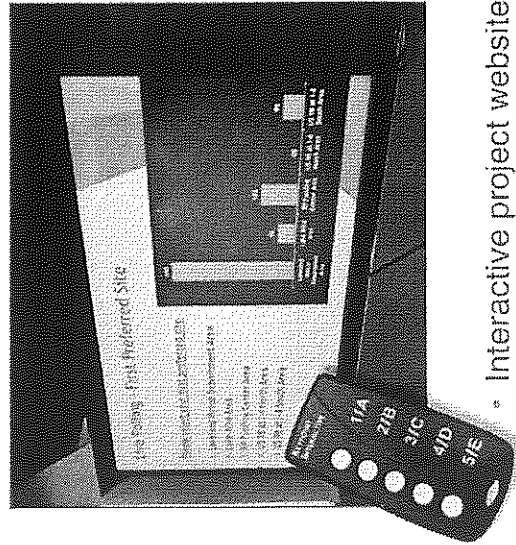
- Creating awareness
- Improving coordination & understanding
- Public relations
- Message development
- Advocacy
- *Enhancing trust and credibility*

Recent Escambia County area efforts:

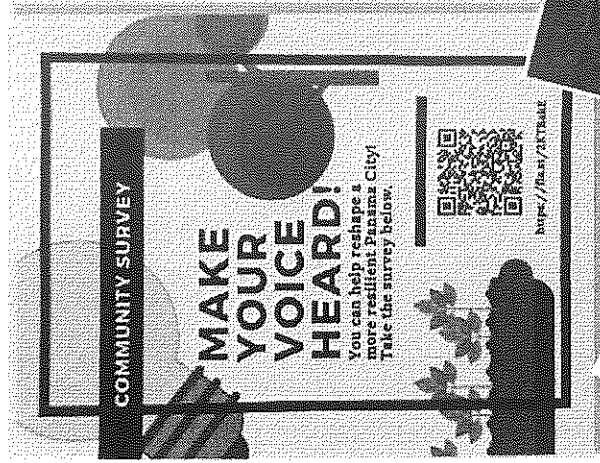
- Nine Mile Road widening & improvements
- New Pensacola Bay Bridge
- Pensacola street resurfacing program
- I-10/Scenic Highway widening
- Pensacola Energy natural gas distribution system modernization



Innovative citizen engagement tools



- Interactive project websites
- Live polling
- Virtual meetings
- Business contact cards
- Visual preference surveys
- Social media
- Video production & online films
- Online surveys using geo-fencing
- Site tours



TOPIC 4
Community Input

Today 10:00 AM - 12:00 PM
PATIFORWARD
A RESPONSE AND ENGAGEMENT STRATEGY FOR THE FUTURE

TELEPHONE TOWN HALL MEETING

WEDNESDAY, JUNE 12, 2019 - 6:30 - 7:30 P.M.
THURSDAY, JUNE 13, 2019 - 6:30 - 7:30 P.M.



Talk to the North Florida Transportation Planning Organization (TPO) about transportation projects and programs needed to meet the needs of the community today and into the future. The North Florida TPO is updating the regional long-range transportation plan and needs to hear from you! The long-range transportation plan is a blueprint for the future of the Northeast Florida's transportation system and will seek to address travel needs for the next 20 years as the region grows in population, infrastructure and employment.

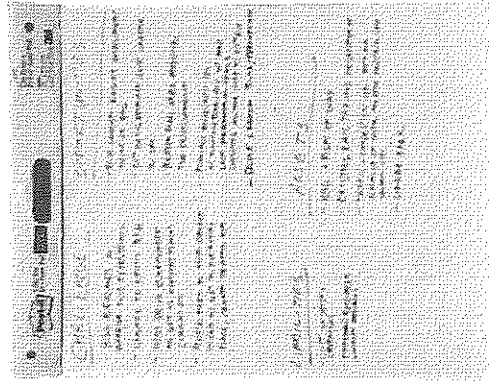
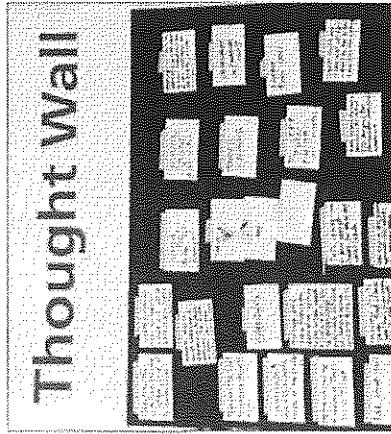
Give us your input on what the future of transportation and mobility should look like on the First Coast during our Telephone Town Hall.

Register online at www.PatIfForward2045.com and we will call you the day of the event.

This virtual meeting allows you to listen to community questions about this plan. You are not obligated to speak during the call. You can simply listen to the meeting without asking a question. If you would like to ask a question, you can do so during the event or you can submit questions ahead of time to:

Building awareness & consensus

- Stakeholder group – Beulah Advisory Team (BAT)
- Northwest District 1 Advisory Committee
- Others - HOAs, community groups, churches
- Fostering community engagement
- Inspiring public commitment for master plan implementation



COLA = New interpretation of SWOT



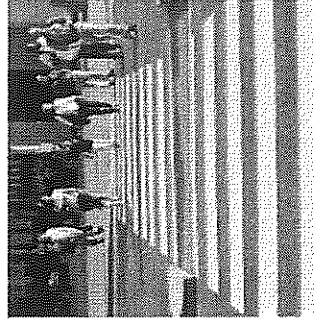
TOPIC 4
Community Input

Interactive engagement on-site

Love it



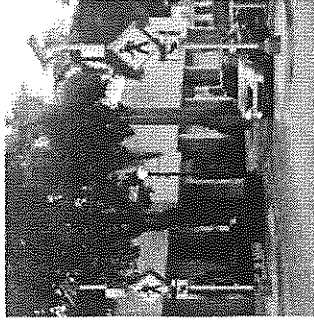
Not so much



Measure 1-3
St. Thomas 1-3
Temple House 1-3
Library of Theology 1-3
Seward Park 1-3
St. Paul 1-3

Crosswalks

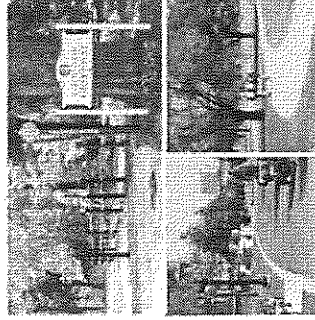
Consideration and planning for crosswalks for pedestrian safety and accessibility



Measure 1-3
St. Thomas 1-3
Temple House 1-3
Library of Theology 1-3
Seward Park 1-3
St. Paul 1-3

Flashing Pedestrian Crossing

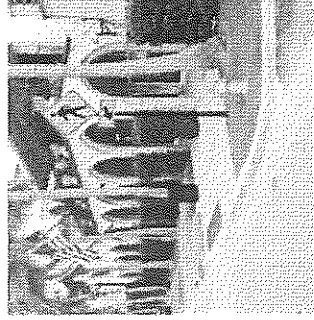
Highly visible flashing crosswalk for a pedestrian crossing with a push button



Measure 1-3
St. Thomas 1-3
Temple House 1-3
Library of Theology 1-3
Seward Park 1-3
St. Paul 1-3

Greenways

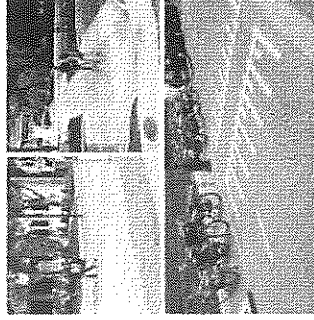
Clear strip of undeveloped land that are set aside for recreational or transportation use



Measure 1-3
St. Thomas 1-3
Temple House 1-3
Library of Theology 1-3
Seward Park 1-3
St. Paul 1-3

Bulb-out

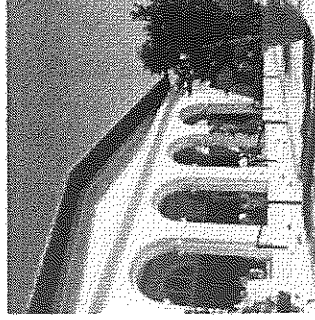
Extension of a sidewalk into the street to create a buffer zone for a large block or intersection, that shortens the pedestrian crossing



Measure 1-3
St. Thomas 1-3
Temple House 1-3
Library of Theology 1-3
Seward Park 1-3
St. Paul 1-3

Raised Crosswalk

Crosswalks that are constructed a few inches above the elevation of the street so that pedestrian can cross at the same level as the sidewalk



Measure 1-3
St. Thomas 1-3
Temple House 1-3
Library of Theology 1-3
Seward Park 1-3
St. Paul 1-3

Gathering Space

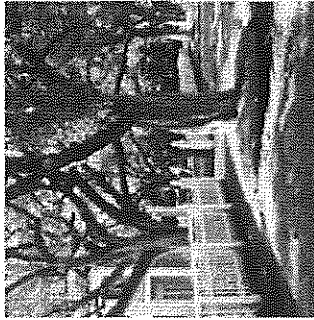
Public spaces that contain public art, benches, trees, shade, seating, and can hold special events



Measure 1-3
St. Thomas 1-3
Temple House 1-3
Library of Theology 1-3
Seward Park 1-3
St. Paul 1-3

Walking School Bus (WSB)

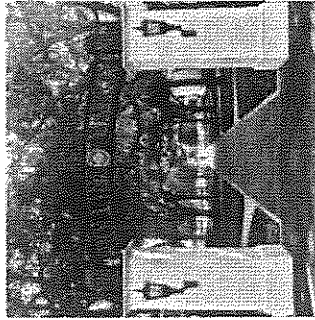
Program that organizes neighborhood schools, families, and children to walk in groups of all ages to public and private schools



Measure 1-3
St. Thomas 1-3
Temple House 1-3
Library of Theology 1-3
Seward Park 1-3
St. Paul 1-3

Street Trees

Trees located on the sidewalk and edge of travel lane to shade pedestrians



Measure 1-3
St. Thomas 1-3
Temple House 1-3
Library of Theology 1-3
Seward Park 1-3
St. Paul 1-3

Connections

Reduction in travel time between destinations by using multiple modes



TOPIC 4
Community Input

Interactive engagement online



Neotilus Neighborhood Traffic Study (2014)

Are there specific streets and/or intersections that are of safety concerns to you?

#Safety #Transportation in Miami Beach, FL

Respond 39 Like Share 1 person likes this

Load more responses

Roger Merritt Eliminate the Stop Sign on west-bound 47th Street at the intersection of 47th Street and Mainland Avenue. When a driver goes over the bridge by the City Center, he is confronted with that Stop Sign. After the City Center is occupied, west-bound traffic coming over the bridge will back up at the Red Worm

Intersection 11 Like

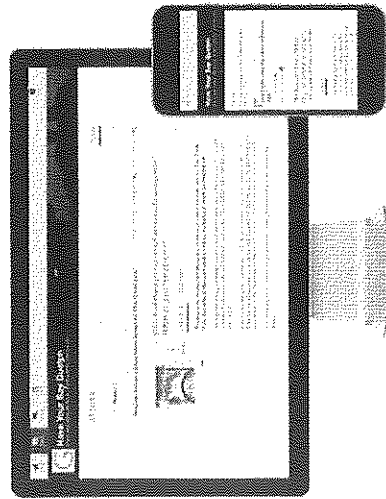
Risa Berkowitz The nice trees in the middle of often block your view from turning left heading east

Like 11 Like

Michael Litky in between 44th court and 46th street. Shrubs not trees

Like 11 Like

Like 11 Like



Start a conversation.
MindMixer has worked with hundreds of organizations to build stronger relationships between civic places and the people who love them through transparent, meaningful, and productive interactions. Create an informed community with MindMixer.



Neotilus Neighborhood Traffic Study (2014)

Do you think there is a speeding problem in your neighborhood?

#Transportation in Miami Beach, FL

Like 11 Like

Like 11 Like

Like 11 Like

Like 11 Like



Neotilus Neighborhood Traffic Study (2014)

What is your opinion of this potential roundabout concept?

#Transportation #Roundabout in Miami Beach, FL

Like 11 Like



Like 11 Like

Like 11 Like

Like 11 Like

Like 11 Like

Like 11 Like

TOPIC 4
Community Input

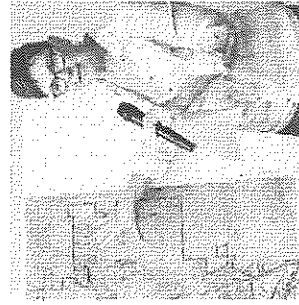
On-site charrette: Maximum public participation...over five days



"Citizen Planners"



Open Design Studios



Hands-on Events



Open Design Studios

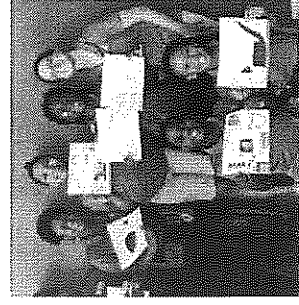
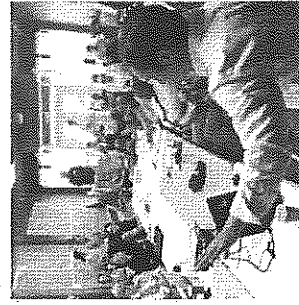
Day One

Day Two

Day Three

Day Four

Day Five



Stakeholder forums

Local school kids

Work in Progress Presentation

TOPIC 4

Community Input

Designing in Public Dover Kohl Charrette in Panama City

- June 17th through June 22nd
- Weeklong charrette schedule announced
- Downtown walking/bus tour
- Opening kickoff meeting
- Meetings with public officials
- Hands on open design studios
- Specific focus group meetings
- Focus groups on specific topics
- Charrette closing recap meeting

Hundreds of people participated throughout the week!

TOWN DALLS
Attend and excite all events to help create the Panama City Long Term Recovery Plan, or provide your input online at downtownpanama.com

Charrette Kickoff Meeting
Monday, June 17, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

Charrette Kickoff Meeting
Tuesday, June 18, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

Charrette Kickoff Meeting
Wednesday, June 19, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

Charrette Kickoff Meeting
Thursday, June 20, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

Charrette Kickoff Meeting
Friday, June 21, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

Charrette Kickoff Meeting
Saturday, June 22, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

DOWNTOWN MASTER PLAN EVENTS

Join the planning team to provide input for the plan and plan the Downtown

1. Downtown Master Plan Kickoff Meeting
Monday, June 17, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

2. Downtown Master Plan Kickoff Meeting
Tuesday, June 18, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

3. Downtown Master Plan Kickoff Meeting
Wednesday, June 19, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

4. Downtown Master Plan Kickoff Meeting
Thursday, June 20, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

5. Downtown Master Plan Kickoff Meeting
Friday, June 21, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

6. Downtown Master Plan Kickoff Meeting
Saturday, June 22, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

7. Downtown Master Plan Kickoff Meeting
Monday, June 17, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

8. Downtown Master Plan Kickoff Meeting
Tuesday, June 18, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

9. Downtown Master Plan Kickoff Meeting
Wednesday, June 19, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

10. Downtown Master Plan Kickoff Meeting
Thursday, June 20, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

11. Downtown Master Plan Kickoff Meeting
Friday, June 21, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

12. Downtown Master Plan Kickoff Meeting
Saturday, June 22, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

13. Downtown Master Plan Kickoff Meeting
Monday, June 17, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

14. Downtown Master Plan Kickoff Meeting
Tuesday, June 18, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

15. Downtown Master Plan Kickoff Meeting
Wednesday, June 19, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

16. Downtown Master Plan Kickoff Meeting
Thursday, June 20, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

17. Downtown Master Plan Kickoff Meeting
Friday, June 21, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

18. Downtown Master Plan Kickoff Meeting
Saturday, June 22, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

19. Downtown Master Plan Kickoff Meeting
Monday, June 17, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

20. Downtown Master Plan Kickoff Meeting
Tuesday, June 18, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

21. Downtown Master Plan Kickoff Meeting
Wednesday, June 19, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

22. Downtown Master Plan Kickoff Meeting
Thursday, June 20, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

23. Downtown Master Plan Kickoff Meeting
Friday, June 21, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

24. Downtown Master Plan Kickoff Meeting
Saturday, June 22, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

25. Downtown Master Plan Kickoff Meeting
Monday, June 17, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

26. Downtown Master Plan Kickoff Meeting
Tuesday, June 18, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

27. Downtown Master Plan Kickoff Meeting
Wednesday, June 19, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

28. Downtown Master Plan Kickoff Meeting
Thursday, June 20, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

29. Downtown Master Plan Kickoff Meeting
Friday, June 21, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

30. Downtown Master Plan Kickoff Meeting
Saturday, June 22, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

31. Downtown Master Plan Kickoff Meeting
Monday, June 17, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

32. Downtown Master Plan Kickoff Meeting
Tuesday, June 18, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

33. Downtown Master Plan Kickoff Meeting
Wednesday, June 19, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

34. Downtown Master Plan Kickoff Meeting
Thursday, June 20, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

35. Downtown Master Plan Kickoff Meeting
Friday, June 21, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

36. Downtown Master Plan Kickoff Meeting
Saturday, June 22, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

37. Downtown Master Plan Kickoff Meeting
Monday, June 17, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

38. Downtown Master Plan Kickoff Meeting
Tuesday, June 18, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

39. Downtown Master Plan Kickoff Meeting
Wednesday, June 19, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

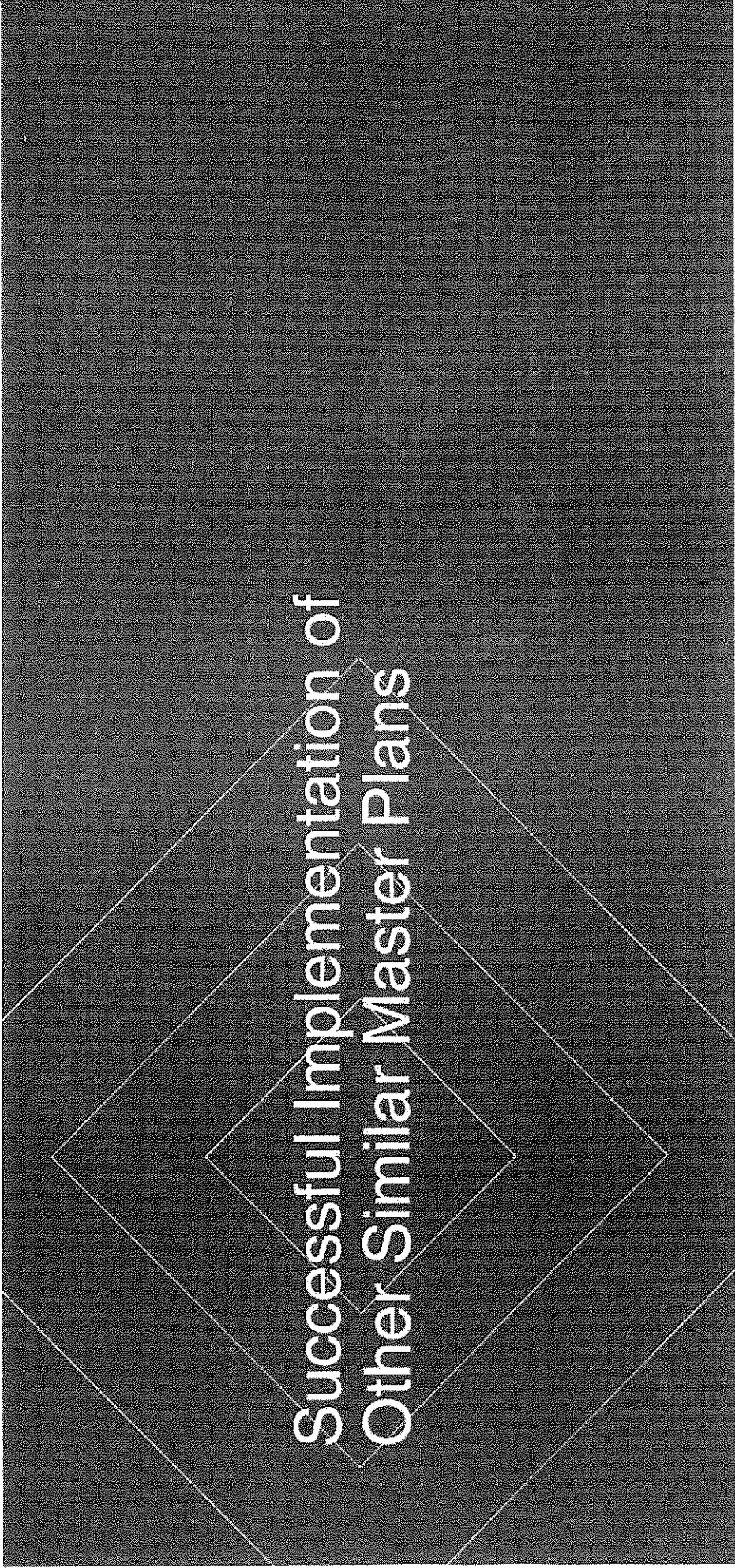
40. Downtown Master Plan Kickoff Meeting
Thursday, June 20, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

41. Downtown Master Plan Kickoff Meeting
Friday, June 21, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

42. Downtown Master Plan Kickoff Meeting
Saturday, June 22, 6:00 PM
Downtown Panama City, 1000 N. Duval St., 1st Floor, Room 101 (Formerly City of Panama City)

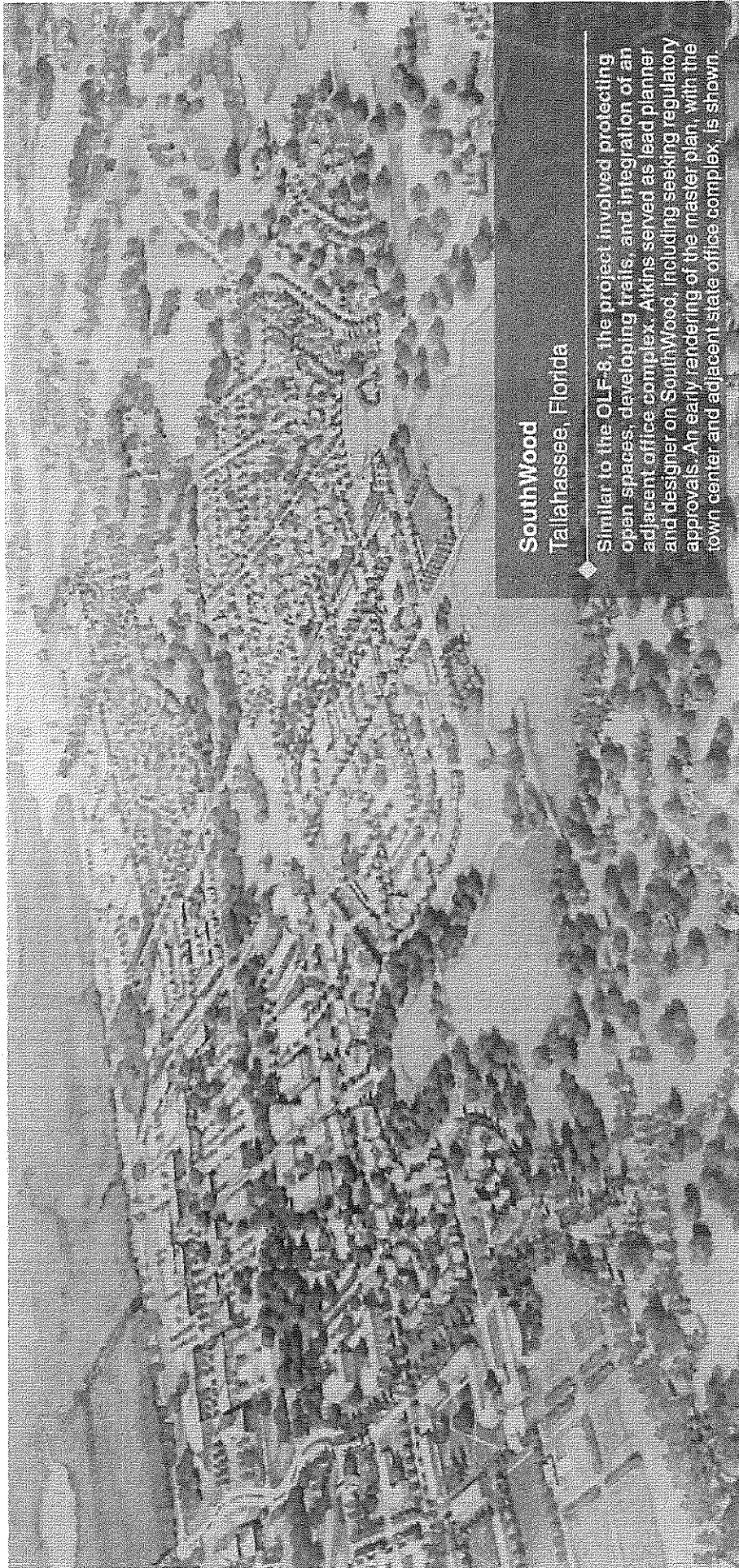
TOPIC 4 Community Input

Focus Groups	When	Where
High School Students	June 17, 10:00 AM	High School
Parents	June 17, 10:00 AM	High School
Churches	June 17, 10:00 AM	Churches
Community & Business	June 17, 10:00 AM	Community & Business
Art & Culture	June 17, 10:00 AM	Art & Culture
Ward 1 Recovery Planning	June 17, 10:00 AM	Ward 1 Recovery Planning
Ward 2 Recovery Planning	June 17, 10:00 AM	Ward 2 Recovery Planning
Land Use & Planning	June 17, 10:00 AM	Land Use & Planning
History	June 17, 10:00 AM	History
Architecture & Urban Design	June 17, 10:00 AM	Architecture & Urban Design
Transportation (Bicycle)	June 17, 10:00 AM	Transportation (Bicycle)
Transportation (Pedestrian)	June 17, 10:00 AM	Transportation (Pedestrian)
Transportation (Public Transit)	June 17, 10:00 AM	Transportation (Public Transit)
Transportation (Bike Lane)	June 17, 10:00 AM	Transportation (Bike Lane)
Transportation (Bike Path)	June 17, 10:00 AM	Transportation (Bike Path)
Transportation (Bike Rack)	June 17, 10:00 AM	Transportation (Bike Rack)
Transportation (Bike Storage)	June 17, 10:00 AM	Transportation (Bike Storage)
Transportation (Bike Repair)	June 17, 10:00 AM	Transportation (Bike Repair)
Transportation (Bike Wash)	June 17, 10:00 AM	Transportation (Bike Wash)
Transportation (Bike Shower)	June 17, 10:00 AM	Transportation (Bike Shower)
Transportation (Bike Lock)	June 17, 10:00 AM	Transportation (Bike Lock)
Transportation (Bike Alarm)	June 17, 10:00 AM	Transportation (Bike Alarm)
Transportation (Bike Tracker)	June 17, 10:00 AM	Transportation (Bike Tracker)
Transportation (Bike Insurance)	June 17, 10:00 AM	Transportation (Bike Insurance)
Transportation (Bike Maintenance)	June 17, 10:00 AM	Transportation (Bike Maintenance)
Transportation (Bike Safety)	June 17, 10:00 AM	Transportation (Bike Safety)
Transportation (Bike Education)	June 17, 10:00 AM	Transportation (Bike Education)
Transportation (Bike Research)	June 17, 10:00 AM	Transportation (Bike Research)
Transportation (Bike Advocacy)	June 17, 10:00 AM	Transportation (Bike Advocacy)
Transportation (Bike Legislation)	June 17, 10:00 AM	Transportation (Bike Legislation)
Transportation (Bike Enforcement)	June 17, 10:00 AM	Transportation (Bike Enforcement)
Transportation (Bike Infrastructure)	June 17, 10:00 AM	Transportation (Bike Infrastructure)
Transportation (Bike Policy)	June 17, 10:00 AM	Transportation (Bike Policy)
Transportation (Bike Planning)	June 17, 10:00 AM	Transportation (Bike Planning)
Transportation (Bike Implementation)	June 17, 10:00 AM	Transportation (Bike Implementation)
Transportation (Bike Evaluation)	June 17, 10:00 AM	Transportation (Bike Evaluation)
Transportation (Bike Monitoring)	June 17, 10:00 AM	Transportation (Bike Monitoring)
Transportation (Bike Reporting)	June 17, 10:00 AM	Transportation (Bike Reporting)
Transportation (Bike Feedback)	June 17, 10:00 AM	Transportation (Bike Feedback)
Transportation (Bike Communication)	June 17, 10:00 AM	Transportation (Bike Communication)
Transportation (Bike Collaboration)	June 17, 10:00 AM	Transportation (Bike Collaboration)
Transportation (Bike Partnership)	June 17, 10:00 AM	Transportation (Bike Partnership)
Transportation (Bike Sponsorship)	June 17, 10:00 AM	Transportation (Bike Sponsorship)
Transportation (Bike Fundraising)	June 17, 10:00 AM	Transportation (Bike Fundraising)
Transportation (Bike Marketing)	June 17, 10:00 AM	Transportation (Bike Marketing)
Transportation (Bike Promotion)	June 17, 10:00 AM	Transportation (Bike Promotion)
Transportation (Bike Publicity)	June 17, 10:00 AM	Transportation (Bike Publicity)
Transportation (Bike Outreach)	June 17, 10:00 AM	Transportation (Bike Outreach)
Transportation (Bike Engagement)	June 17, 10:00 AM	Transportation (Bike Engagement)
Transportation (Bike Involvement)	June 17, 10:00 AM	Transportation (Bike Involvement)
Transportation (Bike Participation)	June 17, 10:00 AM	Transportation (Bike Participation)
Transportation (Bike Contribution)	June 17, 10:00 AM	Transportation (Bike Contribution)
Transportation (Bike Support)	June 17, 10:00 AM	Transportation (Bike Support)
Transportation (Bike Assistance)	June 17, 10:00 AM	Transportation (Bike Assistance)
Transportation (Bike Help)	June 17, 10:00 AM	Transportation (Bike Help)
Transportation (Bike Aid)	June 17, 10:00 AM	Transportation (Bike Aid)
Transportation (Bike Relief)	June 17, 10:00 AM	Transportation (Bike Relief)
Transportation (Bike Comfort)	June 17, 10:00 AM	Transportation (Bike Comfort)
Transportation (Bike Convenience)	June 17, 10:00 AM	Transportation (Bike Convenience)
Transportation (Bike Accessibility)	June 17, 10:00 AM	Transportation (Bike Accessibility)
Transportation (Bike Usability)	June 17, 10:00 AM	Transportation (Bike Usability)
Transportation (Bike Feasibility)	June 17, 10:00 AM	Transportation (Bike Feasibility)
Transportation (Bike Viability)	June 17, 10:00 AM	Transportation (Bike Viability)
Transportation (Bike Desirability)	June 17, 10:00 AM	Transportation (Bike Desirability)
Transportation (Bike Attractiveness)	June 17, 10:00 AM	Transportation (Bike Attractiveness)
Transportation (Bike Appeal)	June 17, 10:00 AM	Transportation (Bike Appeal)
Transportation (Bike Charm)	June 17, 10:00 AM	Transportation (Bike Charm)
Transportation (Bike Character)	June 17, 10:00 AM	Transportation (Bike Character)
Transportation (Bike Personality)	June 17, 10:00 AM	Transportation (Bike Personality)
Transportation (Bike Identity)	June 17, 10:00 AM	Transportation (Bike Identity)
Transportation (Bike Image)	June 17, 10:00 AM	Transportation (Bike Image)
Transportation (Bike Reputation)	June 17, 10:00 AM	Transportation (Bike Reputation)
Transportation (Bike Status)	June 17, 10:00 AM	Transportation (Bike Status)
Transportation (Bike Prestige)	June 17, 10:00 AM	Transportation (Bike Prestige)
Transportation (Bike Power)	June 17, 10:00 AM	Transportation (Bike Power)
Transportation (Bike Influence)	June 17, 10:00 AM	Transportation (Bike Influence)
Transportation (Bike Authority)	June 17, 10:00 AM	Transportation (Bike Authority)
Transportation (Bike Credibility)	June 17, 10:00 AM	Transportation (Bike Credibility)
Transportation (Bike Reliability)	June 17, 10:00 AM	Transportation (Bike Reliability)
Transportation (Bike Trustworthiness)	June 17, 10:00 AM	Transportation (Bike Trustworthiness)
Transportation (Bike Integrity)	June 17, 10:00 AM	Transportation (Bike Integrity)
Transportation (Bike Honesty)	June 17, 10:00 AM	Transportation (Bike Honesty)
Transportation (Bike Sincerity)	June 17, 10:00 AM	Transportation (Bike Sincerity)
Transportation (Bike Authenticity)	June 17, 10:00 AM	Transportation (Bike Authenticity)
Transportation (Bike Transparency)	June 17, 10:00 AM	Transportation (Bike Transparency)
Transportation (Bike Accountability)	June 17, 10:00 AM	Transportation (Bike Accountability)
Transportation (Bike Responsibility)	June 17, 10:00 AM	Transportation (Bike Responsibility)
Transportation (Bike Obligation)	June 17, 10:00 AM	Transportation (Bike Obligation)
Transportation (Bike Commitment)	June 17, 10:00 AM	Transportation (Bike Commitment)
Transportation (Bike Dedication)	June 17, 10:00 AM	Transportation (Bike Dedication)
Transportation (Bike Devotion)	June 17, 10:00 AM	Transportation (Bike Devotion)
Transportation (Bike Loyalty)	June 17, 10:00 AM	Transportation (Bike Loyalty)
Transportation (Bike Fidelity)	June 17, 10:00 AM	Transportation (Bike Fidelity)
Transportation (Bike Constancy)	June 17, 10:00 AM	Transportation (Bike Constancy)
Transportation (Bike Continuity)	June 17, 10:00 AM	Transportation (Bike Continuity)
Transportation (Bike Endurance)	June 17, 10:00 AM	Transportation (Bike Endurance)
Transportation (Bike Persistence)	June 17, 10:00 AM	Transportation (Bike Persistence)
Transportation (Bike Perseverance)	June 17, 10:00 AM	Transportation (Bike Perseverance)
Transportation (Bike Fortitude)	June 17, 10:00 AM	Transportation (Bike Fortitude)
Transportation (Bike Resilience)	June 17, 10:00 AM	Transportation (Bike Resilience)
Transportation (Bike Tolerance)	June 17, 10:00 AM	Transportation (Bike Tolerance)
Transportation (Bike Patience)	June 17, 10:00 AM	Transportation (Bike Patience)
Transportation (Bike Forbearance)	June 17, 10:00 AM	Transportation (Bike Forbearance)
Transportation (Bike Self-control)	June 17, 10:00 AM	Transportation (Bike Self-control)
Transportation (Bike Restraint)	June 17, 10:00 AM	Transportation (Bike Restraint)
Transportation (Bike Discipline)	June 17, 10:00 AM	Transportation (Bike Discipline)
Transportation (Bike Order)	June 17, 10:00 AM	Transportation (Bike Order)
Transportation (Bike Neatness)	June 17, 10:00 AM	Transportation (Bike Neatness)
Transportation (Bike Cleanliness)	June 17, 10:00 AM	Transportation (Bike Cleanliness)
Transportation (Bike Tidiness)	June 17, 10:00 AM	Transportation (Bike Tidiness)
Transportation (Bike Hygiene)	June 17, 10:00 AM	Transportation (Bike Hygiene)
Transportation (Bike Health)	June 17, 10:00 AM	Transportation (Bike Health)
Transportation (Bike Well-being)	June 17, 10:00 AM	Transportation (Bike Well-being)
Transportation (Bike Welfare)	June 17, 10:00 AM	Transportation (Bike Welfare)
Transportation (Bike Prosperity)	June 17, 10:00 AM	Transportation (Bike Prosperity)
Transportation (Bike Wealth)	June 17, 10:00 AM	Transportation (Bike Wealth)
Transportation (Bike Riches)	June 17, 10:00 AM	Transportation (Bike Riches)
Transportation (Bike Abundance)	June 17, 10:00 AM	Transportation (Bike Abundance)
Transportation (Bike Plentifulness)	June 17, 10:00 AM	Transportation (Bike Plentifulness)
Transportation (Bike Ample)	June 17, 10:00 AM	Transportation (Bike Ample)
Transportation (Bike Sufficient)	June 17, 10:00 AM	Transportation (Bike Sufficient)
Transportation (Bike Adequate)	June 17, 10:00 AM	Transportation (Bike Adequate)
Transportation (Bike Suitable)	June 17, 10:00 AM	Transportation (Bike Suitable)
Transportation (Bike Appropriate)	June 17, 10:00 AM	Transportation (Bike Appropriate)
Transportation (Bike Proper)	June 17, 10:00 AM	Transportation (Bike Proper)
Transportation (Bike Right)	June 17, 10:00 AM	Transportation (Bike Right)
Transportation (Bike Correct)	June 17, 10:00 AM	Transportation (Bike Correct)
Transportation (Bike Accurate)	June 17, 10:00 AM	Transportation (Bike Accurate)
Transportation (Bike Precise)	June 17, 10:00 AM	Transportation (Bike Precise)
Transportation (Bike Exact)	June 17, 10:00 AM	Transportation (Bike Exact)
Transportation (Bike Perfect)	June 17, 10:00 AM	Transportation (Bike Perfect)
Transportation (Bike Ideal)	June 17, 10:00 AM	Transportation (Bike Ideal)
Transportation (Bike Best)	June 17, 10:00 AM	Transportation (Bike Best)
Transportation (Bike Superior)	June 17, 10:00 AM	Transportation (Bike Superior)
Transportation (Bike Excellent)	June 17, 10:00 AM	Transportation (Bike Excellent)
Transportation (Bike Outstanding)	June 17, 10:00 AM	Transportation (Bike Outstanding)
Transportation (Bike Remarkable)	June 17, 10:00 AM	Transportation (Bike Remarkable)
Transportation (Bike Exceptional)	June 17, 10:00 AM	Transportation (Bike Exceptional)
Transportation (Bike Extraordinary)	June 17, 10:00 AM	Transportation (Bike Extraordinary)
Transportation (Bike Unusual)	June 17, 10:00 AM	Transportation (Bike Unusual)
Transportation (Bike Unique)	June 17, 10:00 AM	Transportation (Bike Unique)
Transportation (Bike Singular)	June 17, 10:00 AM	Transportation (Bike Singular)
Transportation (Bike One-of-a-kind)	June 17, 10:00 AM	Transportation (Bike One-of-a-kind)
Transportation (Bike Rare)	June 17, 10:00 AM	Transportation (Bike Rare)
Transportation (Bike Uncommon)	June 17, 10:00 AM	Transportation (Bike Uncommon)
Transportation (Bike Unfamiliar)	June 17, 10:00 AM	Transportation (Bike Unfamiliar)
Transportation (Bike Unusual)	June 17, 10:00 AM	Transportation (Bike Unusual)
Transportation (Bike Unprecedented)	June 17, 10:00 AM	Transportation (Bike Unprecedented)
Transportation (Bike Unheard-of)	June 17, 10:00 AM	Transportation (Bike Unheard-of)
Transportation (Bike Unimaginable)	June 17, 10:00 AM	Transportation (Bike Unimaginable)
Transportation (Bike Unbelievable)	June 17, 10:00 AM	Transportation (Bike Unbelievable)
Transportation (Bike Incredible)	June 17, 10:00 AM	Transportation (Bike Incredible)
Transportation (Bike Amazing)	June 17, 10:00 AM	Transportation (Bike Amazing)
Transportation (Bike Astonishing)	June 17, 10:00 AM	Transportation (Bike Astonishing)
Transportation (Bike Breathtaking)	June 17, 10:00 AM	Transportation (Bike Breathtaking)
Transportation (Bike Stunning)	June 17, 10:00 AM	Transportation (Bike Stunning)
Transportation (Bike Spectacular)	June 17, 10:00 AM	Transportation (Bike Spectacular)
Transportation (Bike Magnificent)	June 17, 10:00 AM	Transportation (Bike Magnificent)
Transportation (Bike Marvellous)	June 17, 10:00 AM	Transportation (Bike Marvellous)
Transportation (Bike Wonderful)	June 17, 10:00 AM	Transportation (Bike Wonderful)
Transportation (Bike Fantastic)	June 17, 10:00 AM	Transportation (Bike Fantastic)
Transportation (Bike Terrific)	June 17, 10:00 AM	Transportation (Bike Terrific)
Transportation (Bike Superb)	June 17, 10:00 AM	Transportation (Bike Superb)
Transportation (Bike Excellent)	June 17, 10:00 AM	Transportation (Bike Excellent)
Transportation (Bike Outstanding)	June 17, 10:00 AM	Transportation (Bike Outstanding)
Transportation (Bike Remarkable)	June 17, 10:00 AM	Transportation (Bike Remarkable)
Transportation (Bike Exceptional)	June 17, 10:00 AM	Transportation (Bike Exceptional)
Transportation (Bike Extraordinary)	June 17, 10:00 AM	Transportation (Bike Extraordinary)
Transportation (Bike Unusual)	June 17, 10:00 AM	Transportation (Bike Unusual)
Transportation (Bike Unique)	June 17, 10:00 AM	Transportation (Bike Unique)
Transportation (Bike Singular)	June 17, 10:00 AM	Transportation (Bike Singular)
Transportation (Bike One-of-a-kind)	June 17, 10:00 AM	Transportation (Bike One-of-a-kind)
Transportation (Bike Rare)	June 17, 10:00 AM	Transportation (Bike Rare)
Transportation (Bike Uncommon)	June 17, 10:00 AM	Transportation (Bike Uncommon)
Transportation (Bike Unfamiliar)	June 17, 10:00 AM	Transportation (Bike Unfamiliar)
Transportation (Bike Unusual)	June 17, 10:00 AM	Transportation (Bike Unusual)
Transportation (Bike Unprecedented)	June 17, 10:00 AM	Transportation (Bike Unprecedented)
Transportation (Bike Unheard-of)	June 17, 10:00 AM	Transportation (Bike Unheard-of)
Transportation (Bike Unimaginable)	June 17, 10:00 AM	Transportation (Bike Unimaginable)
Transportation (Bike Unbelievable)	June 17, 10:00 AM	Transportation (Bike Unbelievable)
Transportation (Bike Incredible)	June 17, 10:00 AM	Transportation (Bike Incredible)
Transportation (Bike Amazing)	June 17, 10:00 AM	Transportation (Bike Amazing)
Transportation (Bike Astonishing)	June 17, 10:00 AM	Transportation (Bike Astonishing)
Transportation (Bike Breathtaking)	June 17, 10:00 AM	Transportation (Bike Breathtaking)
Transportation (Bike Stunning)	June 17, 10:00 AM	Transportation (Bike Stunning)
Transportation (Bike Spectacular)	June 17, 10:00 AM	Transportation (Bike Spectacular)
Transportation (Bike Magnificent)	June 17, 10:00 AM	Transportation (Bike Magnificent)
Transportation (Bike Marvellous)	June 17, 10:00 AM	Transportation (Bike Marvellous)
Transportation (Bike Wonderful)	June 17, 10:00 AM	Transportation (Bike Wonderful)
Transportation (Bike Fantastic)	June 17, 10:00 AM	Transportation (Bike Fantastic)
Transportation (Bike Terrific)	June 17, 10:00 AM	Transportation (Bike Terrific)
Transportation (Bike Superb)	June 17, 10:00 AM	Transportation (Bike Superb)
Transportation (Bike Excellent)	June 17, 10:00 AM	Transportation (Bike Excellent)
Transportation (Bike Outstanding)	June 17, 10:00 AM	Transportation (Bike Outstanding)
Transportation (Bike Remarkable)	June 17, 10:00 AM	Transportation (Bike Remarkable)
Transportation (Bike Exceptional)	June 17, 10:00 AM	Transportation (Bike Exceptional)
Transportation (Bike Extraordinary)	June 17, 10:00 AM	Transportation (Bike Extraordinary)
Transportation (Bike Unusual)	June 17, 10:00 AM	Transportation (Bike Unusual)
Transportation (Bike Unique)	June 17, 10:00 AM	Transportation (Bike Unique)
Transportation (Bike Singular)	June 17, 10:00 AM	Transportation (Bike Singular)
Transportation (Bike One-of-a-kind)	June 17, 10:00 AM	Transportation (Bike One-of-a-kind)
Transportation (Bike Rare)	June 17, 10:00 AM	Transportation (Bike Rare)
Transportation (Bike Uncommon)	June 17, 10:00 AM	Transportation (Bike Uncommon)
Transportation (Bike Unfamiliar)	June 17, 10:00 AM	Transportation (Bike Unfamiliar)
Transportation (Bike Unusual)	June 17, 10:00 AM	Transportation (Bike Unusual)
Transportation (Bike Unprecedented)	June 17, 10:00 AM	Transportation (Bike Unprecedented)
Transportation (Bike Unheard-of)	June 17, 10:00 AM	Transportation (Bike Unheard-of)
Transportation (Bike Unimaginable)	June 17, 10:00 AM	Transportation (Bike Unimaginable)
Transportation (Bike Unbelievable)	June 17, 10:00 AM	Transportation (Bike Unbelievable)
Transportation (Bike Incredible)	June 17, 10:00 AM	Transportation (Bike Incredible)
Transportation (Bike Amazing)	June 17, 10:00 AM	Transportation (Bike Amazing)
Transportation (Bike Astonishing)	June 17, 10:00 AM	Transportation (Bike Astonishing)
Transportation (Bike Breathtaking)	June 17, 10:00 AM	Transportation (Bike Breathtaking)
Transportation (Bike Stunning)	June 17, 10:00 AM	Transportation (Bike Stunning)
Transportation (Bike Spectacular)	June 17, 10:00 AM	Transportation (Bike Spectacular)
Transportation (Bike Magnificent)	June 17, 10:00 AM	Transportation (Bike Magnificent)
Transportation (Bike Marvellous)	June 17, 10:00 AM	Transportation (Bike Marvellous)
Transportation (Bike Wonderful)	June 17, 10:00 AM	Transportation (Bike Wonderful)
Transportation (Bike Fantastic)	June 17, 10:00 AM	Transportation (Bike Fantastic)
Transportation (Bike Terrific)	June 17, 10:00 AM	Transportation (Bike Terrific)
Transportation (Bike Superb)	June 17, 10:00 AM	Transportation (Bike Superb)
Transportation (Bike Excellent)	June 17, 10:00 AM	Transportation (Bike Excellent)
Transportation (Bike Outstanding)	June 17, 10:00 AM	Transportation (Bike Outstanding)
Transportation (Bike Remarkable)	June 17, 10:00 AM	Transportation (Bike Remarkable)
Transportation (Bike Exceptional)	June 17, 10:00 AM	Transportation (Bike Exceptional)
Transportation (Bike Extraordinary)	June 17, 10:00 AM	Transportation (Bike Extraordinary)
Transportation (Bike Unusual)	June 17, 10:00 AM	Transportation (Bike Unusual)
Transportation (Bike Unique)	June 17, 10:00 AM	Transportation (Bike Unique)
Transportation (Bike Singular)	June 17, 10:00 AM	Transportation (Bike Singular)
Transportation (Bike One-of-a-kind)	June 17, 10:00 AM	Transportation (Bike One-of-a-kind)
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Successful Implementation of Other Similar Master Plans

TOPIC 5
Similar Master Plans



SouthWood
Tallahassee, Florida

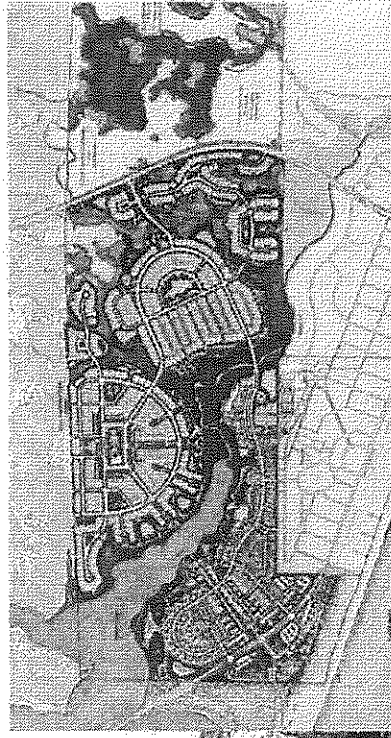
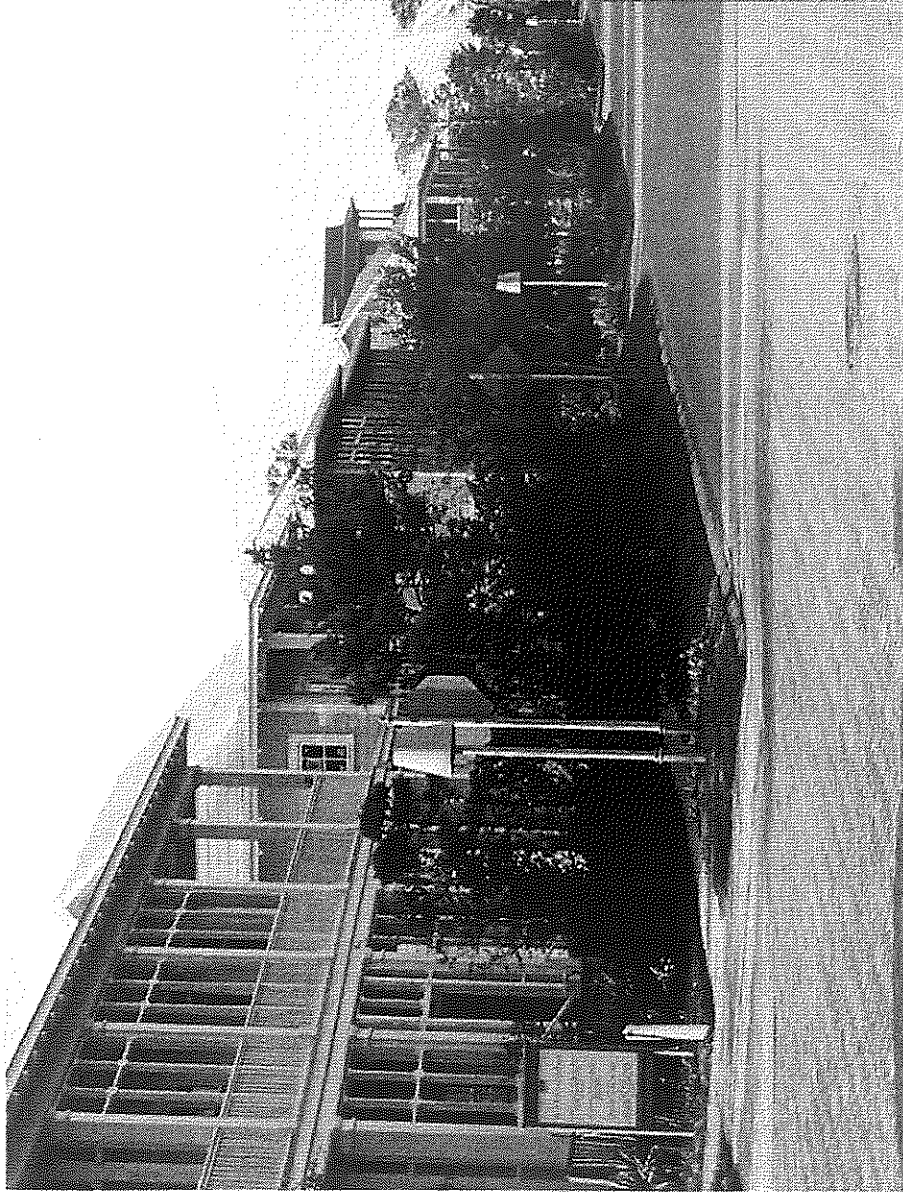
Similar to the OLF-8, the project involved protecting open spaces, developing trails, and integration of an adjacent office complex. Atkins served as lead planner and designer on SouthWood, including seeking regulatory approvals. An early rendering of the master plan, with the town center and adjacent state office complex, is shown.

TOPIC 5
Similar Master Plans



SouthWood Tallahassee, Florida

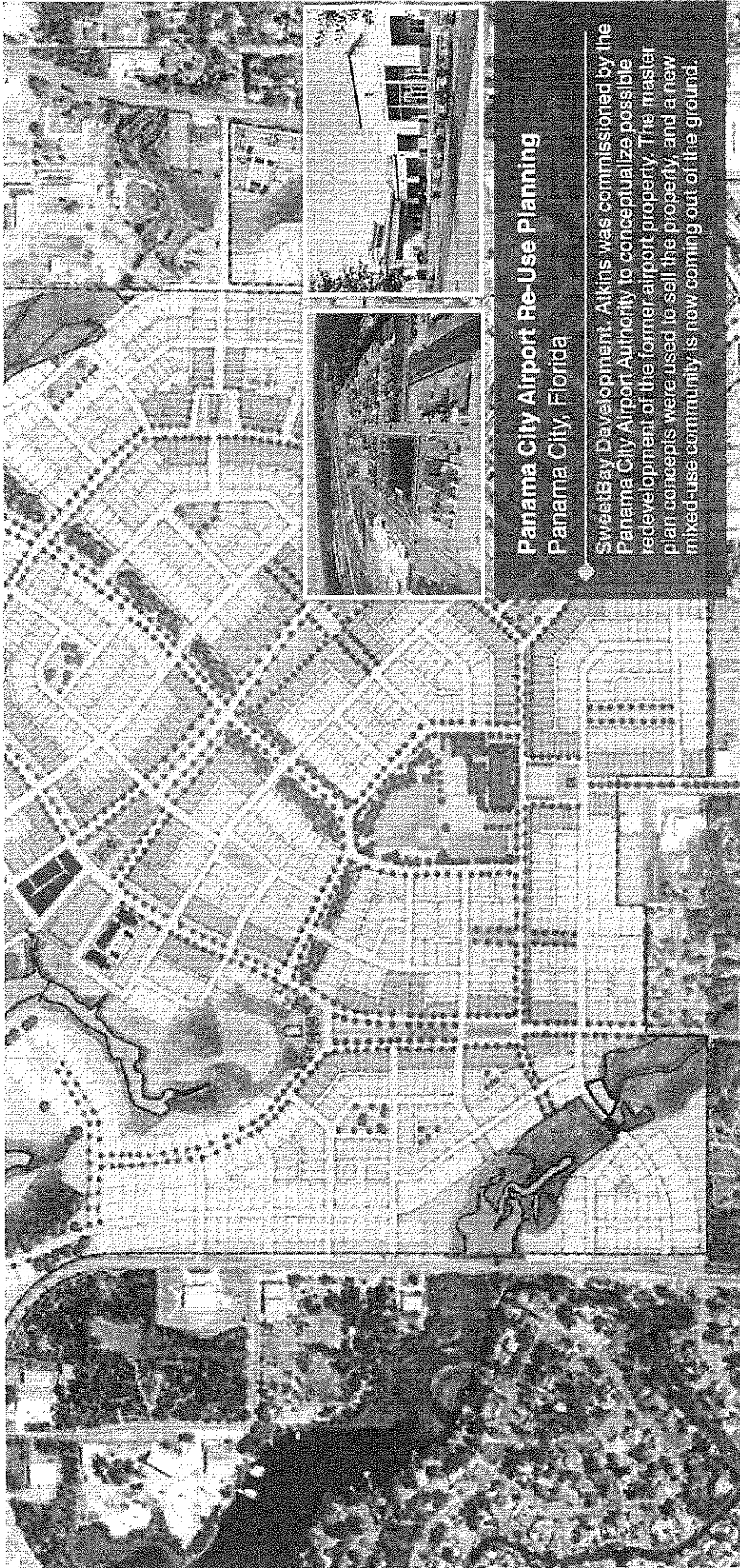
Similar to the OLF-8, the project involved protecting open spaces, developing trails, and integration of an adjacent office complex. Atkins served as lead planner and designer on SouthWood, including seeking regulatory approvals. An early rendering of the master plan, with the town center and adjacent state office complex, is shown.



WaterColor Walton County, Florida

WaterColor is a southern coastal community located on the Gulf of Mexico in Northwest Florida. Alkins was commissioned by The St. Joe Company in 2001 to plan and design the unique village on Walton County's well-known 30-A corridor immediately west of the Village of Seaside.

TOPIC 5
Similar Master Plans

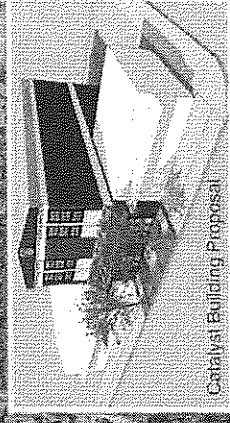


TOPIC 5
Similar Master Plans



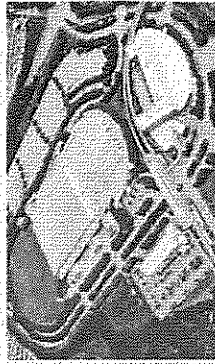
Crestview CRA Master Plan Crestview, Florida

Atkins developed Master Plan to guide future redevelopment of the downtown district of Crestview and surrounding neighborhoods within the CRA. The plan provides standards for historic district restoration, street and trail designs, aesthetic guidelines, and potential catalyst projects. Pedestrian access and walkability were addressed, as was parking. Connections between the town center and the college campus to the east were addressed as SR 85 creates a barrier.



Catalyst Building Proposal

TOPIC 5
Similar Master Plans



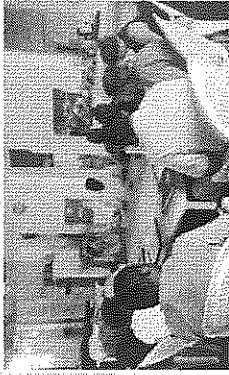
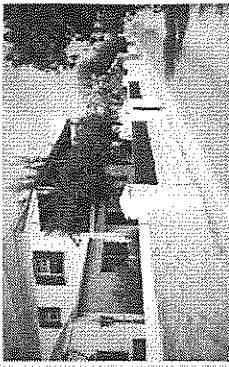
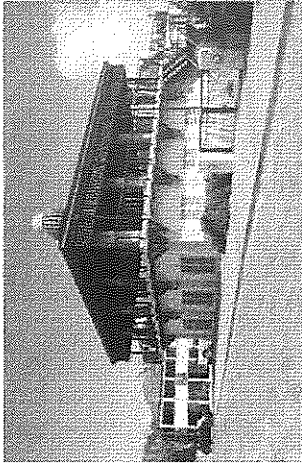
College Park Liveable Centers Initiative College Park, Georgia

Altius authored master plan for the College Park Gateway and Atlanta Hartsfield-Jackson Airport and Aerotropolis. Realistic strategies, with goals of prioritizing public investments, attracting private sector investment, economic activity, and job creation, were developed through the region's Liveable Centers Initiative.

TOPIC 5
Similar Master Plans



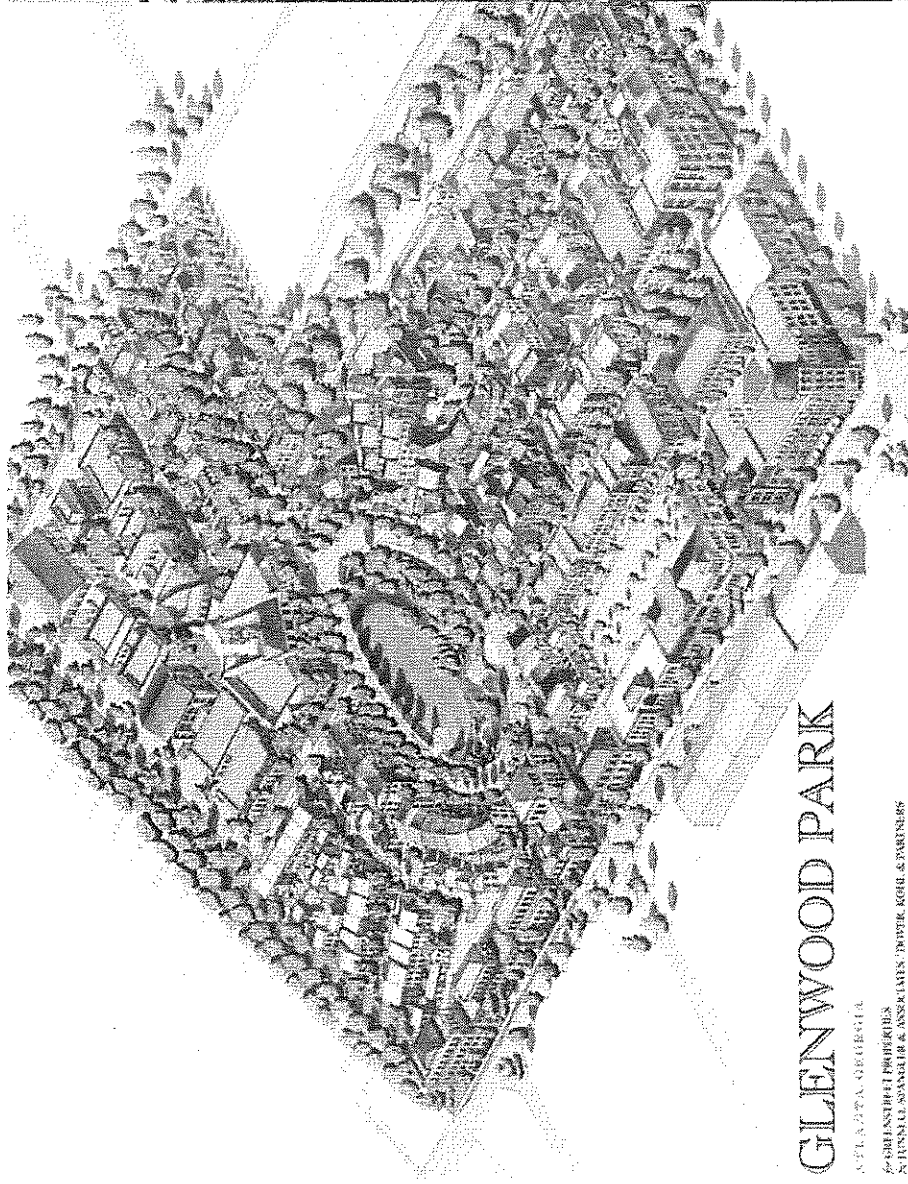
Welcome Center



Grand Turk Master Plan Turks & Caicos Islands

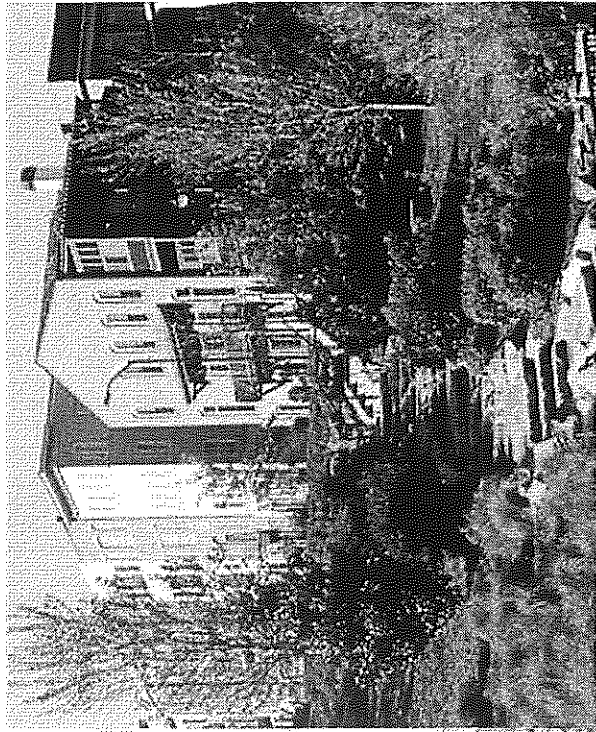
Following damage from several hurricanes, Atkins was commissioned to craft a reinvestment plan for Grand Turk. Working with stakeholders and the public, strategies were developed to revitalize the capital city, protect the island's natural resources, diversify the economy, and prioritize mobility enhancements for residents and visitors.

TOPIC 5
Similar Master Plans



GLENWOOD PARK

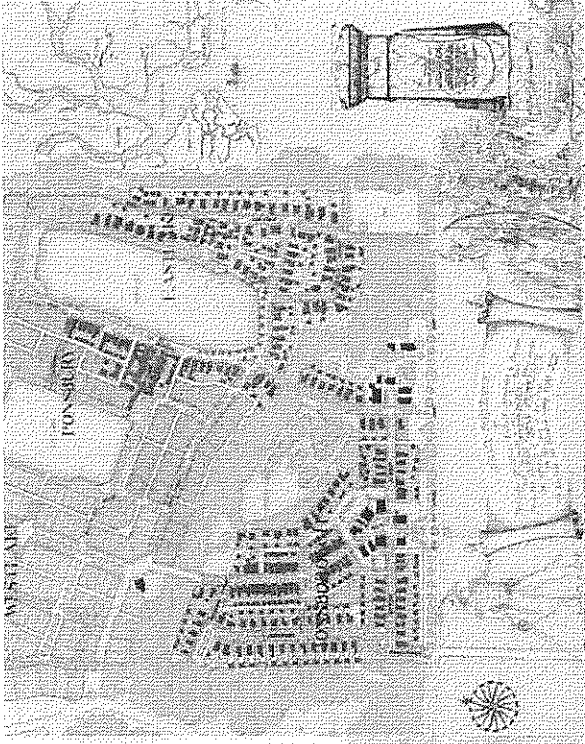
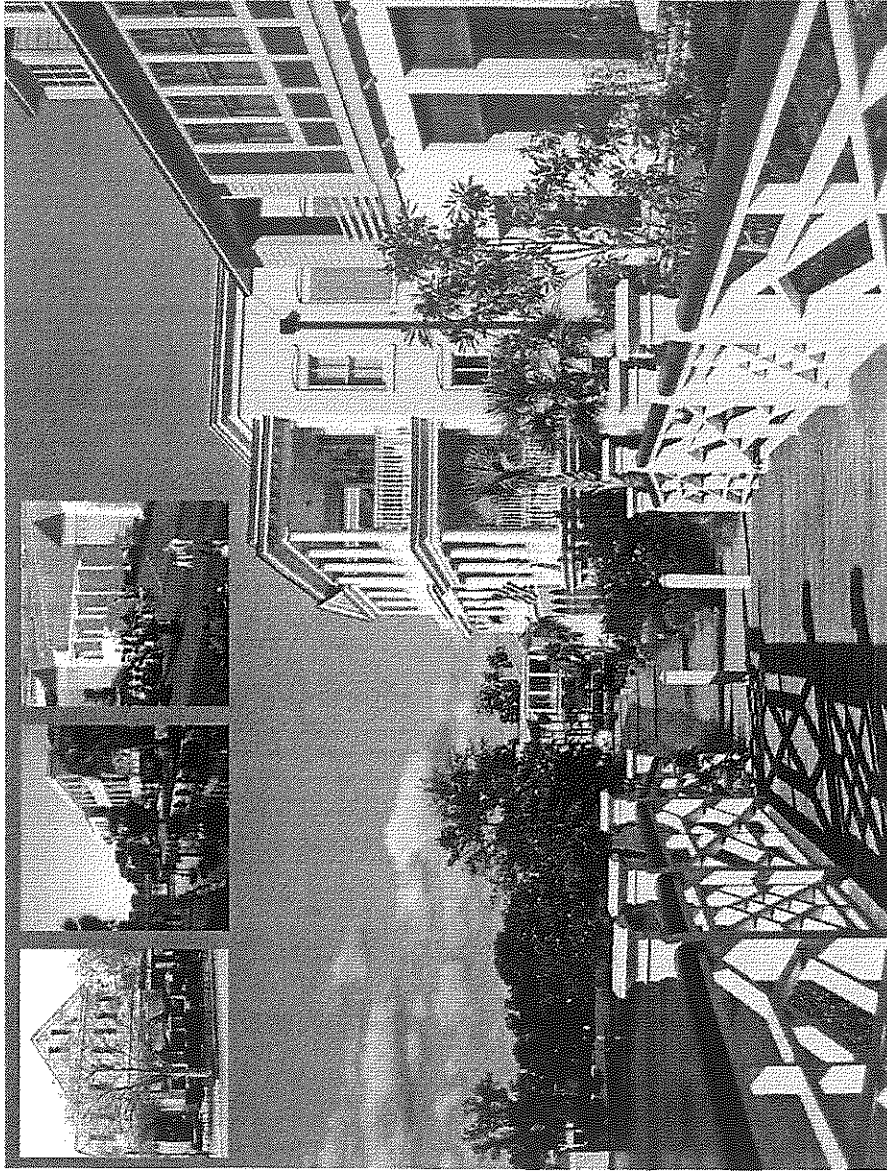
ATLANTA, GEORGIA
 ARCHITECTURAL PROPERTIES
 CONSULTANTS ASSOCIATES, INTERIOR & EXTERIOR



Glenwood Park Atlanta, Georgia

Glenwood Park in Atlanta's hottest "new" neighborhood. On just 30 acres, the community is a mix of residences, workplaces, shopping, and restaurants all within a short walk.

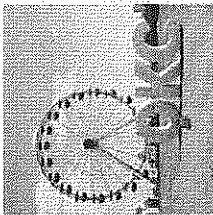
TOPIC 5
 Similar Master Plans



I'On Neighborhood Plan Mount Pleasant, South Carolina

I'On is a traditional neighborhood development on 250 acres near Charleston. The Dover Kohl plan was conceptualized in harmony with the natural environment. Homes and civic buildings are built in the classic architectural style of the Lowcountry.

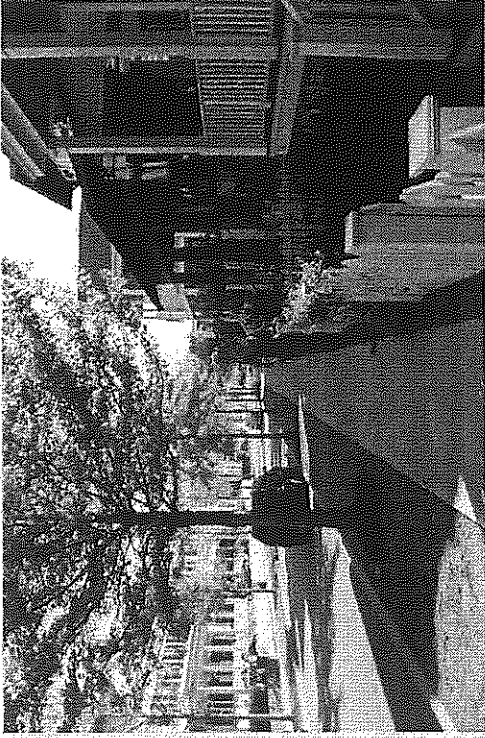
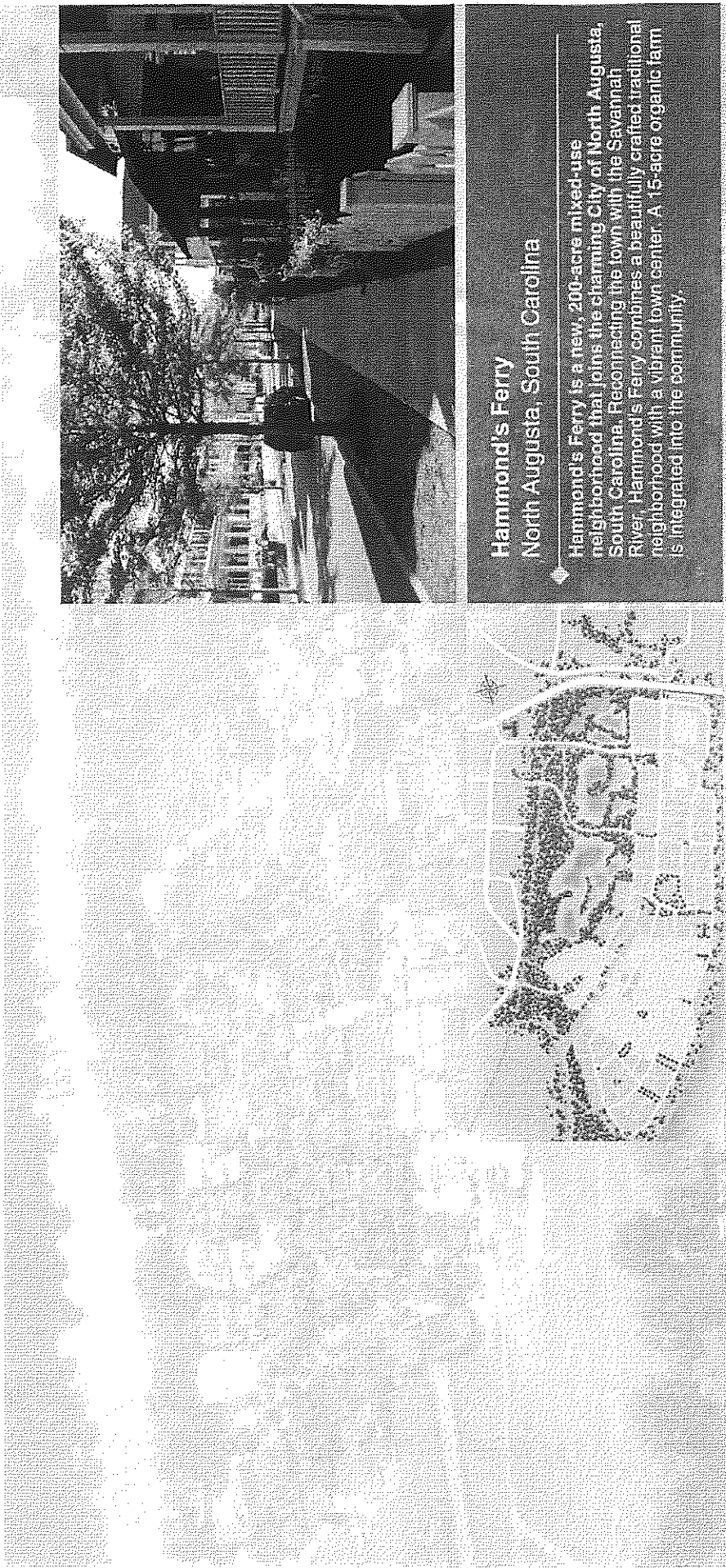
TOPIC 5
Similar Master Plans



Wheeler District Oklahoma City, Oklahoma

This new 150-acre community in the center of Oklahoma City is being built on a former airport site. Conceptualized during a Dover Kohl led charrette in 2014, the plan envisions 2,000 housing units, office, retail, a Ferris wheel attraction, and reuse of the historic terminal building as a community market.

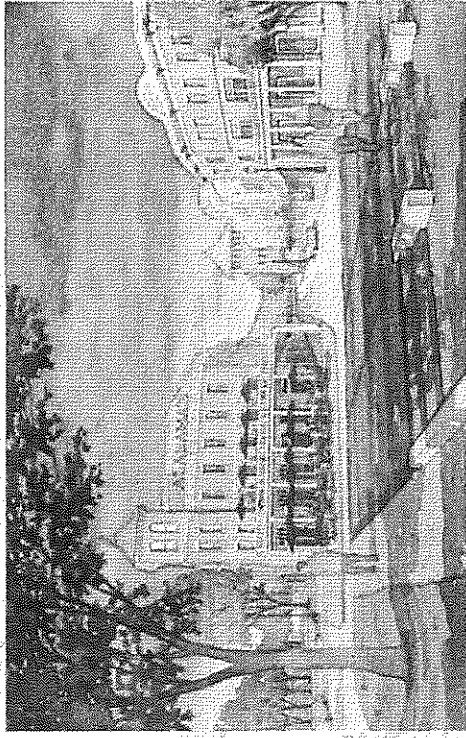
TOPIC 5
Similar Master Plans



Hammond's Ferry North Augusta, South Carolina

Hammond's Ferry is a new, 200-acre mixed-use neighborhood that joins the charming City of North Augusta, South Carolina. Reconnecting the town with the Savannah River, Hammond's Ferry combines a beautifully crafted traditional neighborhood with a vibrant town center. A 15-acre organic farm is integrated into the community.

TOPIC 5
Similar Master Plans



Plan for Hudson Montgomery, Alabama

Representing sustainable development and land stewardship, the plan includes over 50% open space. Working with stakeholders and the community, Dover Kohl envisioned a compact urban form with interconnected streets, local food production, and engagement with nature.

TOPIC 5
Similar Master Plans

Old Town Historic Revitalization Plan

- ☒ Neighborhood Center
- ☒ Historic Neighborhood Center
- ☒ Neighborhood General
- ☒ Neighborhood Conservatory
- ☒ Phoenix Edge
- ☒ Planned Suburban Suburbs or Old Suburbs

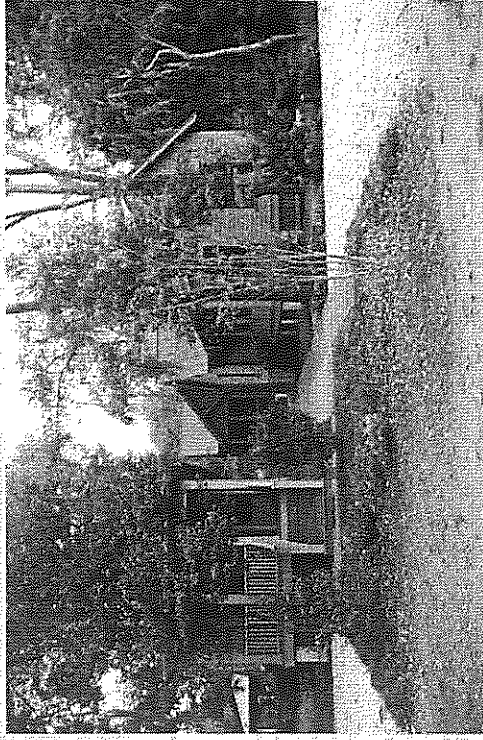


Figure 1. Old Town Historic Revitalization Plan. The plan shows the location of the historic building and the tree in the foreground.

Old Town Master Plan & Code Bluffton, South Carolina

The Master Plan and balances Bluffton's high growth pressures with the town's love and appreciation for the natural environment by reclaiming Calhoun Street as a focal point for the town. The Form-based Code preserves the typically larger lot sizes, preservation and enhancement of tree canopy and traditional building forms and materials.

TOPIC 5
Similar Master Plans



Strategy for Implementing the OLF-8 Master Plan

TOPIC 6
Plan Implementation

- Current Comprehensive Plan Future Land Use Element
- Sector Plan includes defined “centers” and “neighborhoods”
- Previously defined and adopted

- A. Town Center
- B. Village Centers
- C. Neighborhood Centers

- A. Traditional/Urban Neighborhoods
- B. New Suburban Neighborhoods
- C. Conservation Neighborhoods



Implementing the plan

NFCU comprehensive plan amendment

- Urban Service Area comp. plan amendment
- Addressed "concurrency" issues and offsite impacts
- Avoided DRI complications

Plan review and adoption

- Major comprehensive plan amendment required
- Possibly modify / expand NFCU USA
- Rezoning required, likely through a PUD
- Capital improvements planning

Next steps

- Engineering & permitting
- Capital improvements programming

GOAL FLU 5 NAVY FEDERAL CREDIT UNION URBAN SERVICE AREA

Escambia County shall create the Navy Federal Credit Union Urban Service Area (NFCU Urban Service Area) and associated guidelines and policies to assure the provision of public facilities, infrastructure, and services adequate to serve new development, to encourage efficient development patterns and the efficient delivery of public services, while also protecting environmental and historical resources and facilities.

FLU 5.1.6 Any addition or deletion of property or changes to the boundaries in the NFCU Urban Service Area shall be accomplished through a comprehensive plan amendment, demonstrating compliance with applicable provisions of state and local law. It shall include an evaluation and analysis of the impacts to the approved or planned land uses and the ability of the proposed amendment to meet the principles and guidelines outlined in the NFCU Master Plan (Master Plan) and in the Comprehensive Plan.

Federal Credit Union contact center.

OBJ FLU 5.1 NFCU Urban Service Area Boundary Map

Adopt an Urban Service Area Boundary Map for the NFCU Urban Service Area and place the boundary on the Future Land Use Map.

POLICIES

FLU 5.1.1 The NFCU Urban Service Area Boundary Map indicated on the Future Land Use Map identifies the specific location and boundaries of the NFCU Urban Service Area. Areas outside the NFCU Urban Service Area boundary are not subject to the policies and guidelines that are adopted and implemented within the boundary.

TOPIC 6

Plan Implementation

Implementing the plan

Return on Investment (ROI)


- * Team will implement the County's expectations
 - * Outcomes can be refined based on economic conditions
- ### After entitlements
- * Assist the County with solicitation for master developer(s)
 - * The right type of project attracts the right type of developer(s)

Form-based codes

- * Form makes a difference
- * May best implement the Master Plan Vision
- * Regulating plan similar to zoning map
- * Provides assurance to the community that what was envisioned gets implemented
- * Dover Kohl are experts at developing form-based codes tailored to each community


Five Main Elements of Form-Based Codes

1. Regulating Plan




A plan or map of the regulated area designating the locations where different building form standards apply.

2. Public Standards




Specifies elements in the public realm: sidewalk, travel lanes, on-street parking, street trees and furniture, etc.

3. Building Standards



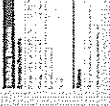
Regulations controlling the features, configurations, and functions of buildings that define and shape the public realm.

4. Administration



A clearly defined and streamlined application and project review process.

5. Definitions



A glossary to ensure the precise use of technical terms.

<https://formbasedcodes.org/definition/>

Profitability

Walkable communities yield higher ROI



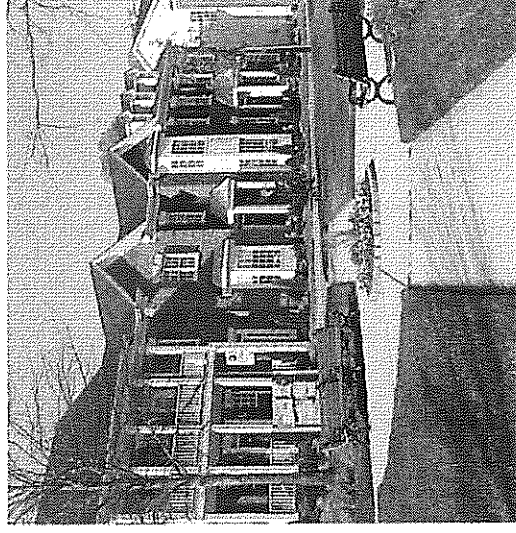
Hercules, CA

- 11% premium over conventional
- Valuing the New Urbanism, ULI 1999



I'On Mount Pleasant

- 22% premium over conventional
- Single-Family Housing In Smart Growth Communities, 2003



Davidson, NC

- 15% to 20% premium over conventional
- Journal of Urban Economics, 2003

Implementing the vision...creating place



We design and implement highly marketable new neighborhoods with places to live, work, shop, learn, and play within walking distance.

These new traditional neighborhoods are more functional, efficient, enduring and memorable than routine subdivisions.

DESIGNING NEW NEIGHBORHOODS & TOWNS

TOPIC 6
Plan Implementation

Thank you for the
opportunity!

Question and Answer Session



July 15, 2019

Paul Nobles, via email: prnobles@myescambia.com

**Re: OLF-8 MASTER PLAN
SOLICITATION #: PD-17-18-105
ESCAMBIA COUNTY, FL.**

Dear Paul,

We are in receipt of your email letter, and map attachment dated July 9, 2019. Responses to the three questions asked by the Board of County Commissioners (BOCC) are provided below on behalf of the entire DPZ team included in our Letter of Interest. We hope our responses below are sufficiently detailed, but we are willing to discuss this further or provide additional information if requested.

Question 1:

Are any of the consultants/sub-consultants working on any projects, public and/or private, within 2 miles of the property site & the footprint of the Sector Plan? We do not require specifics, but would appreciate knowing the type of project, commercial, residential, recreation, etc.

DPZ Team Answer 1:

DPZ CoDesign, Urban 3, Nelson/Nygaard, GIT Consulting, Speck & Associates:

- None of our firms are working on any projects within the designated area.

Weitzman Associates:

- We are presently engaged on a development site within this zone, and our scope of work includes a marketability study, focus groups and survey research. The property is proposed to be developed with multi-family rental housing and retail space, plus some component of recreational area that would be publicly accessible. They view Peter's direct experience in the immediate market area as a strength, and we hope the County recognizes this as well.

Impact Campaigns:

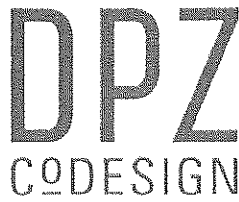
- We are likely to be engaged for community outreach and research support for the mixed-use project. Weitzman Associates is engaged in.

Question 2:

Do the consultants/sub-consultants intend/wish to work with the master developer after the master plan is adopted? Would they have an issue with an additional clause in the contract - consultants/sub-consultants selected for the planning/development of the project will be exempted from consideration as a prime or sub-consultant for the design or construction phase of the project?

DPZ Team Answer 2:

We understand the BOCC are fiduciaries to their taxpayers who are heavily invested in this land and its potential revenue stream. We would agree to such a clause in our contract with the County to not consult on the future OLF8 development after the master planning phase is completed. However, we believe this potential clause may be short-sighted for the following reasons:



- *We believe* a private developer would most likely prefer to engage professionals who already have experience in the relevant market, but who have also previously consulted on the property. The ability for a future developer to hire any member of our team actually accentuates the value of the property to the developer. The prohibition of our future engagement devalues the land and the investment in the planning effort because it eliminates the potential ongoing efficiencies and reliance on professionals who have contributed to the built-up bundle of pre-development costs that could be conveyed with the land.
- *We believe* that the impact on land value would be negative as it would result in a developer not being able to take advantage of our collective knowledge and continued involvement, and artificially limit the potential consultants that a developer could use. It seems inefficient to unnecessarily restrict the use and utility of our prior work.
- *We believe* the assurance and perception of no conflict from all team members is critical to the success of this master planning effort. However we also believe the public may view this as government overreach by dictating, through exclusion, who a property owner or developer may or may not hire. Furthermore, it restricts important free market protections by preventing said property owner or developer from hiring the best talent they can find.

Additionally we would like to suggest the following condition be considered by the BOCC and attached to this clause.

- The clause should only be in place for the period when any member of the consultant team has an active contract with the County. After the contract is terminated or completed, this clause should be retired.

Question 3:

How will the consultants/sub-consultants engage the entire community in the input phase not just Beulah community?

DPZ Team Answer 3:

Based on the resources available and the level of engagement requested by the BOCC, the DPZ team can execute a wide range of community engagement activities. If selected, one of our first tasks would be to develop a Public Engagement Plan (PEP) tailored for this effort.

We provide two options here: Option A that we believe include the baseline level of community engagement; and Option B, that provides possible additional outreach tasks for BOCC consideration.

All of our tactics and tasks can be adjusted to ensure adequate feedback from different project stakeholders (Beulah-area residents, neighbors, and businesses, as well as county-wide taxpayers, potential investors, minority and underserved communities, etc.).

Our goal is to create the broadest awareness and engagement for the OLF-8 planning project at the greatest efficiency. Additionally, it is our intent to build flexibility into the community engagement effort to ensure that all stakeholders are adequately represented in the planning process.



Option A

This represents a sample baseline engagement effort, which would be primarily targeted to the project area and sector plan stakeholders, but would also include outreach opportunities to the broader county.

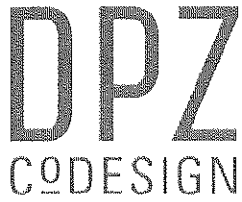
This would allow for diverse participation by project "neighbors" as well as project "taxpayers". Additionally, this would support a data-driven approach to measuring public engagement across these key audiences.

- Identify an outreach plan to key stakeholder groups as the foundation for the community engagement effort. These include neighborhood associations, advisory committees (Sector Plan / Master Plan Citizen Group), civic or social organizations (such as the Beulah Coalition), church groups, business organizations, and online communities such as Beulah Scoop and others.
- Develop project website to house project updates and documents, news updates, blog posts, email requests, questions & answers, survey questions, and results, etc. This would be accessible by OLF-8 stakeholders as well as at-large county residents and interests.
- Build an email list of stakeholders, neighbors, businesses and other county residents & taxpayers for regular updates.
- Create social media platforms for ongoing engagement and distribution of project updates within sector plan geography and county at large.
- Host community meetings, neighborhood meet-and-greets, community charrette and/or workshops, or other public-input meetings targeting project area, sector-plan area, or county-wide stakeholders. We intend to engage stakeholders right in the community by hosting events at central locations, such as the Beulah Free Will Baptist Church and the Beulah Elementary and Middle School auditoriums.
- Conduct surveys at every step to capture quantitative and qualitative data from public meetings, workshops, online interactions, and other project updates. Survey data can be collected and reported from project area stakeholders as well as broader county interests.
- Geotarget social media, online, and other advertising of community meetings, workshops, online information and surveys to ensure adequate participation by both sector plan and countywide stakeholders.
- Engage local media to generate news coverage and participation in above community engagement activities. Includes major news outlets as well as smaller, talk-radio, minority, community and online-only media outlets to ensure wide geographic and demographic participation.
- Present the results of all technical analysis (land use, existing conditions, environmental, transportation and infrastructure, economic market study and fiscal impact) publicly, to ensure the full impact of these analyses is understood by the community before master plans are drawn.

Option B

Includes all of Option A, but can also add the following tactics, based on budget resources and BOCC requests. These options can all be targeted to secure additional community engagement from sector plan area stakeholders or the broader countywide community.

- Survey via telephone (live or automated) those in the project area, sector plan area, and/or countywide stakeholders to acquire additional community input on specific ideas generated during this planning effort.



- Create a focus group panel of stakeholders (project area, sector plan area, and/or countywide) to engage in ongoing dialogue during project design, or continue to work with community leaders already advising on the development of this site.
- Host additional community / charette-style meetings in different areas of project, sector plan or county to ensure diverse engagement and participation.
- Provide telephone or online town-hall-style digital project updates and engagements, targeted to the above audiences as needed.
- Employ traditional paid advertising (billboards, radio, print, signage, direct mail, literature drops) in targeted communities to ensure participation and awareness.

Regards, on behalf of the collective DPZ team.

A handwritten signature in dark ink, appearing to read 'Manny'.

Partner

PRESENTATION TO ESCAMBIA COUNTY, BOARD OF COUNTY COMMISSIONERS

JULY 1, 2019



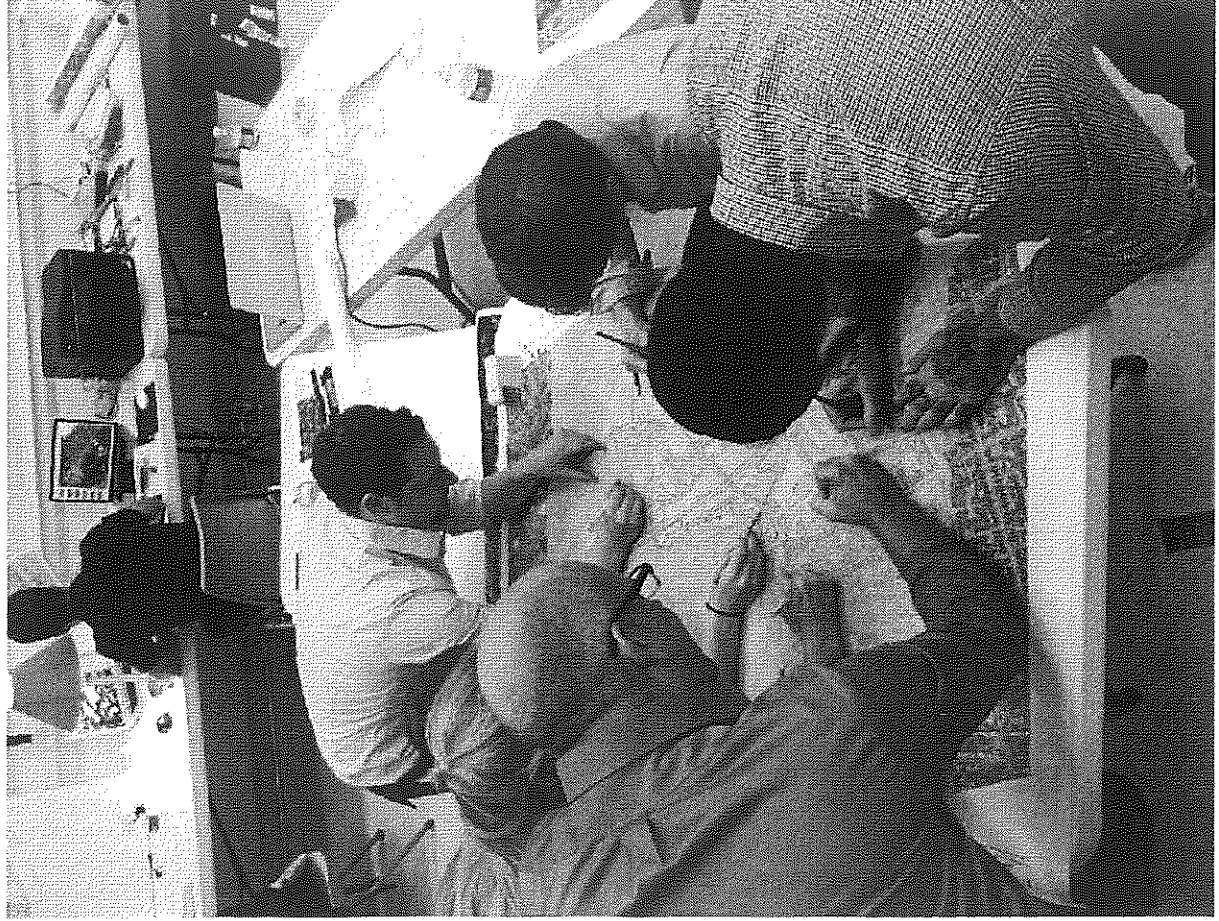
+

WEITZMAN | GIT CONSULTING | URBAN 3 | NELSON / NYGAARD | SPECK & ASSOCIATES | IMPACT CAMPAIGNS



STRATEGY FOR ADDRESSING PLAN OBJECTIVES

TEAM

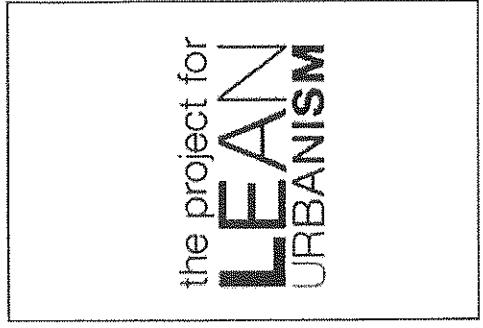
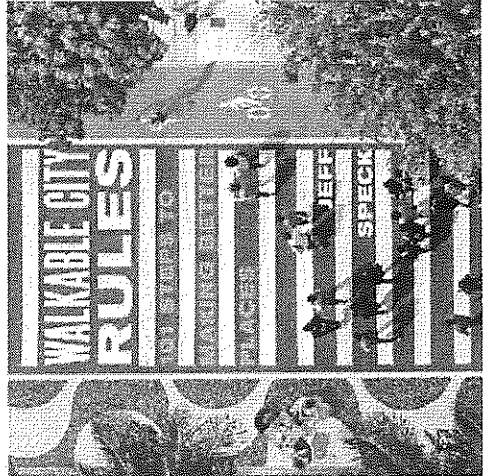
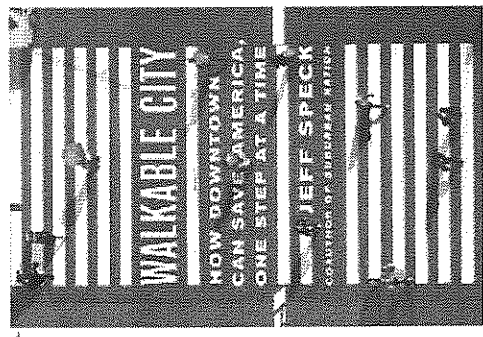
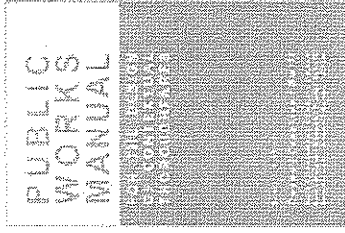
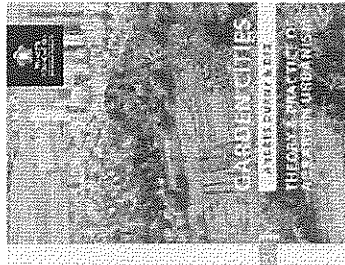
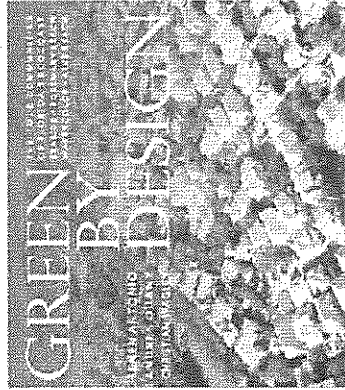
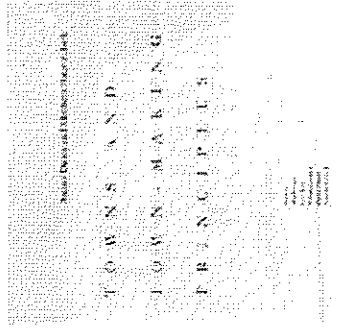
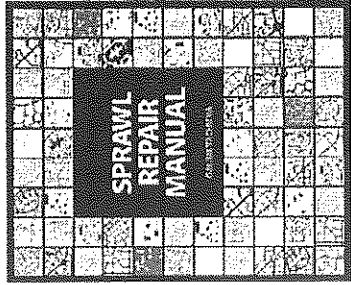
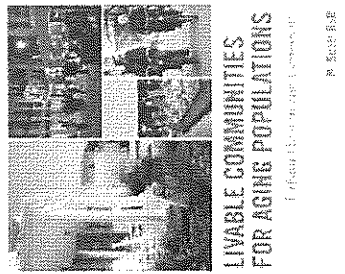
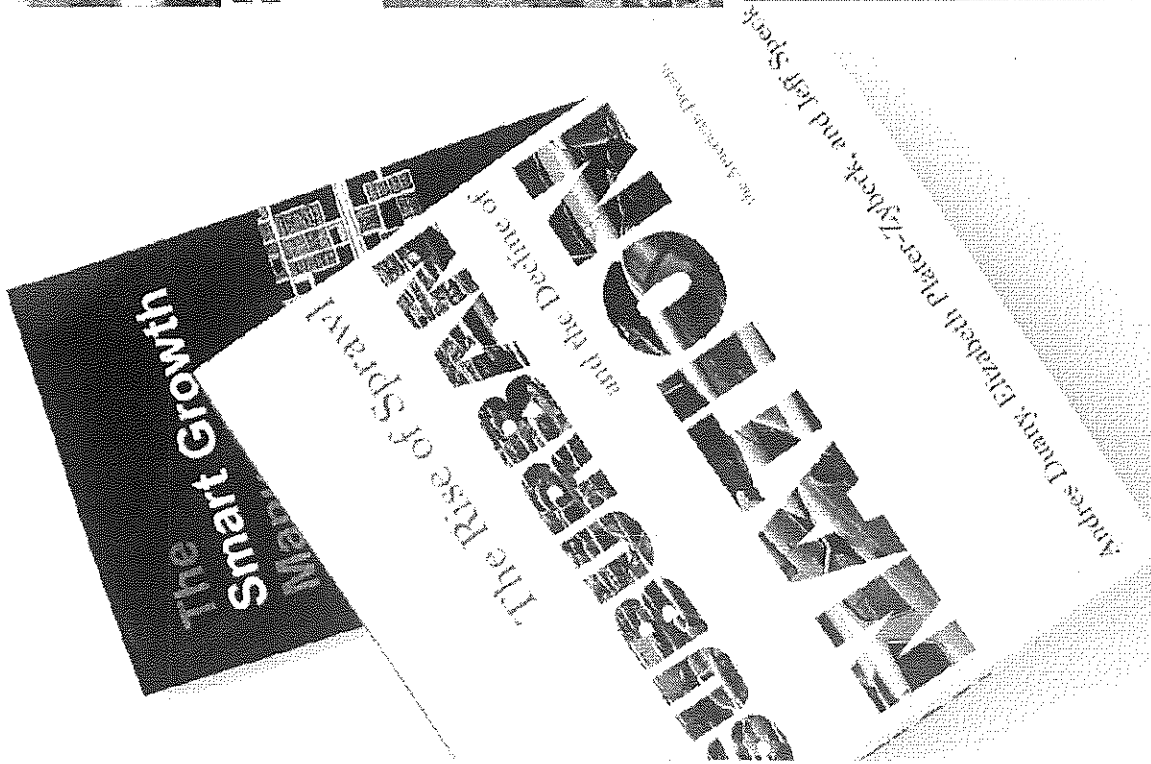


ESCAMBIA COUNTY

PRIME CONSULTANT	
DPZ CODESIGN Project Management, Urban and Regional Planning, Master Planning, Urban Design, Architectural Standards / Guidelines Maria Kibanyo Partner / Partner in Charge	
Andrew Dugan Founding Partner / Project Advisor	Galina Tachleva Partner / Project Advisor
Michael Wecht Project Manager	Christopher Ritter Designer / Illustrator

SUB-CONSULTANTS			
Impact Campaigns Stakeholder Engagement Community Participation	Speck and Associates Walkability Advisor	Weitzman Associates Residential and Commercial Market Studies	Urban3 Economic Impact Analysis
Tracie Peterson Community Engagement Specialist	Jeff Speck Partner / Walkability Specialist	Peter Bazell Market Analyst Maria Daniela-Faucher Architect / Market Analyst	Joe Minicci Planner / Economic Impact Analyst Will Cressy Economic Impact Analyst
GIT Consulting Environmental, Infrastructure Analysis / Civil Engineering / GIS	Nelson \ Nygaard Consulting Transportation Analysis		
Georgina Tachiev Civil Engineer	Jeffrey Tundin Transportation Analyst Michael Ford Transportation Planner		

INNOVATION AND RESEARCH



TEAM ATTRIBUTES

We understand place-making, meaningful community input, and the necessary components to create balanced, financially viable communities.

We adhere to the aspirations of the community at large, and best practices in urban and rural development.

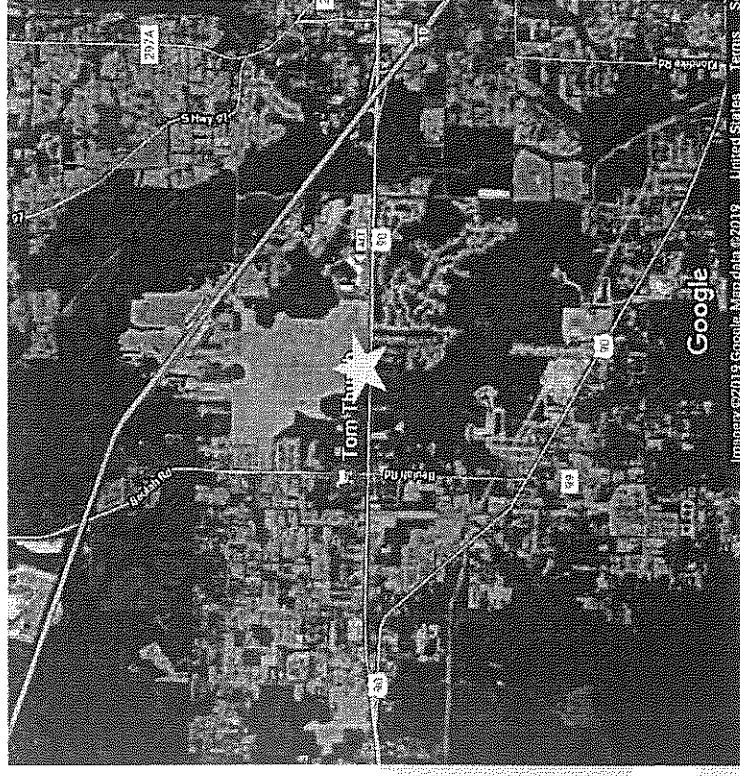
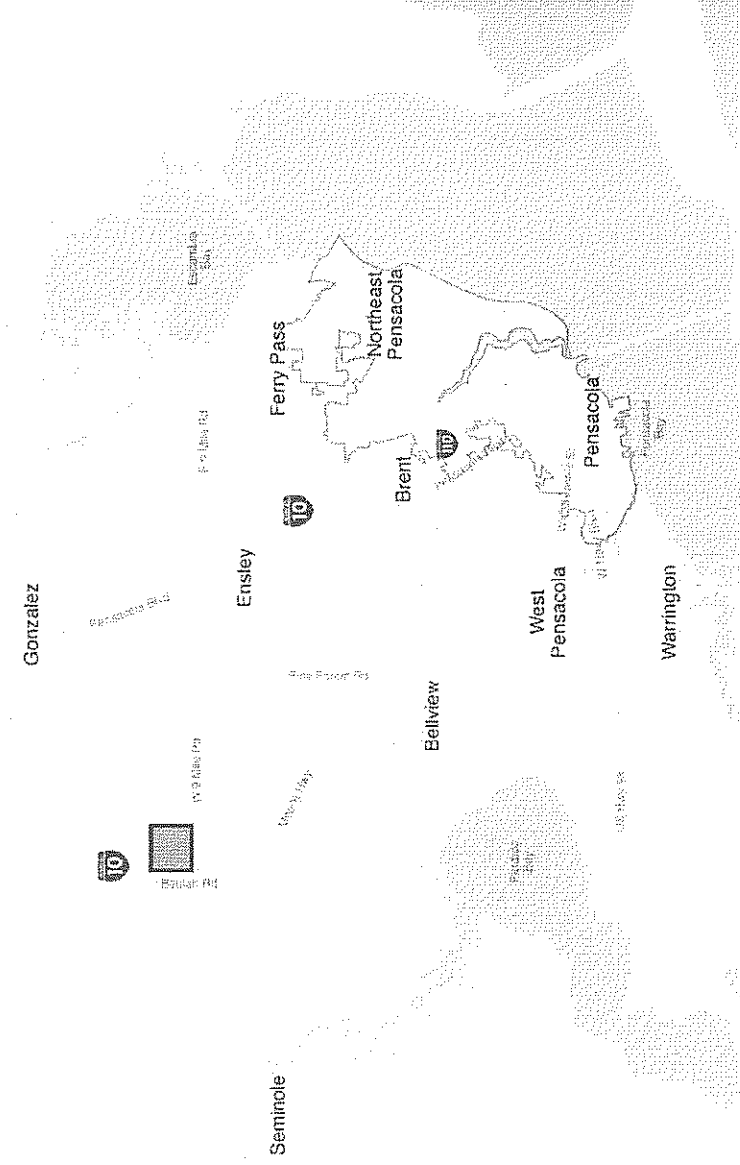
We don't start with preconceived ideas but offer the latest techniques to explore and analyze multiple development scenarios.

We bring to you broad local and state-wide experience in Florida, including regional planning, codes, downtown and urban infill plans, and new towns for both public and private clients.

We deliver implementable Plans.

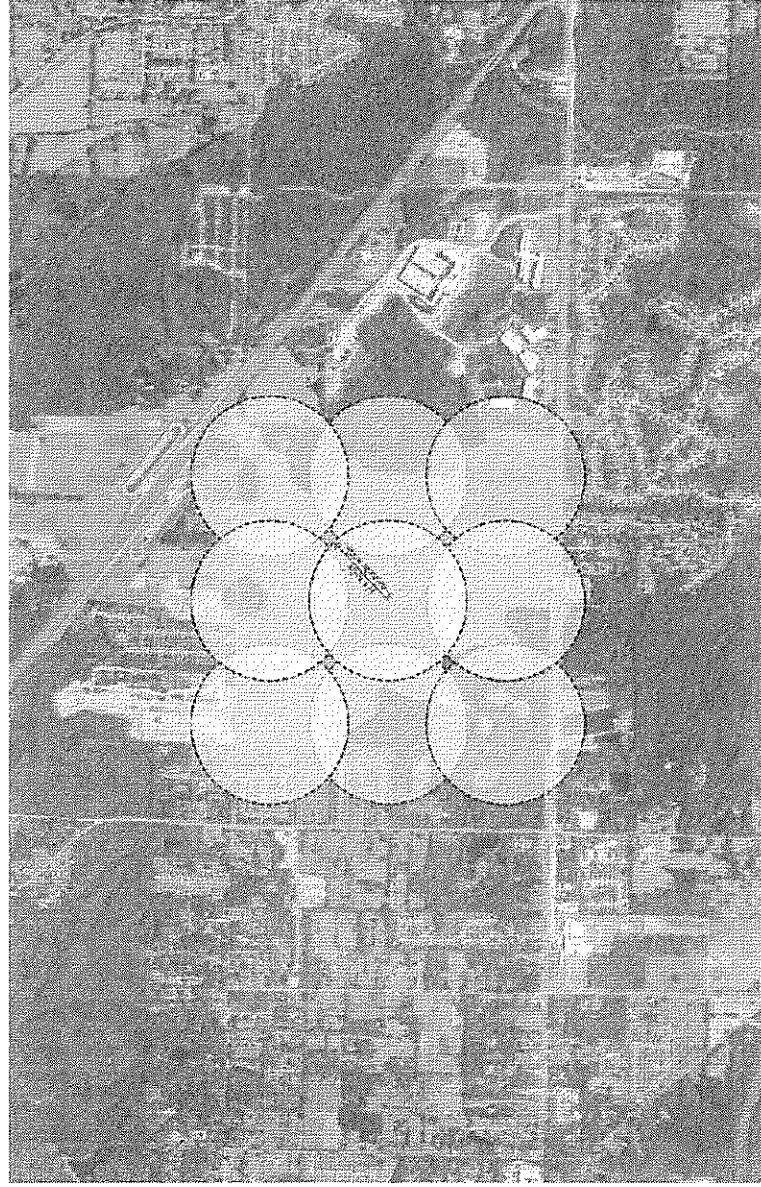
We are enthusiastic about designing OLF-8 on your own terms.

YOUR COMMUNITY'S CHARACTER

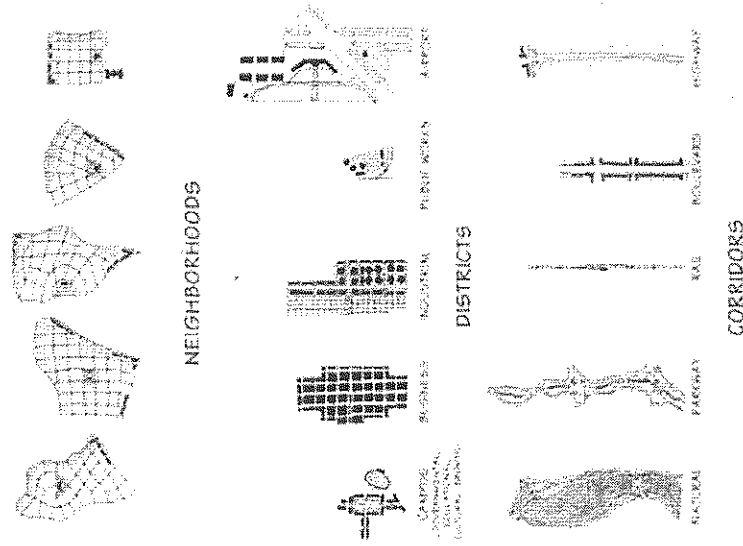


Context | Identity | Opportunities | Aspirations | Needs | Limitations | Competitive Edge

NEIGHBORHOODS AND DISTRICTS

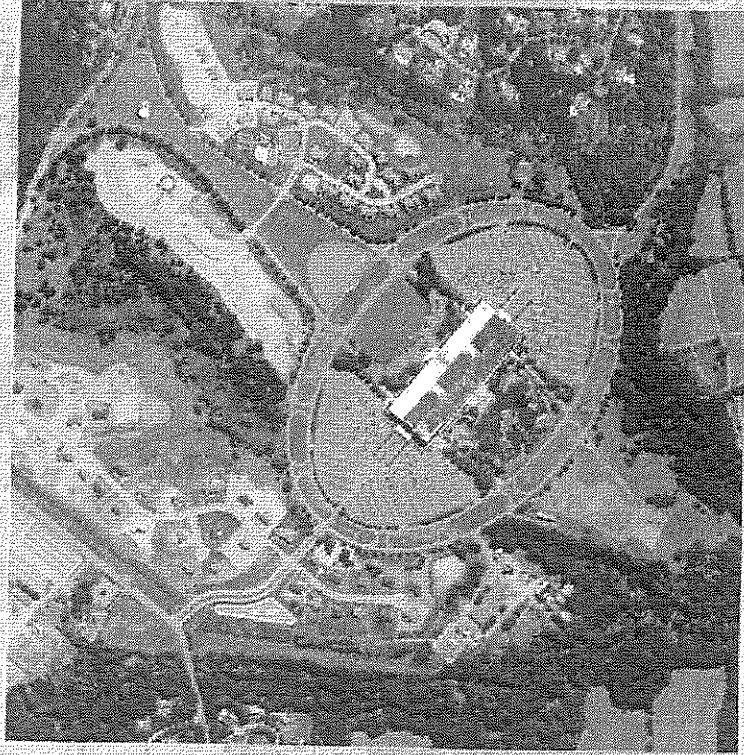


Time-tested principles of design



DISTRICTS & NEIGHBORHOODS

BeilLabs, NJ



102 acres development

+1.2 million sf Office, + Retail + civic amenities,

Residential subdivision planned

Kentlands + Lakelands, MD



680 acre community

+1 million sf commercial (NG Headquarter site)

+4,500 residential units + many civic amenities

DEVELOP SCENARIOS

Scenario A: What happens if you do nothing?

Scenario B: What does the population at large want?

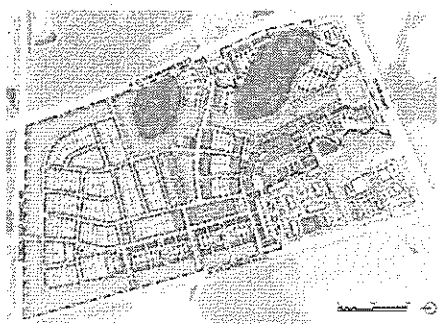
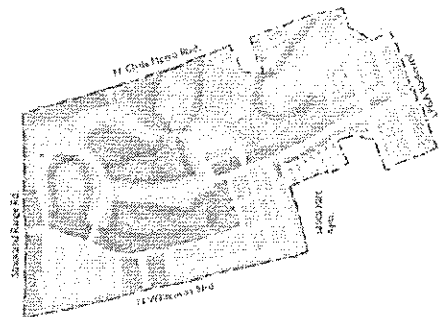
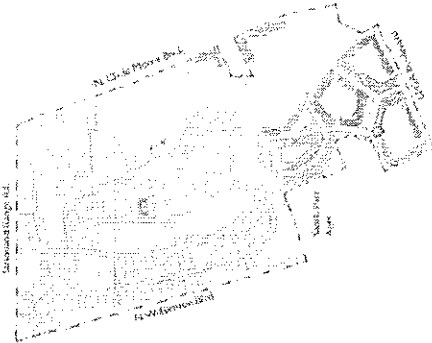
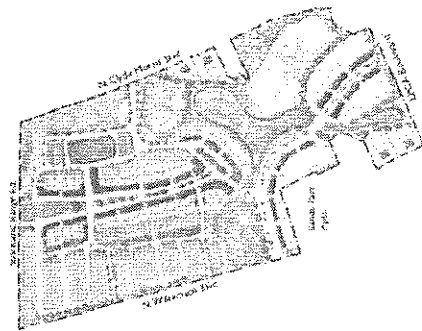
Scenario C: What would the affected neighbors like or not?

Scenario D: What is best for the municipality?

Scenario E: What is the consultant's professional advice
based on the ideas derived from these scenarios?

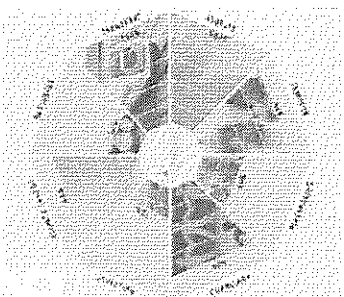
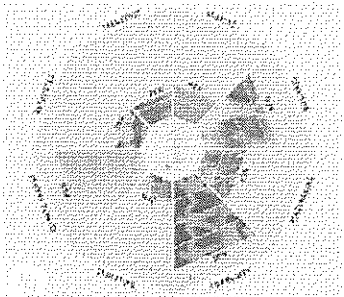
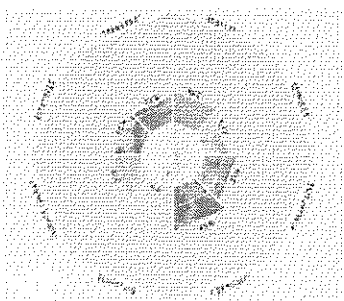
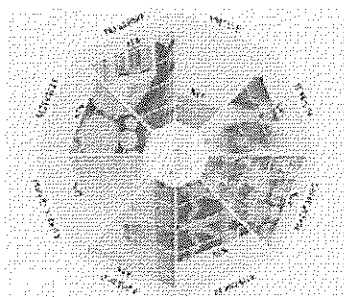
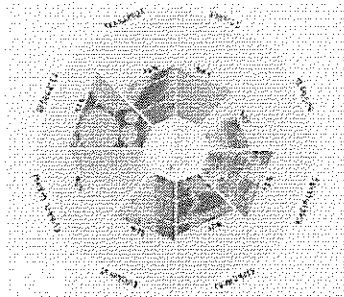
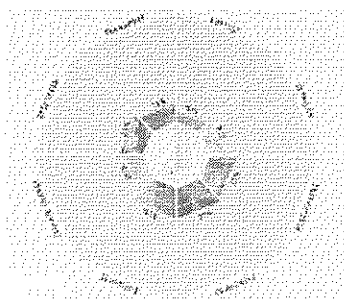
SCENARIOS EXPLORED

(OBJECTIVE ANALYSIS)



A Typological Approach:

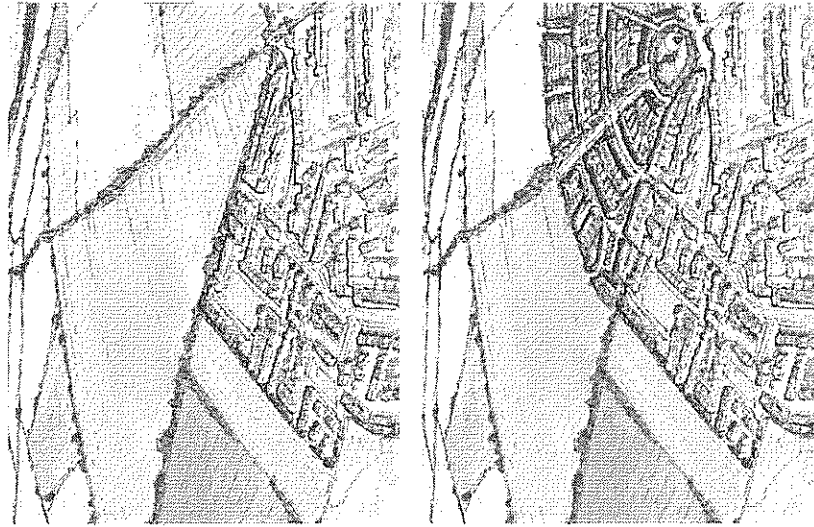
- Issues of scale
- Issues of settlement patterns
- Issues of resources and services
- Issues of politics
- Issues of market demand



Source: BRE

SCENARIOS EXPLORED

(OBJECTIVE ANALYSIS)



The images above illustrate a Settlement Extension designed to complement an existing housing estate in a manner compatible with the scale and precedents of the adjacent development. Such a settlement should be designed to 're-balance' the existing area with buildings of complementary size and form.

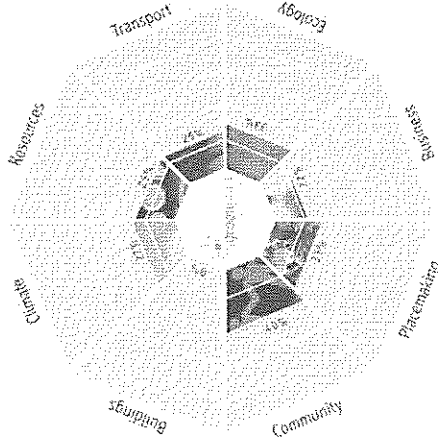
GREENPRINT ASSESSMENT: SCENARIO 4

In this scenario, extensions would be built onto the edges of many of the existing settlements. They would be in the form of either a complete new urban village or an extension of an existing condition that results in the creation of a complete one. This scenario is in the middle scoring segment, performing fourth best. It scores slightly better than re-using brownfield and greyfield sites (Scenario 2) because it improves existing neighbourhoods. However, developments under this scenario would extend into the greenbelt, therefore there is little potential to re-use buildings or land, or remediate contaminated land.

Each existing settlement would benefit from a gain of critical mass, though it may not be of a large enough scale to create benefits relating to placemaking and generation of renewable energy.

Developing at the edges provides little opportunity to deal with issues that occur within the core of existing settlements, and extensions may inherit conditions already present at the edges. The opportunity to improve existing public transport is unlikely, even as extensions to existing bus routes will need to be provided. Indeed, the peripheral location of the new developments suggests they would be more car based.

Best case: The extension is sensitively added to the existing settlement. A careful audit enables the new development to add the facilities needed to create a complete, walkable neighbourhood. The existing area is respected, leading to a feel of a single 'place.' Permeability and connectivity are enhanced, enabling walking and cycling routes. Public transport is enhanced as the number of residents increases. Dwellings formerly adjacent to green fields, but now bordered by the new development, retain easy routes to green space.



	Community	Placemaking	Buildings	Climate	Resources	Transport	Ecology	Overall
Scenario 1	60%	5th	5th	5th	5th	5th	5th	5th
Scenario 2	25%	1st 4th	1st 4th	1st 4th	1st 4th	1st 4th	1st 4th	1st 4th
Scenario 3	57%	4th	4th	4th	4th	4th	4th	4th
Scenario 4	56%	3rd	3rd	3rd	3rd	3rd	3rd	3rd
Scenario 5	67%	1st 3rd	1st 3rd	1st 3rd	1st 3rd	1st 3rd	1st 3rd	1st 3rd
Scenario 6	67%	1st 3rd	1st 3rd	1st 3rd	1st 3rd	1st 3rd	1st 3rd	1st 3rd
Scenario 7	47%	3rd	3rd	3rd	3rd	3rd	3rd	3rd
Scenario 8	22%	1st 5th	1st 5th	1st 5th	1st 5th	1st 5th	1st 5th	1st 5th
Average	55%							

SCENARIOS EXPLORED

(SUBJECTIVE ANALYSIS)

BRE ASSESSMENT CRITERIA:

Climate	Development should take all cost-effective options to ensure it is appropriately adapted to present and projected climate change impacts, such as flooding and increased temperatures.
Resources	Development should reduce the use of resources, both in construction and operation. Assessors the current state of the land and its use and how waste is managed when the construction site is in operation.
Transport	Development should depend on the availability of transport options, walking and cycling, and public transport (bus and train).
Ecology	Development should ensure that biodiversity of a site is protected and enhanced wherever possible, and that links are established to surrounding ecological sites where they exist.
Business	The amount that increases in population should be accompanied by a corresponding increase in employment opportunities in a variety of business sectors. Dwelling without employment opportunities results in a poor pattern which hinders the transport infrastructure.
Community	Development should offer more than good quality dwellings. Residents should have community facilities that allow social gathering and communication opportunities across economic and ethnic groups.
Placemaking	Each of what makes a settlement where people want to live and work is related to how individuals perceive the environment around them. Good development provides a positive sense of the location (what which is linked to the landscape in which it sits, its history and legibility and how the public spaces are designed).
Buildings	Development should improve the performance of individual buildings through of technology and by incorporating existing structures. This makes the existing character of heritage and retains the unrefined energy and material.

"Does the scenario..."

Does the scenario...	1	2	3	4	5	6
a. accommodate sustainable drainage schemes to manage a rainfall event?	1	2	1	2	3	3
b. enable efficient passive solar design?	1	2	1	2	3	3
c. offer sufficient scale to allow a viable community housing system?	0	3	3	2	3	3
d. reduce the 'foot-land' effect of existing urban context?	0	1	3	1	0	0
e. ensure significant cost-efficient technology, energy and insulation?	1	2	2	2	3	3
	3	10	10	9	12	12
a. remediate contaminated land?	1	2	1	1	0	0
b. reuse land (brownfield and greyfield)?	1	1	1	0	0	0
c. introduce sustainable and integrated waste management and treatment schemes?	0	1	1	1	2	3
d. allow for the reuse of locally recycled building materials?	1	2	3	1	1	1
	3	8	3	3	3	3
a. locate growth in a suitable neighbourhood?	1	1	3	3	3	3
b. allow development along future lines?	1	1	2	2	3	3
c. enable safe, well-equipped and secure cycle routes convenient to key locations?	1	1	0	2	3	3
d. enable safe pedestrian and cycling routes that mitigate neighbourhood conflict?	0	1	2	2	3	3
e. provide sufficient room for a long-term vision from 'traffickers'?	1	2	3	3	3	3
f. provide spaces for delivery cluster around businesses (local or primary) from 'loaders'?	1	1	3	0	0	3
g. offer sufficient scale to improve public transport provision to the area?	0	1	2	2	3	3
h. facilitate vehicle movements?	0	2	2	2	3	3
	3	11	20	16	21	24
a. support green infrastructure such as substantial green corridors?	0	2	1	2	3	3
b. provide designated space for foot-powered (bicycles) or community gardens?	1	1	1	1	3	3
c. provide a new area managed for biodiversity value?	1	1	1	1	3	3
	3	5	3	3	9	9
a. provide sufficient scale to allow for new shops and local services?	0	1	3	1	2	3
b. provide new space for business?	0	1	2	2	3	3
c. provide a varied scale of commercial and residential properties?	0	1	2	1	2	3
d. support existing community scale retail and services?	2	3	3	3	3	0
e. provide the scale for a viable home working hub?	0	0	2	2	3	3
f. allow for the realisation of local jobs in the construction sector?	1	1	2	1	1	3
	3	7	14	12	12	15
a. provide a significant number of affordable homes?	1	2	3	2	3	3
b. provide sufficient scale for provision of additional community facilities?	0	1	2	2	3	3
c. protect existing community facilities?	1	1	2	1	0	0
d. protect the social character of the existing community?	3	2	1	1	3	3
e. provide community independence of commercial facilities and infrastructure?	0	1	2	2	3	3
	3	7	10	10	12	12
a. enhance legibility and orientation within existing settlements?	0	2	3	1	0	0
b. provide access to appropriate spaces for children and teenagers?	1	1	2	2	3	3
c. provide access to public open space at the required distances?	1	1	2	1	0	0
d. integrate neighbourhoods with existing ones?	1	3	3	1	0	0
e. enhance the existing public realm?	4	9	13	7	6	6
	9	16	21	13	9	9
a. provide sufficient analysis of non-residential sustainable technologies?	0	1	2	2	2	3
b. allow existing technology to be brought back into use?	2	2	3	0	0	0
c. allow the existing building stock in the area to be made more sustainable?	1	2	3	1	0	0
	3	5	5	3	2	3
	23%	43%	71%	57%	63%	65%
Average score is	46	91	114	140	140	204
Ranking						



APPROACH TO CONDUCTING THE EXISTING CONDITIONS ANALYSIS AND TECHNICAL ANALYSIS

EXISTING CONDITIONS BLUEPRINT



Land Use and Development

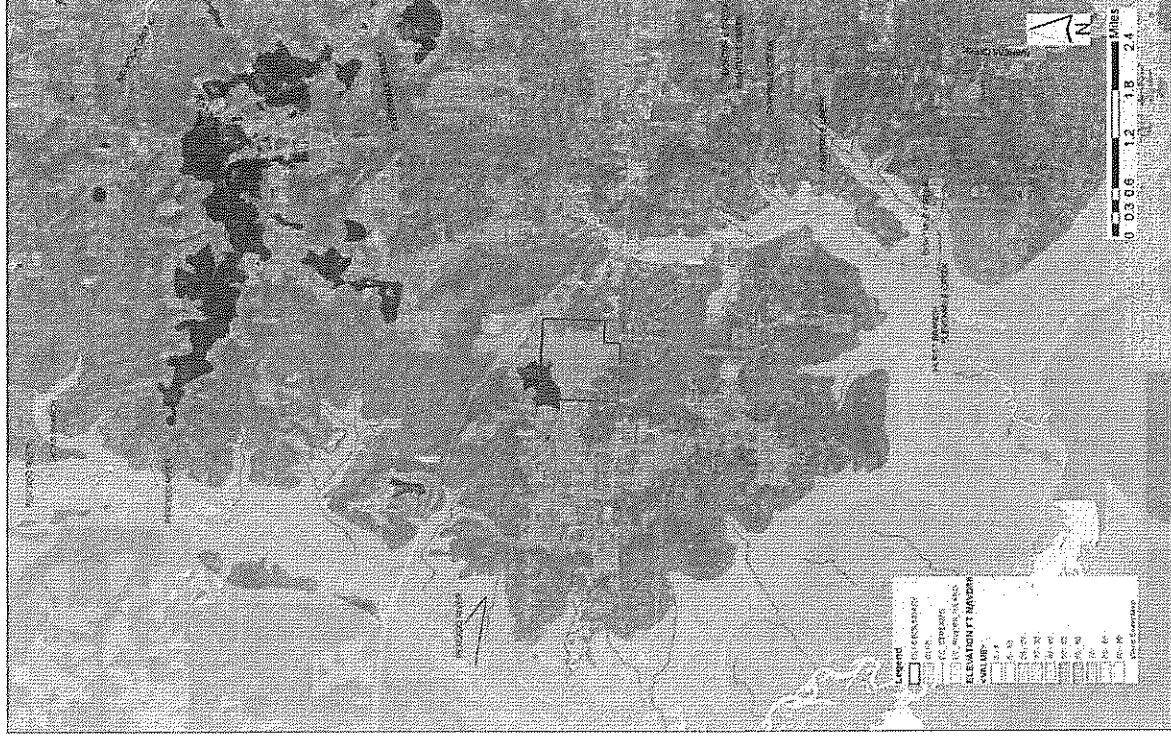
Organizational and Regulatory Context

Form and Character

CIVIL & ENVIRONMENTAL ISSUES

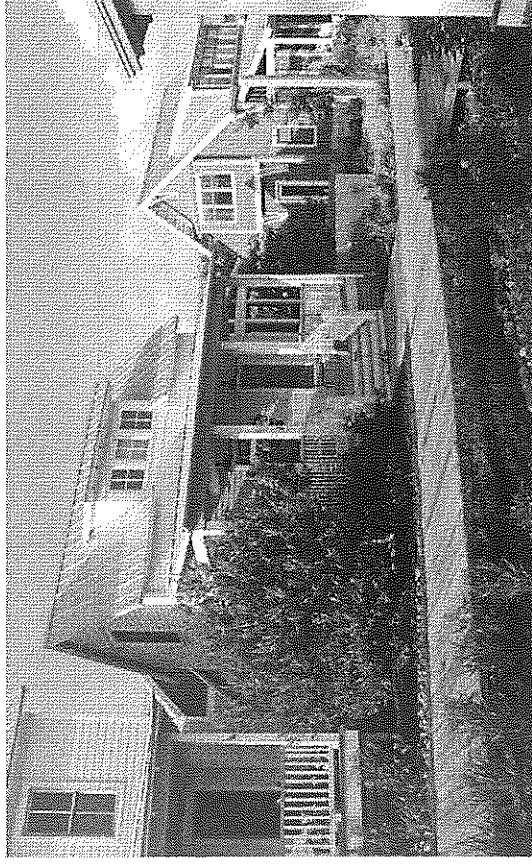
Main focus on Cost Efficiency and High Environmental Performance through Green Infrastructure integrated with the Plan.

- Collaborative effort early on to reduce impacts on natural hydrologic cycle.
- Consider flood control and retention-based stormwater control measures early.
- Optimize stormwater quantity and quality control measures.
- Provide optimization of thoroughfare and infrastructure components.
- Develop detailed grading and analysis to maximize on-site storage and ensure fast routing of excess stormwater downstream to the next storage component.



GREEN INFRASTRUCTURE

- Implement green infrastructure to reduce infrastructure costs and preserve the natural hydrologic cycle by reducing peak discharge rate, volume, and duration of flow and increasing aquifer recharge.
- Analyze major infrastructure quantities and compare costs to demonstrate financial benefits through implementation.
- Integrate stormwater control measures into the urban design of the Plan.
- Document site planning benefits.
- Guide urban design to lead in sustainability goals.
- Use Light Imprint toolkit for channeling, filtration, storage and paving.



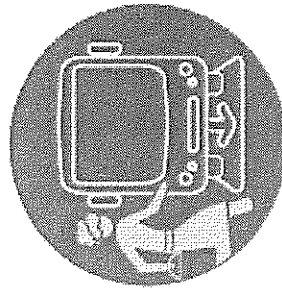
Source: DPZ: Carlton Landing

TRANSPORTATION ANALYSIS

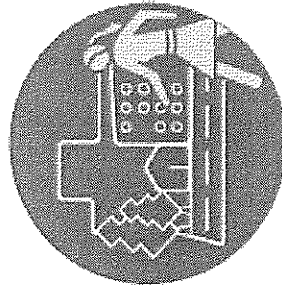


WE PUT PEOPLE FIRST

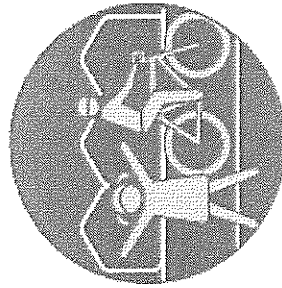
Developing transportation systems to promote broader community goals of mobility, equality, economic development, and healthy living.



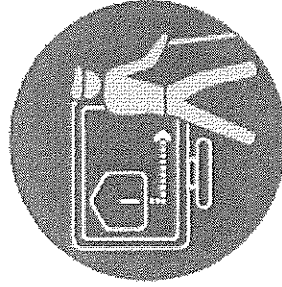
TRANSIT



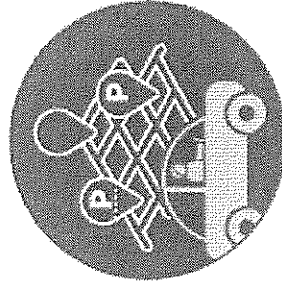
CITIES AND STREETS



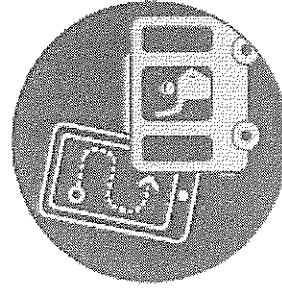
ACTIVE
TRANSPORTATION
AND SAFETY



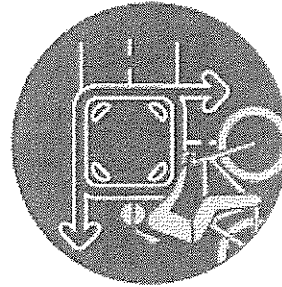
MOBILITY MANAGEMENT



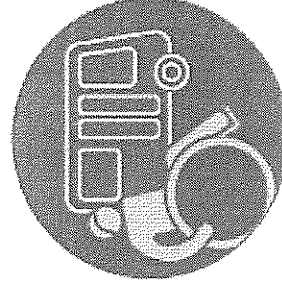
PARKING AND DEMAND
MANAGEMENT



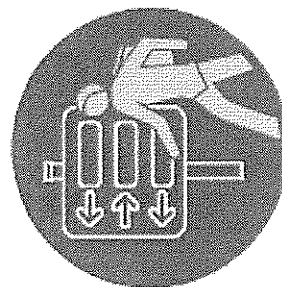
EMERGING MOBILITY AND
ON-DEMAND SERVICES



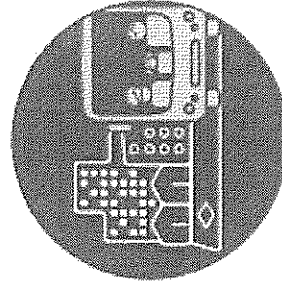
ENGINEERING DESIGN
AND DEVELOPMENT



PARATRANSIT AND
COMMUNITY
TRANSPORTATION



CAMPUS MOBILITY



TRANSIT CORRIDORS

TRANSPORTATION ANALYSIS

Understand the context:

- Surrounding streets & development and how they function
- Planned capital improvements and other changes

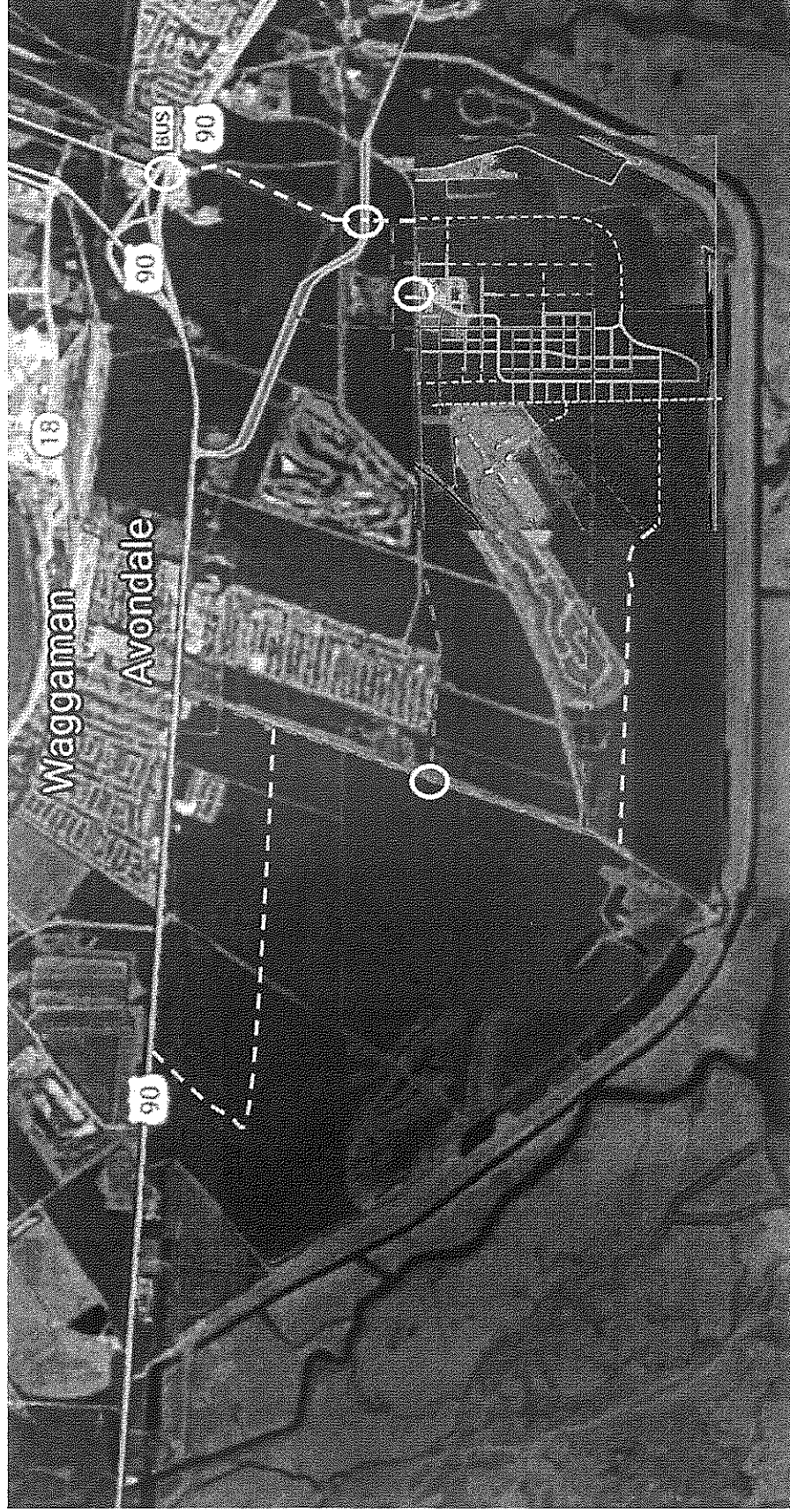
Create streets and services that serve development:

- Safe mobility for all users by all modes
- Focused development needs network of smaller streets
- Strong connections to adjacent areas and regional networks
- Sketch modeling to verify network function

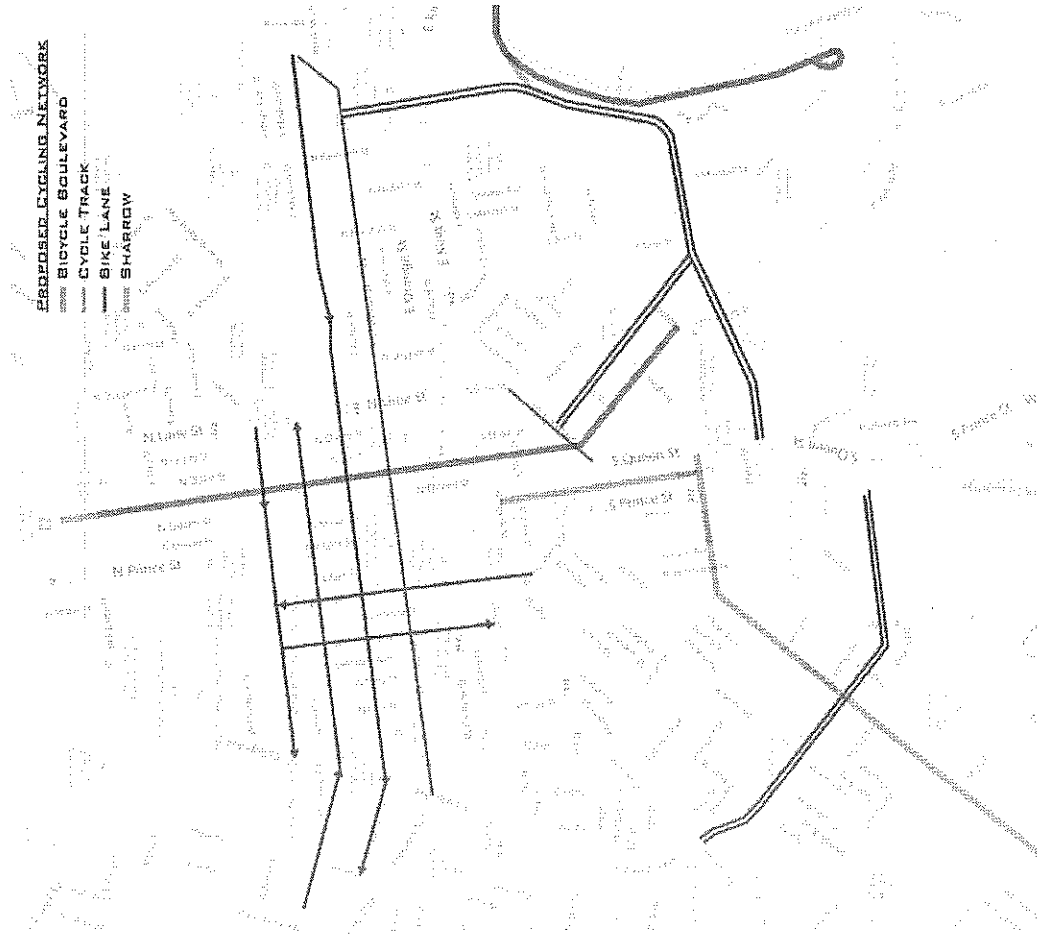
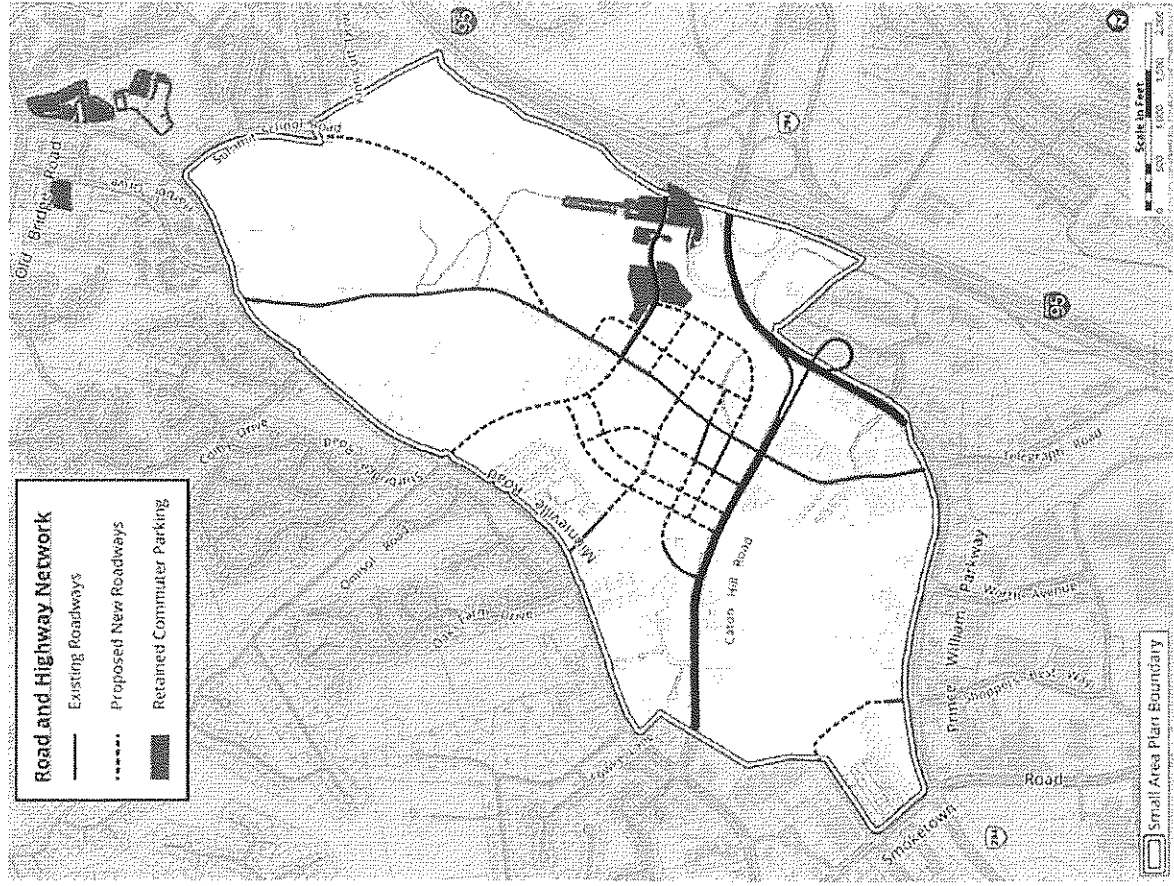
Manage Parking and consider ATV:

- Share parking across uses as possible
- Strong incentive-based demand management program
- Access authority (TMA) to manage access and mobility
- Future proofing for autonomous vehicles.

TRANSPORTATION ANALYSIS



TRANSPORTATION | WALKABILITY ANALYSIS



Source: Speck & Associates



APPROACH TO CONDUCTING THE ECONOMIC IMPACT ANALYSIS

MARKET RESEARCH

Weitzman has solid experience working on new development throughout the Pensacola area since 2012

Researching the residential and commercial market potential in
BEULAH since 2015

We will inform the design and underwriting process with a
Marketability Study

- A Marketability Study is site specific, and incorporates market analysis into a study of the development or investment potential of the site.
- Identifies potential market and investment risk, and how to mitigate this risk
 - Is the cornerstone of investment due diligence
 - One cannot perform a financial feasibility analysis without first performing a marketability study

MARKET RESEARCH

EVALUATION OF MARKET SUPPORT IN STEPS

1. Property Characteristics
2. Highest and Best Use
3. Target Market
4. Economic and Demographic Trends
5. Market Trends and Comparable Projects
6. Demand Analysis
7. Conclusions and Development Plan

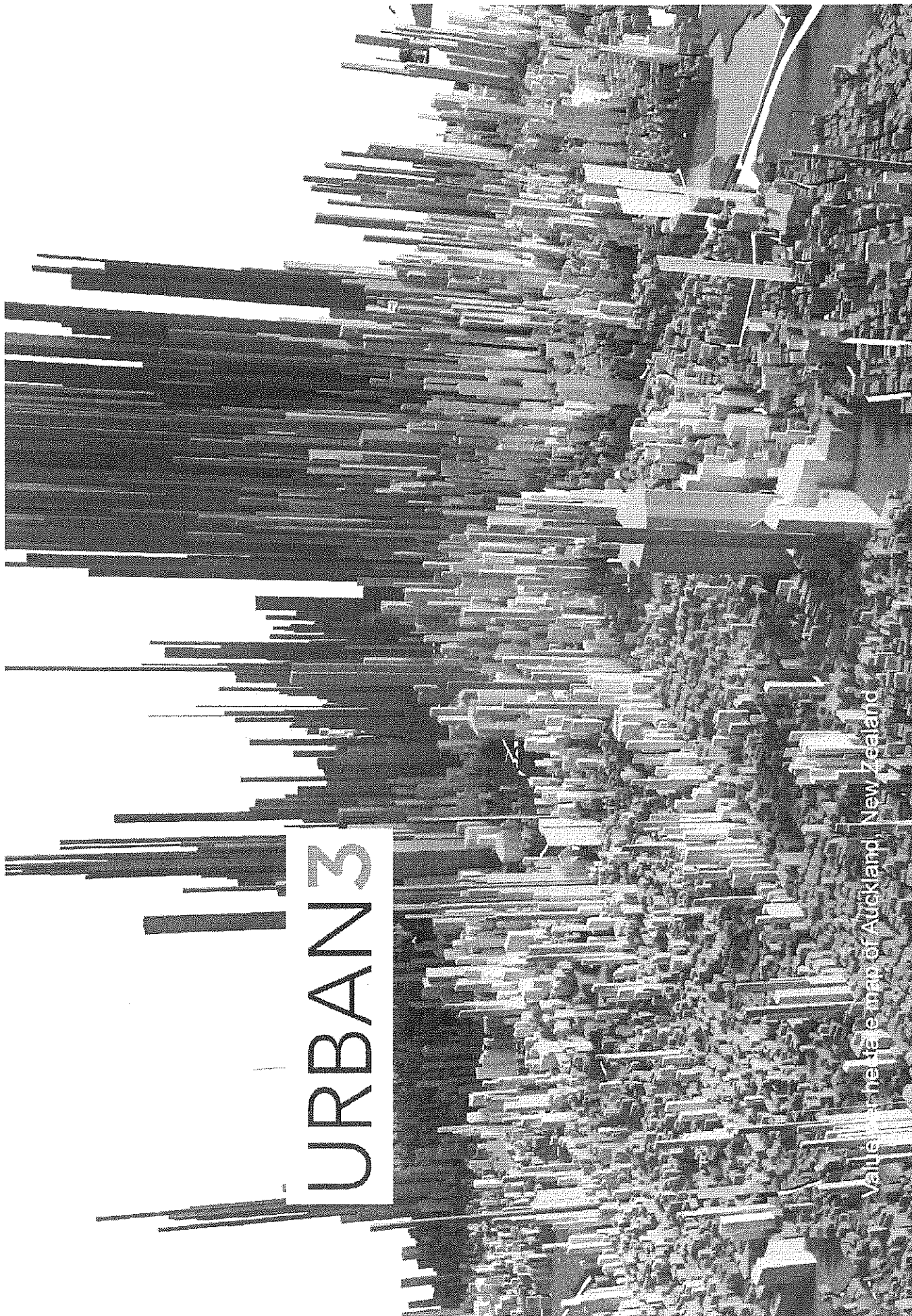
OBJECTIVE is to inform the design, financial feasibility, and the potential economic impact of the development on the surrounding community.

URBAN3

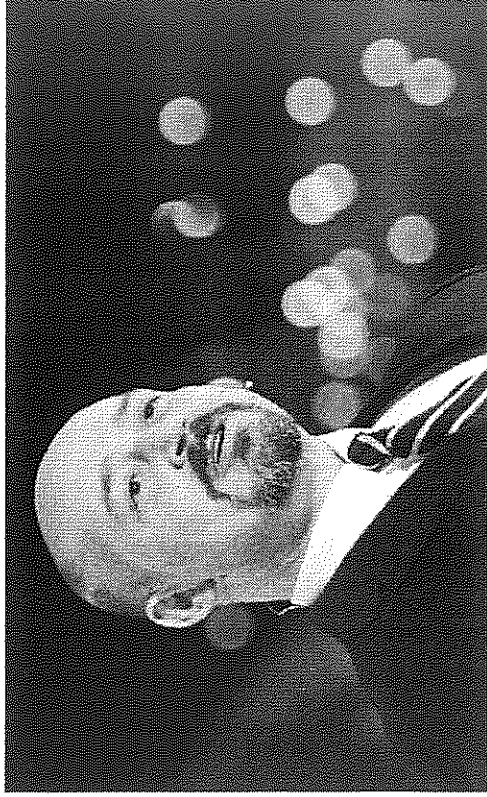
Valley of the Waiheke map of Auckland, New Zealand

DPZ CODESIGN

OLF-8 MASTER PLAN



URBAN3



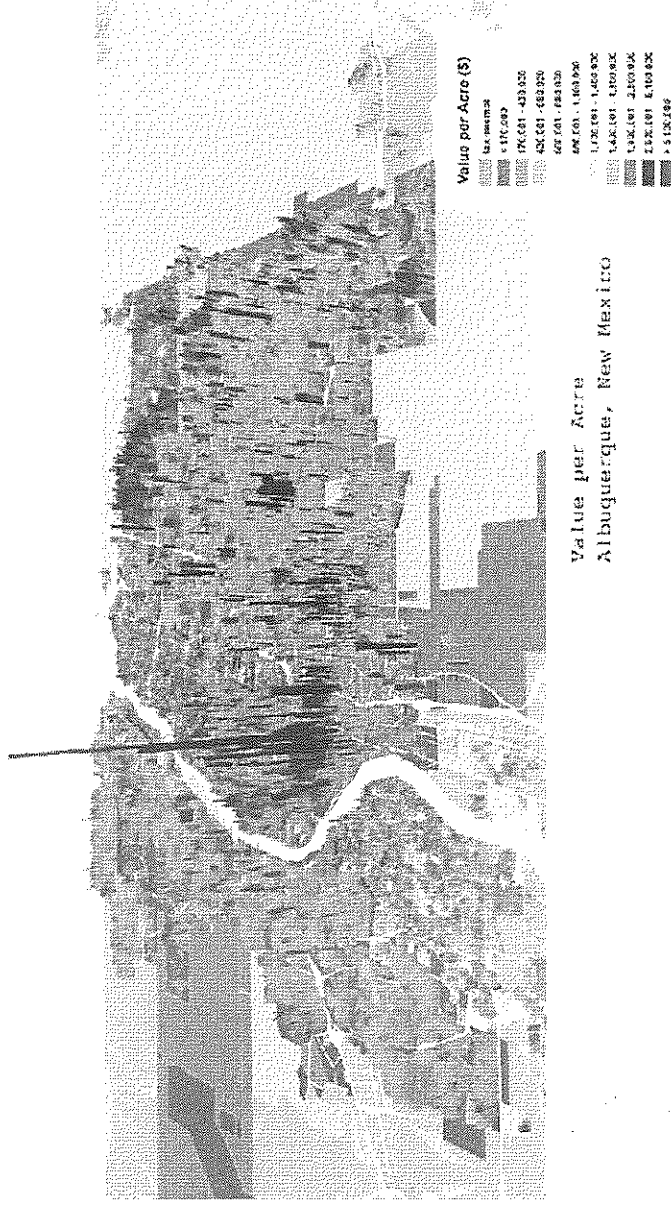
JOE MINICOZZI, AICP, PRINCIPAL OF URBAN3

- Urban3 maps the financial health of built environments to inspire communities of all sizes to think differently about development, land use, and public policy.
- Visualize economic productivity using 3D modeling software and create graphics to reveal the financial impacts of public policy and land use types
- Urban3's work democratizes complex economic information to include everyone in data-driven conversations about community growth

URBAN3: CORE SERVICES

Revenue Productivity Analysis

- Identifies performance of a parcel's tax value relative to its land area, revealing community fiscal health
- Provides stakeholders with a simple, easy-to-understand visualization of all community revenue sources
- Helps communities prioritize capital improvements and inform community design and future land use decisions



URBAN3: CORE SERVICES

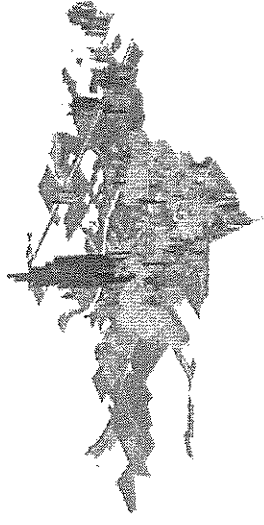
Revenue Forecasting and Scenario Planning

- Quantifies and visualizes the impact of various development scenarios proposed by urban designers
- Reveals the impact of infrastructure investments by visualizing the potential future revenue of proposed development projects
- Visualizes Tax Increment Financing (TIF) district analysis projects
- Utilizes Urban Footprint software to create future development impact projections



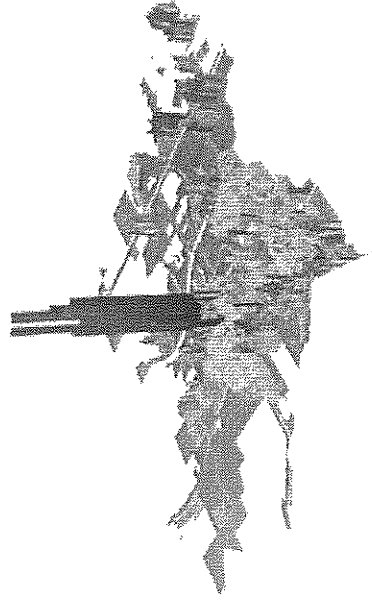
Phase I

\$182M Projected
Tax Value



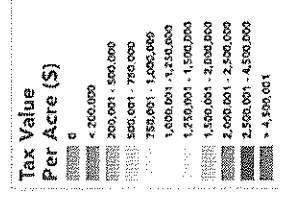
Phase 2

\$367M Projected
Tax Value

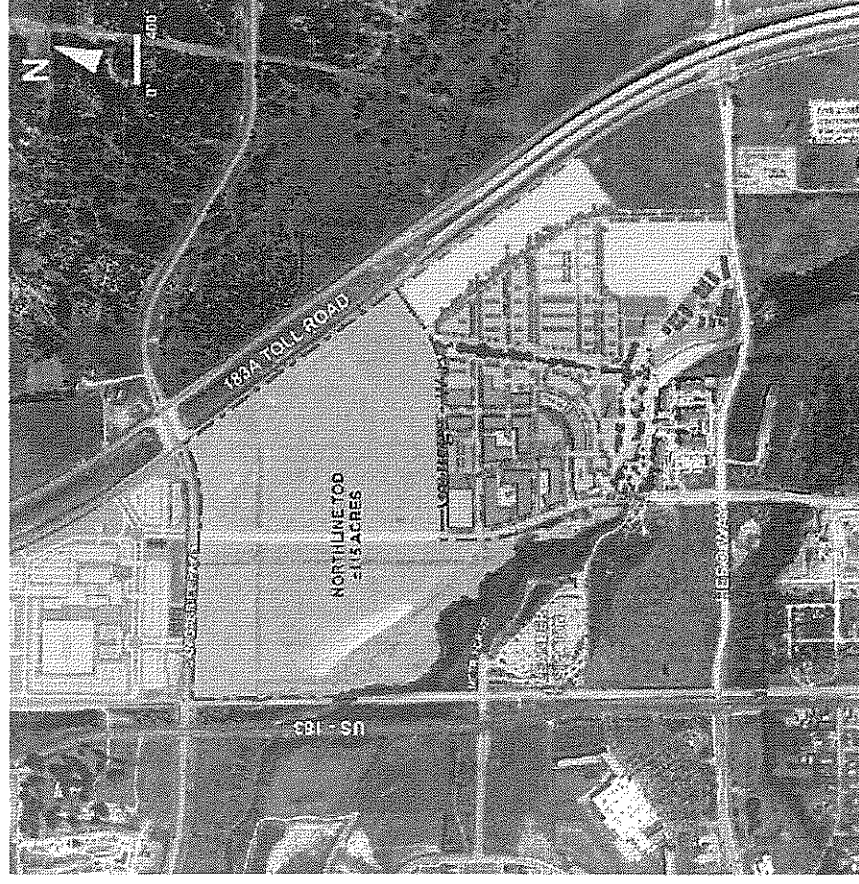
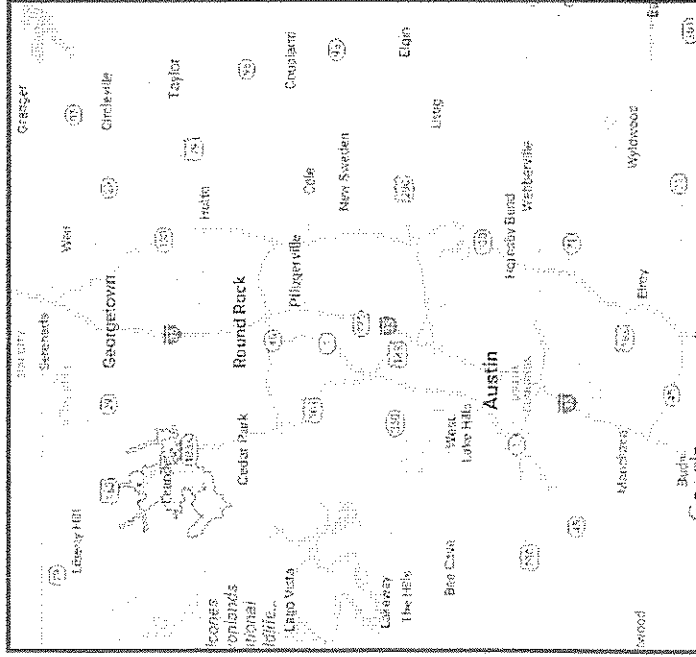


Full Buildout

\$733M Projected
Tax Value

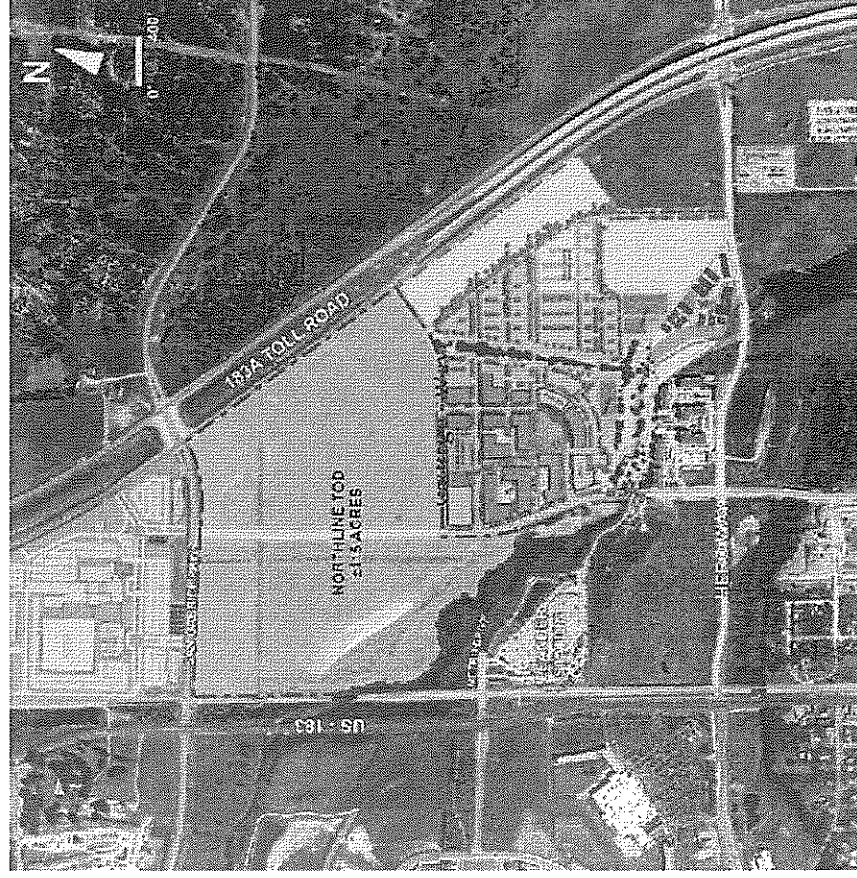
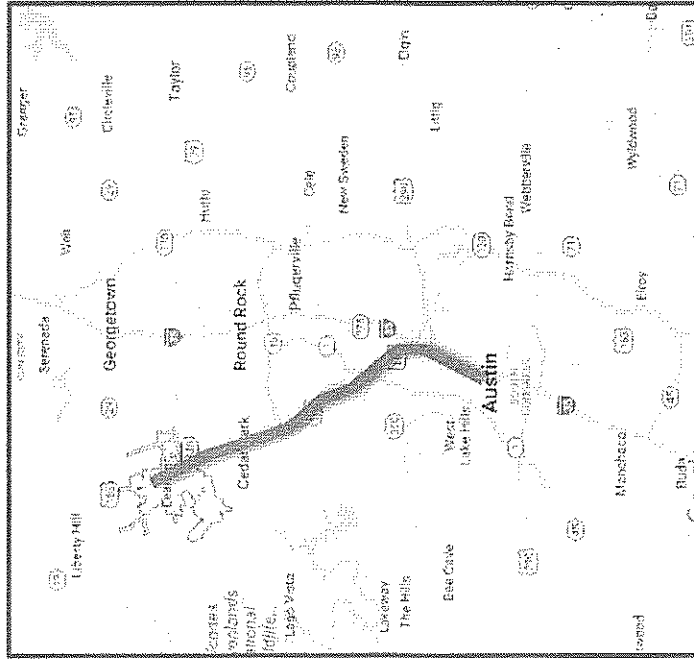


URBAN3 CASE STUDY: LEANDER, TEXAS



DAVID M. ECKHART ARCHITECTS
NORTHLINE TOD VICINITY MAP
LEANDER, TEXAS

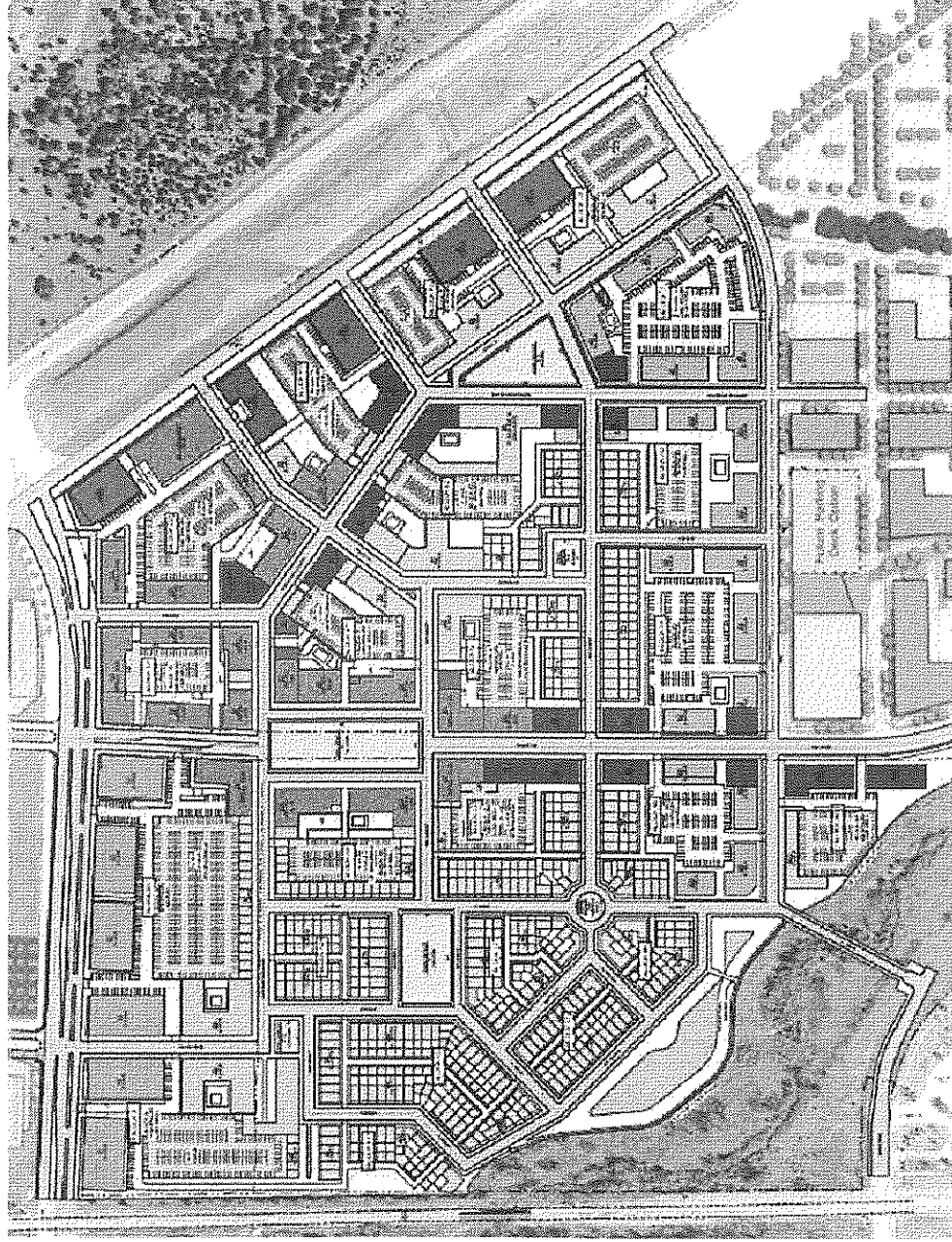
URBAN3 CASE STUDY: LEANDER, TEXAS



NORTHLINE TOD VICINITY MAP
LEANDER, TEXAS

DAVID M. FERGUSON ARCHITECTS
ARCHITECTS

URBAN3 CASE STUDY: LEANDER, TEXAS



LEGEND KEY

[Pattern]	RESIDENTIAL TOWN HOUSE
[Pattern]	RESIDENTIAL GARDEN APARTMENT
[Pattern]	RESIDENTIAL MULTI-FAMILY
[Pattern]	OFFICE OR HOTEL
[Pattern]	MEDICAL OFFICE
[Pattern]	RETAIL
[Pattern]	CINEMA
[Pattern]	HOTEL
[Pattern]	MEETING SPACE
[Pattern]	CIVIC OFFICE
[Pattern]	STRUCTURED PARKING
[Pattern]	GROUND FLOOR LINER RETAIL
[Pattern]	CONVERTIBLE USE AT GROUND FLOOR
[Pattern]	PROPERTY LINE
[Pattern]	EASEMENT
[Pattern]	FUTURE GARAGE



LEVEL 1 - FULL
NORTHLINE 100'

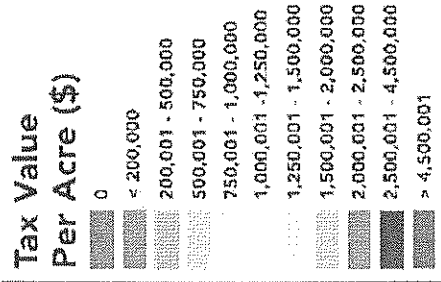
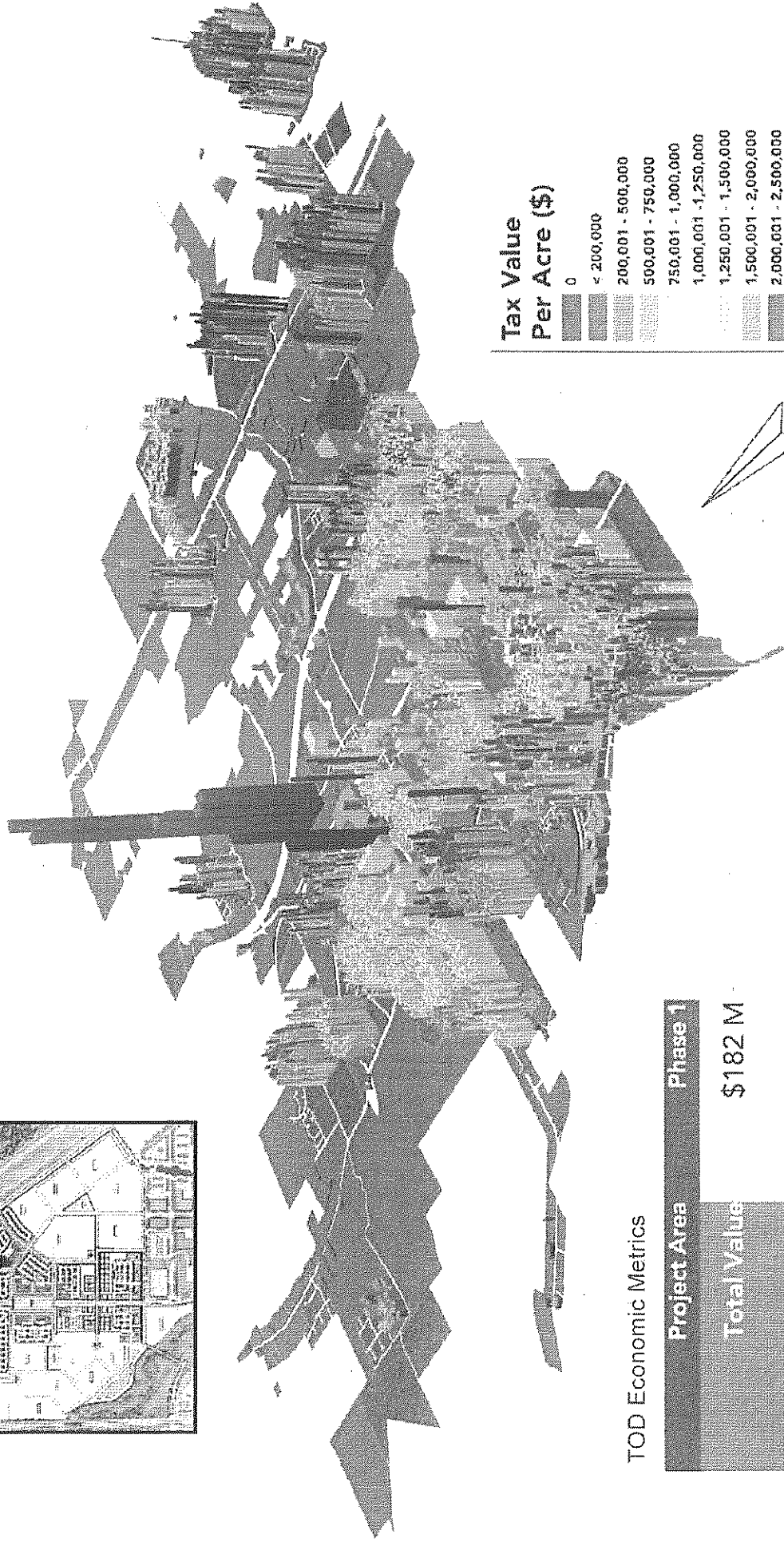
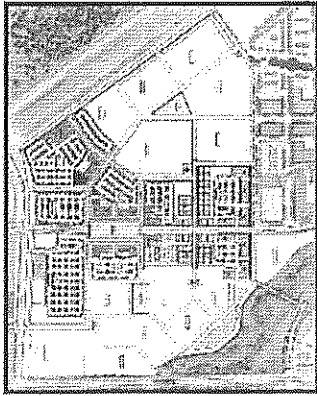
DAY U. M. SCHWARTZ, AECOM

URBAN3 CASE STUDY: LEANDER, TEXAS

Existing Condition



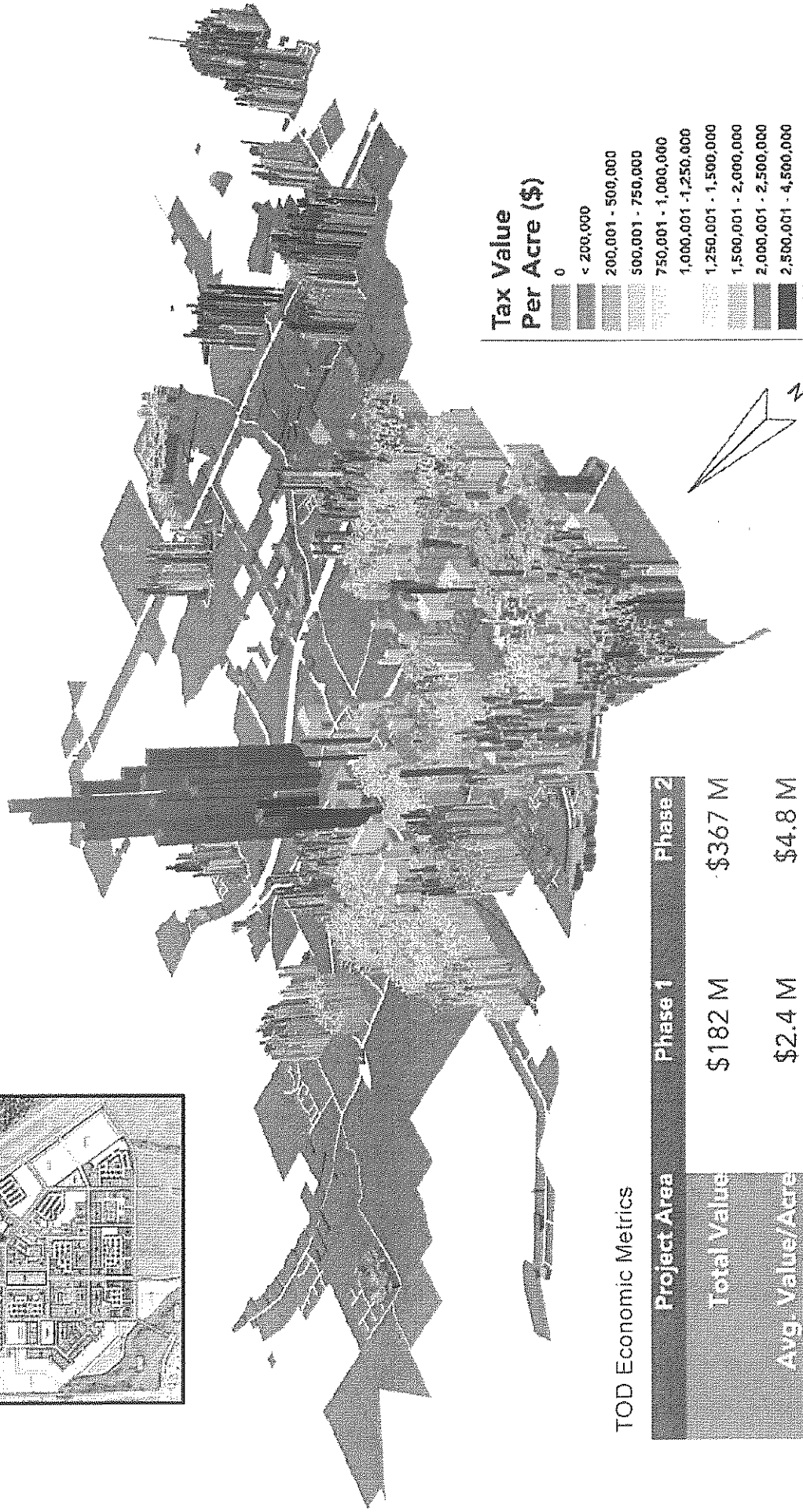
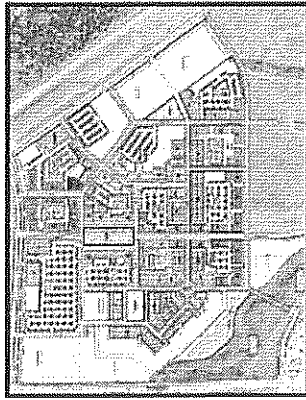
URBAN3 CASE STUDY: LEANDER, TEXAS



TOD Economic Metrics

Project Area	Phase 1
Total Value	\$182 M
Avg. Value/Acre	\$2.4 M

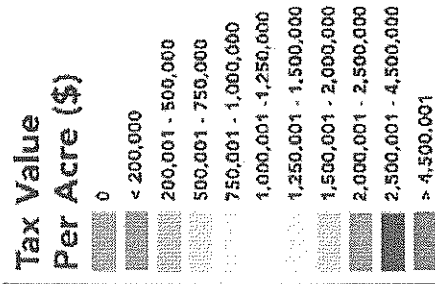
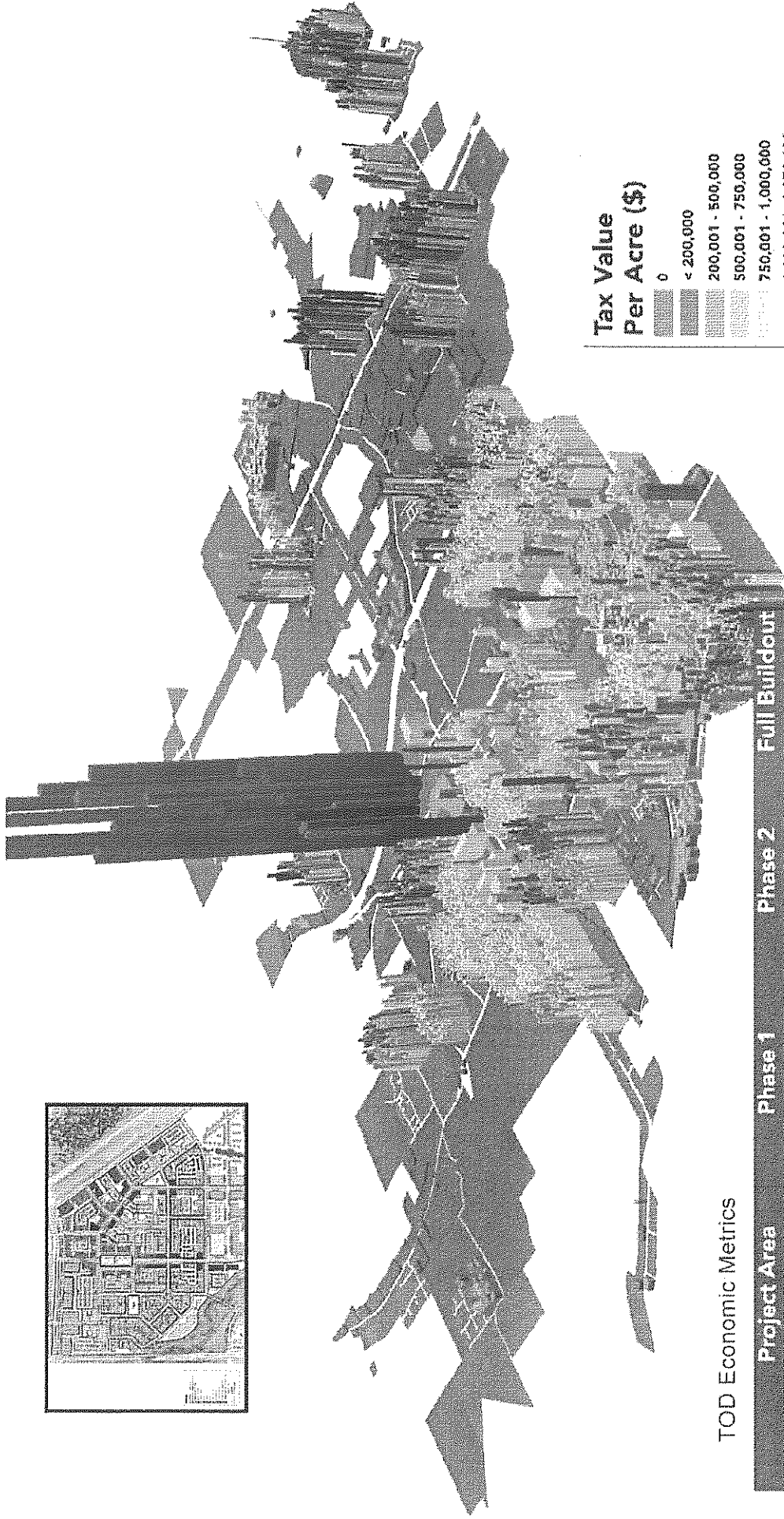
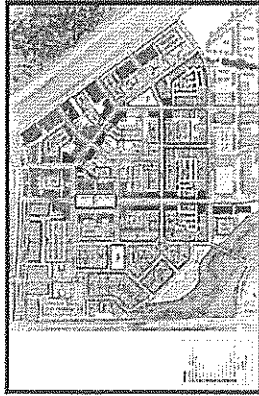
URBAN3 CASE STUDY: LEANDER, TEXAS



TOD Economic Metrics

Project Area	Phase 1	Phase 2
Total Value	\$182 M	\$367 M
Avg. Value/Acre	\$2.4 M	\$4.8 M

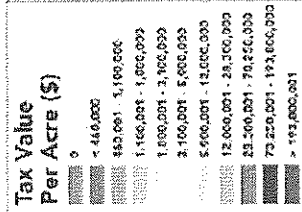
URBAN3 CASE STUDY: LEANDER, TEXAS



TOD Economic Metrics

Project Area	Phase 1	Phase 2	Full Buildout
Total Value	\$182 M	\$367 M	\$733 M
Avg. Value/Acre	\$2.4 M	\$4.8 M	\$9.5 M

URBAN3 CASE STUDY: LEANDER, TEXAS



Georgetown

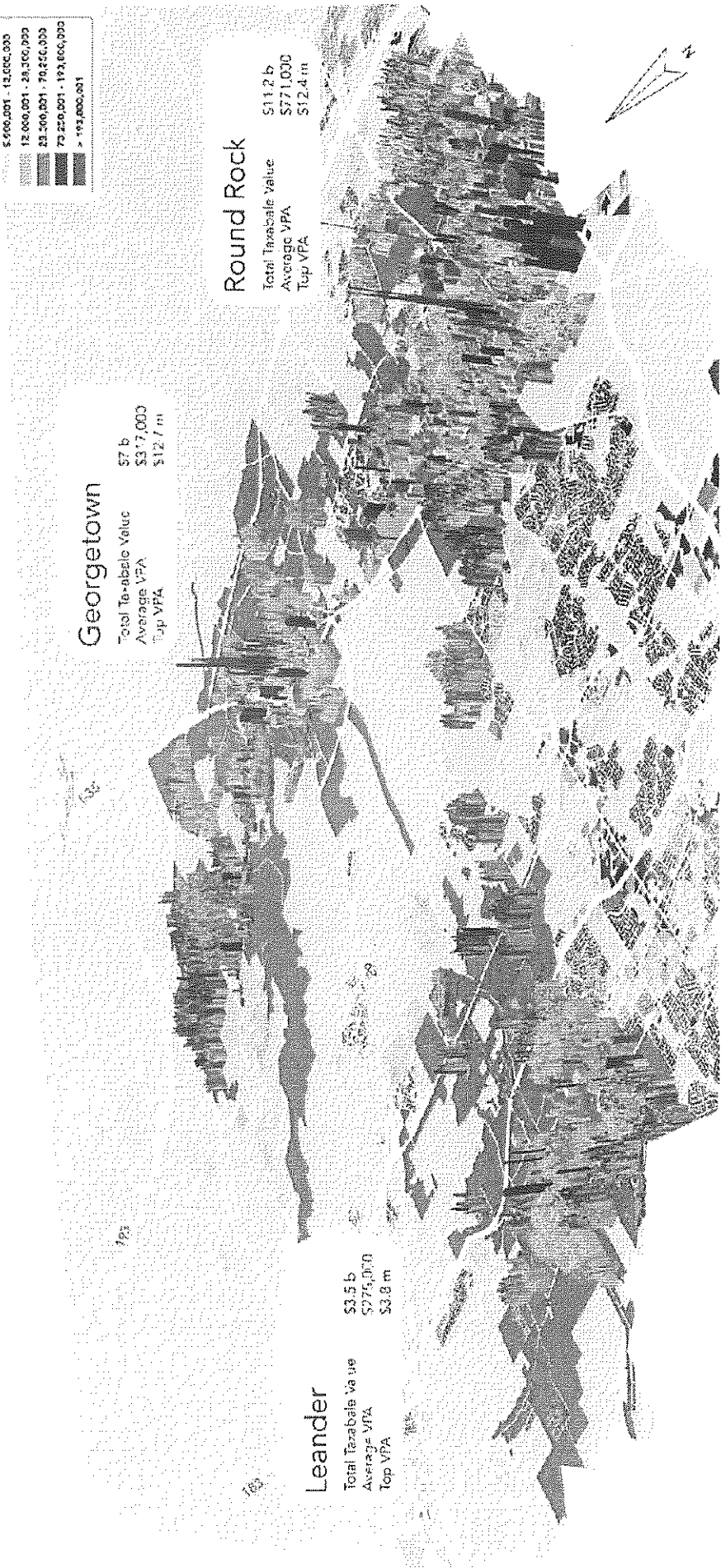
Total Taxable Value \$7.6
Average VPA \$317,000
Top VPA \$12.7 m

Round Rock











Total Taxable Value \$112.6
Average VPA \$771,000
Top VPA \$12.4 m

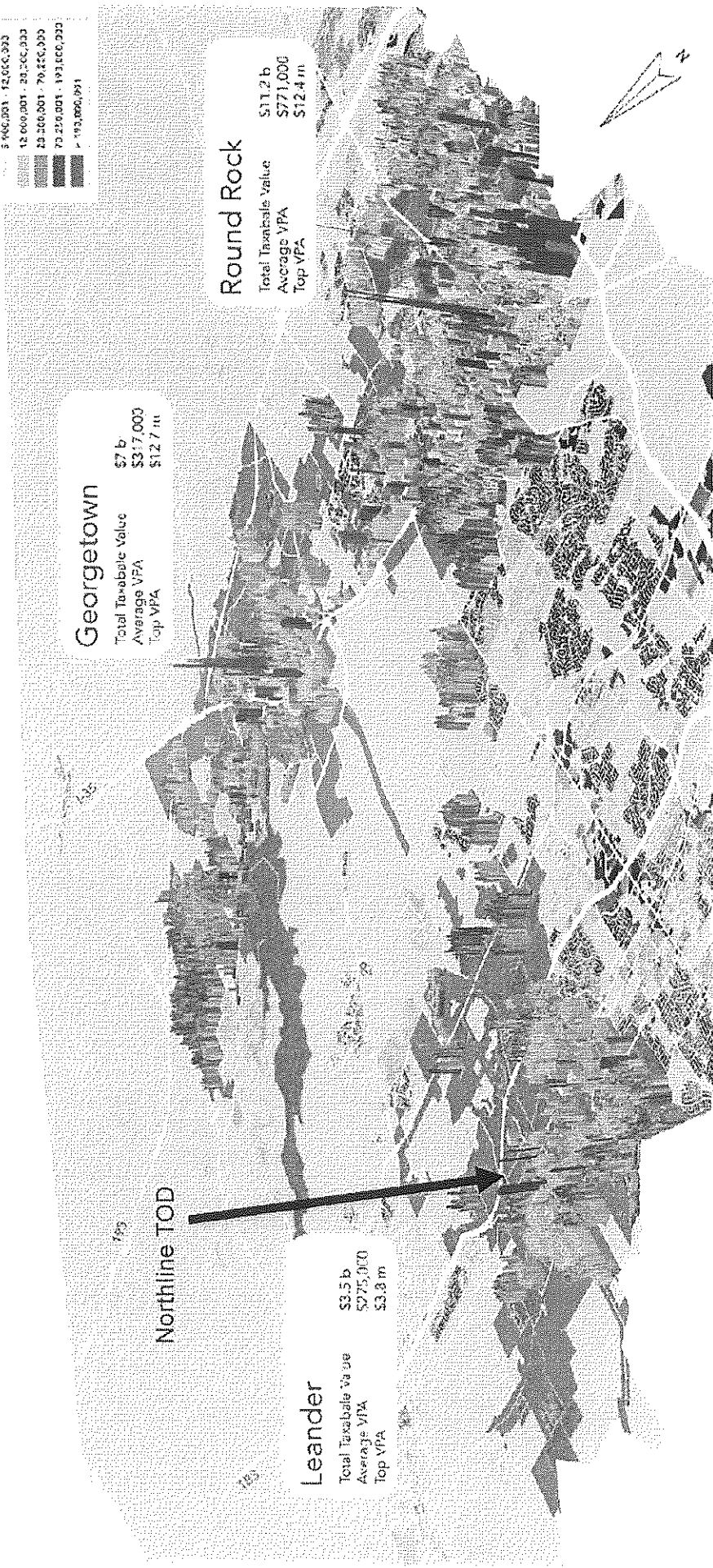
Leander

Total Taxable Value \$3.5 b
Average VPA \$275,000
Top VPA \$3.8 m



URBAN3 CASE STUDY: LEANDER, TEXAS

Tax Value Per Acre (\$)	
	< 446,000
	446,001 - 1,100,000
	1,100,001 - 1,600,000
	1,600,001 - 3,100,000
	3,100,001 - 5,000,000
	5,000,001 - 12,000,000
	12,000,001 - 20,000,000
	20,000,001 - 70,000,000
	70,000,001 - 193,000,000
	> 193,000,001



Georgetown

Total Taxable Value	\$7 b
Average VPA	\$317,000
Top VPA	\$12.7 m

Round Rock

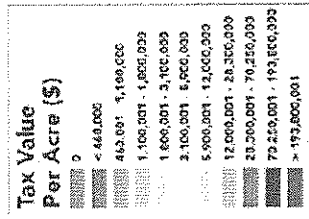
Total Taxable Value	\$11.2 b
Average VPA	\$771,000
Top VPA	\$12.4 m

Leander

Total Taxable Value	\$3.5 b
Average VPA	\$275,000
Top VPA	\$3.8 m

Northline TOD

URBAN3 CASE STUDY: LEANDER, TEXAS



Georgetown

Total Taxable Value
Average VPA
Top VPA

\$7 b
\$317,000
\$17.7 m

Round Rock

Total Taxable Value
Average VPA
Top VPA

\$11.2 b
\$771,000
\$12.4 m

Leander

Total Taxable Value
Average VPA
Top VPA

\$3.5 b
\$275,000
\$3.6 m

Projected

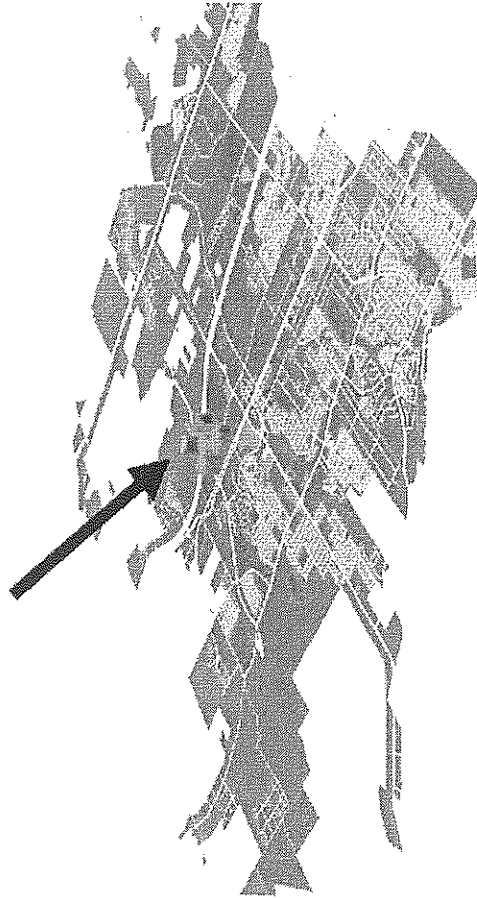
Total Taxable Value
Average VPA
Top VPA

\$11.2 b
\$809,255
\$69.6 m

URBAN3 CASE STUDY: LEANDER, TEXAS

\$60M

Northline TOD



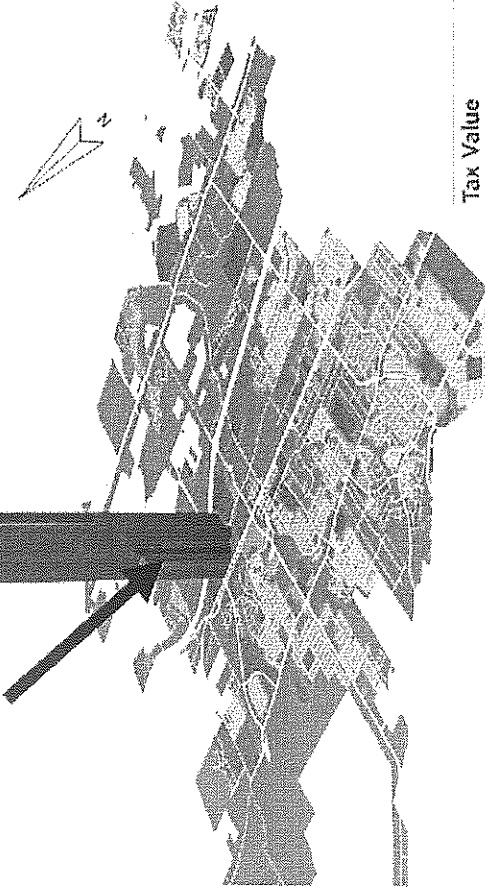
Cedar Park Comp

Projected
Total Taxable Value
Average VPA
Top VPA

\$59 m
\$509,255
\$1.5 m

\$733M

Northline TOD



2038 Value

Projected
Total Taxable Value
Average VPA
Top VPA

\$733 m
\$7,715,790
\$89.6 m

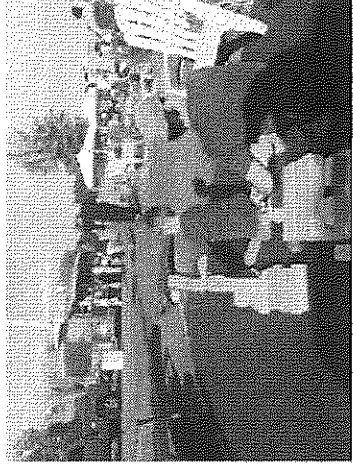
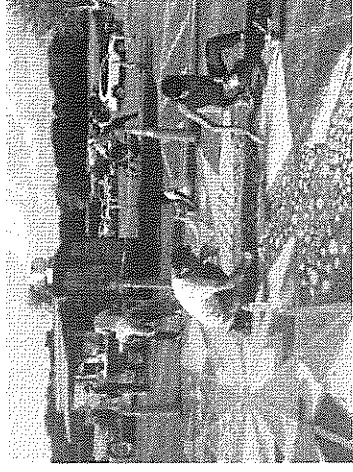
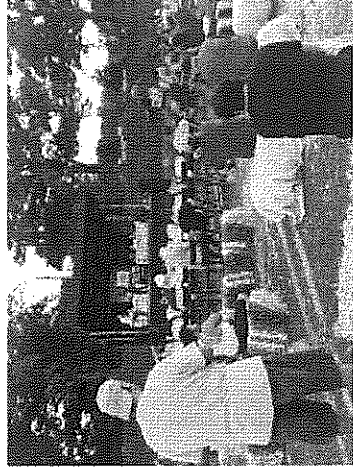
Tax Value Per Acre (\$)	
0	448,000
448,001 - 1,100,000	1,100,001 - 1,850,000
1,850,001 - 2,700,000	2,700,001 - 3,550,000
3,550,001 - 4,400,000	4,400,001 - 5,250,000
5,250,001 - 6,100,000	6,100,001 - 6,950,000
6,950,001 - 7,800,000	7,800,001 - 8,650,000
8,650,001 - 9,500,000	9,500,001 - 10,350,000
10,350,001 - 11,200,000	11,200,001 - 12,050,000
12,050,001 - 12,900,000	12,900,001 - 13,750,000
13,750,001 - 14,600,000	14,600,001 - 15,450,000
15,450,001 - 16,300,000	16,300,001 - 17,150,000
17,150,001 - 18,000,000	18,000,001 - 18,850,000
18,850,001 - 19,700,000	19,700,001 - 20,550,000
20,550,001 - 21,400,000	21,400,001 - 22,250,000
22,250,001 - 23,100,000	23,100,001 - 23,950,000
23,950,001 - 24,800,000	24,800,001 - 25,650,000
25,650,001 - 26,500,000	26,500,001 - 27,350,000
27,350,001 - 28,200,000	28,200,001 - 29,050,000
29,050,001 - 29,900,000	29,900,001 - 30,750,000
30,750,001 - 31,600,000	31,600,001 - 32,450,000
32,450,001 - 33,300,000	33,300,001 - 34,150,000
34,150,001 - 35,000,000	35,000,001 - 35,850,000
35,850,001 - 36,700,000	36,700,001 - 37,550,000
37,550,001 - 38,400,000	38,400,001 - 39,250,000
39,250,001 - 40,100,000	40,100,001 - 40,950,000
40,950,001 - 41,800,000	41,800,001 - 42,650,000
42,650,001 - 43,500,000	43,500,001 - 44,350,000
44,350,001 - 45,200,000	45,200,001 - 46,050,000
46,050,001 - 46,900,000	46,900,001 - 47,750,000
47,750,001 - 48,600,000	48,600,001 - 49,450,000
49,450,001 - 50,300,000	50,300,001 - 51,150,000
51,150,001 - 52,000,000	52,000,001 - 52,850,000
52,850,001 - 53,700,000	53,700,001 - 54,550,000
54,550,001 - 55,400,000	55,400,001 - 56,250,000
56,250,001 - 57,100,000	57,100,001 - 57,950,000
57,950,001 - 58,800,000	58,800,001 - 59,650,000
59,650,001 - 60,500,000	60,500,001 - 61,350,000
61,350,001 - 62,200,000	62,200,001 - 63,050,000
63,050,001 - 63,900,000	63,900,001 - 64,750,000
64,750,001 - 65,600,000	65,600,001 - 66,450,000
66,450,001 - 67,300,000	67,300,001 - 68,150,000
68,150,001 - 69,000,000	69,000,001 - 69,850,000
69,850,001 - 70,700,000	70,700,001 - 71,550,000
71,550,001 - 72,400,000	72,400,001 - 73,250,000
73,250,001 - 74,100,000	74,100,001 - 74,950,000
74,950,001 - 75,800,000	75,800,001 - 76,650,000
76,650,001 - 77,500,000	77,500,001 - 78,350,000
78,350,001 - 79,200,000	79,200,001 - 80,050,000
80,050,001 - 80,900,000	80,900,001 - 81,750,000
81,750,001 - 82,600,000	82,600,001 - 83,450,000
83,450,001 - 84,300,000	84,300,001 - 85,150,000
85,150,001 - 86,000,000	86,000,001 - 86,850,000
86,850,001 - 87,700,000	87,700,001 - 88,550,000
88,550,001 - 89,400,000	89,400,001 - 90,250,000
90,250,001 - 91,100,000	91,100,001 - 91,950,000
91,950,001 - 92,800,000	92,800,001 - 93,650,000
93,650,001 - 94,500,000	94,500,001 - 95,350,000
95,350,001 - 96,200,000	96,200,001 - 97,050,000
97,050,001 - 97,900,000	97,900,001 - 98,750,000
98,750,001 - 99,600,000	99,600,001 - 100,450,000
100,450,001 - 101,300,000	101,300,001 - 102,150,000
102,150,001 - 103,000,000	103,000,001 - 103,850,000
103,850,001 - 104,700,000	104,700,001 - 105,550,000
105,550,001 - 106,400,000	106,400,001 - 107,250,000
107,250,001 - 108,100,000	108,100,001 - 108,950,000
108,950,001 - 109,800,000	109,800,001 - 110,650,000
109,650,001 - 110,500,000	110,500,001 - 111,350,000
111,350,001 - 112,200,000	112,200,001 - 113,050,000
113,050,001 - 113,900,000	113,900,001 - 114,750,000
114,750,001 - 115,600,000	115,600,001 - 116,450,000
116,450,001 - 117,300,000	117,300,001 - 118,150,000
118,150,001 - 119,000,000	119,000,001 - 119,850,000
119,850,001 - 120,700,000	120,700,001 - 121,550,000
121,550,001 - 122,400,000	122,400,001 - 123,250,000
123,250,001 - 124,100,000	124,100,001 - 124,950,000
124,950,001 - 125,800,000	125,800,001 - 126,650,000
126,650,001 - 127,500,000	127,500,001 - 128,350,000
128,350,001 - 129,200,000	129,200,001 - 130,050,000
130,050,001 - 130,900,000	130,900,001 - 131,750,000
131,750,001 - 132,600,000	132,600,001 - 133,450,000
133,450,001 - 134,300,000	134,300,001 - 135,150,000
135,150,001 - 136,000,000	136,000,001 - 136,850,000
136,850,001 - 137,700,000	137,700,001 - 138,550,000
138,550,001 - 139,400,000	139,400,001 - 140,250,000
140,250,001 - 141,100,000	141,100,001 - 141,950,000
141,950,001 - 142,800,000	142,800,001 - 143,650,000
143,650,001 - 144,500,000	144,500,001 - 145,350,000
145,350,001 - 146,200,000	146,200,001 - 147,050,000
147,050,001 - 147,900,000	147,900,001 - 148,750,000
148,750,001 - 149,600,000	149,600,001 - 150,450,000
150,450,001 - 151,300,000	151,300,001 - 152,150,000
152,150,001 - 153,000,000	153,000,001 - 153,850,000
153,850,001 - 154,700,000	154,700,001 - 155,550,000
155,550,001 - 156,400,000	156,400,001 - 157,250,000
157,250,001 - 158,100,000	158,100,001 - 158,950,000
158,950,001 - 159,800,000	159,800,001 - 160,650,000
160,650,001 - 161,500,000	161,500,001 - 162,350,000
162,350,001 - 163,200,000	163,200,001 - 164,050,000
164,050,001 - 164,900,000	164,900,001 - 165,750,000
165,750,001 - 166,600,000	166,600,001 - 167,450,000
167,450,001 - 168,300,000	168,300,001 - 169,150,000
169,150,001 - 170,000,000	170,000,001 - 170,850,000
170,850,001 - 171,700,000	171,700,001 - 172,550,000
172,550,001 - 173,400,000	173,400,001 - 174,250,000
174,250,001 - 175,100,000	175,100,001 - 175,950,000
175,950,001 - 176,800,000	176,800,001 - 177,650,000
177,650,001 - 178,500,000	178,500,001 - 179,350,000
179,350,001 - 180,200,000	180,200,001 - 181,050,000
181,050,001 - 181,900,000	181,900,001 - 182,750,000
182,750,001 - 183,600,000	183,600,001 - 184,450,000
184,450,001 - 185,300,000	185,300,001 - 186,150,000
186,150,001 - 187,000,000	187,000,001 - 187,850,000
187,850,001 - 188,700,000	188,700,001 - 189,550,000
189,550,001 - 190,400,000	190,400,001 - 191,250,000
191,250,001 - 192,100,000	192,100,001 - 192,950,000
192,950,001 - 193,800,000	193,800,001 - 194,650,000
194,650,001 - 195,500,000	195,500,001 - 196,350,000
196,350,001 - 197,200,000	197,200,001 - 198,050,000
198,050,001 - 198,900,000	198,900,001 - 199,750,000
199,750,001 - 200,600,000	200,600,001 - 201,450,000
201,450,001 - 202,300,000	202,300,001 - 203,150,000
203,150,001 - 204,000,000	204,000,001 - 204,850,000
204,850,001 - 205,700,000	205,700,001 - 206,550,000
206,550,001 - 207,400,000	207,400,001 - 208,250,000
208,250,001 - 209,100,000	209,100,001 - 209,950,000
209,950,001 - 210,800,000	210,800,001 - 211,650,000
211,650,001 - 212,500,000	212,500,001 - 213,350,000
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215,050,001 - 215,900,000	215,900,001 - 216,750,000
216,750,001 - 217,600,000	217,600,001 - 218,450,000
218,450,001 - 219,300,000	219,300,001 - 220,150,000
220,150,001 - 221,000,000	221,000,001 - 221,850,000
221,850,001 - 222,700,000	222,700,001 - 223,550,000
223,550,001 - 224,400,000	224,400,001 - 225,250,000
225,250,001 - 226,100,000	226,100,001 - 226,950,000
226,950,001 - 227,800,000	227,800,001 - 228,650,000
228,650,001 - 229,500,000	229,500,001 - 230,350,000
230,350,001 - 231,200,000	231,200,001 - 232,050,000
232,050,001 - 232,900,000	232,900,001 - 233,750,000
233,750,001 - 234,600,000	234,600,001 - 235,450,000
235,450,001 - 236,300,000	236,300,001 - 237,150,000
237,150,001 - 238,000,000	238,000,001 - 238,850,000
238,850,001 - 239,700,000	239,700,001 - 240,550,000
240,550,001 - 241,400,000	241,400,001 - 242,250,000
242,250,001 - 243,100,000	243,100,001 - 243,950,000
243,950,001 - 244,800,000	244,800,001 - 245,650,000
245,650,001 - 246,500,000	246,500,001 - 247,350,000
247,350,001 - 248,200,000	248,200,001 - 249,050,000
249,050,001 - 250,000,000	250,000,001 - 250,850,000
250,850,001 - 251,700,000	251,700,001 - 252,550,000
252,550,001 - 253,400,000	253,400,001 - 254,250,000
254,250,001 - 255,100,000	255,100,001 - 255,950,000
255,950,001 - 256,800,000	256,800,001 - 257,650,000
257,650,001 - 258,500,000	258,500,001 - 259,350,000
259,350,001 - 260,200,000	260,200,001 - 261,050,000
261,050,001 - 261,900,000	261,900,001 - 262,750,000
262,750,001 - 263,600,000	263,600,001 - 264,450,000
264,450,001 - 265,300,000	265,300,001 - 266,150,000
266,150,001 - 267,000,000	267,000,001 - 267,850,000
267,850,001 - 268,700,000	268,700,001 - 269,550,000
269,550,001 - 270,400,000	270,400,001 - 271,250,000
271,250,001 - 272,100,000	272,100,001 - 272,950,000
272,950,001 - 273,800,000	273,800,001 - 274,650,000
274,650,001 - 275,500,000	275,500,001 - 276,350,000
276,350,001 - 277,200,000	277,200,001 - 278,050,000
278,050,001 - 278,900,000	278,900,001 - 279,750,000
279,750,001 - 280,600,000	280,600,001 - 281,450,000
281,450,001 - 282,300,000	282,300,001 - 283,150,000
283,150,001 - 284,000,000	284,000,001 - 284,850,000
284,850,001 - 285,700,000	285,700,001 - 286,550,000
286,550,001 - 287,400,000	287,400,001 - 288,250,000
288,250,001 - 289,100,000	289,100,001 - 289,950,000
289,950,001 - 290,800,000	290,800,001 - 291,650,000
291,650,001 - 292,500,000	292,500,001 - 293,350,000
293,350,001 - 294,200,000	294,200,001 - 295,050,000
295,050,001 - 295,900,000	295,900,001 - 296,750,000
296,750,001 - 297,600,000	297,600,001 - 298,450,000
298,450,001 - 299,300,000	299,300,001 - 300,150,000
300,150,001 - 301,000,000	301,000,001 - 301,850,000
301,850,001 - 302,700,000	302,700,001 - 303,550,000
303,550,001 - 304,400,000	304,400,001 - 305,250,000
305,250,001 - 306,100,000	306,100,001 - 306,950,000
306,950,001 - 307,800,000	307,800,001 - 308,650,000
308,650,001 - 309,500,000	309,500,001 - 310,350,000
310,350,001 - 311,200,000	311,200,001 - 312,050,000
312,050,001 - 312,900,000	312,900,001 - 313,750,000
313,750,001 - 314,600,000	314,600,001 - 315,450,000
315,450,001 - 316,300,000	316,300,001 - 317,150,000
317,150,001 - 318,000,000	318,000,001 - 318,850,000
318,850,001 - 319,700,000	319,700,001 - 320,550,000
320,550,001 - 321,400,000	321,400,001 - 322,250,000
322,250,001 - 323,100,000	323,100,001 - 323,950,000
323,950,001 - 324,800,000	324,800,001 - 325,650,000
325,650,001 - 326,500,000	326,500,001 - 327,350,000
327,350,001 - 328,200,000	328,200,001 - 329,050,000
329,050,001 - 330,000,000	330,000,001 - 330,850,000
330,850,001 - 331,700,000	331,700,001 - 332,550,000
332,550,001 - 333,400,000	333,400,001 - 334,250,000
334,250,001 - 335,100,000	335,100,001 - 335,950,000
335,950,001 - 336,800,000	336,800,001 - 337,650,000
337,650,001 - 338,500,000	338,500,001 - 339,350,000
339,350,001 - 340,200,000	340,200,001 - 341,050,000
341,050,001 - 341,900,000	341,900,001 - 342,750,000
342,750,001 - 343,600,000	343,600,001 - 344,450,000
344,450,00	



INNOVATIVE METHODS FOR COMMUNITY AND STAKEHOLDER ENGAGEMENT

LOCAL ENGAGEMENT SPECIALISTS

1. The only local community engagement team
2. *Narrate The Process* to ensure transparency, engagement, and alignment
3. We take the engagement to the community via multiple platforms
 - Digital platforms, geotargeting, data matching
 - Offline interactions - events, organizations, neighborhoods, etc.
 - Traditional media outreach and publicity tactics
 - Tailored to your needs



DATA-DRIVEN COLLABORATION

Quantify public engagement and feedback throughout the project:

- Survey data, text and sentiment analysis
- Get “outside the bubble” via direct stakeholder outreach, live-stream and remote interactions

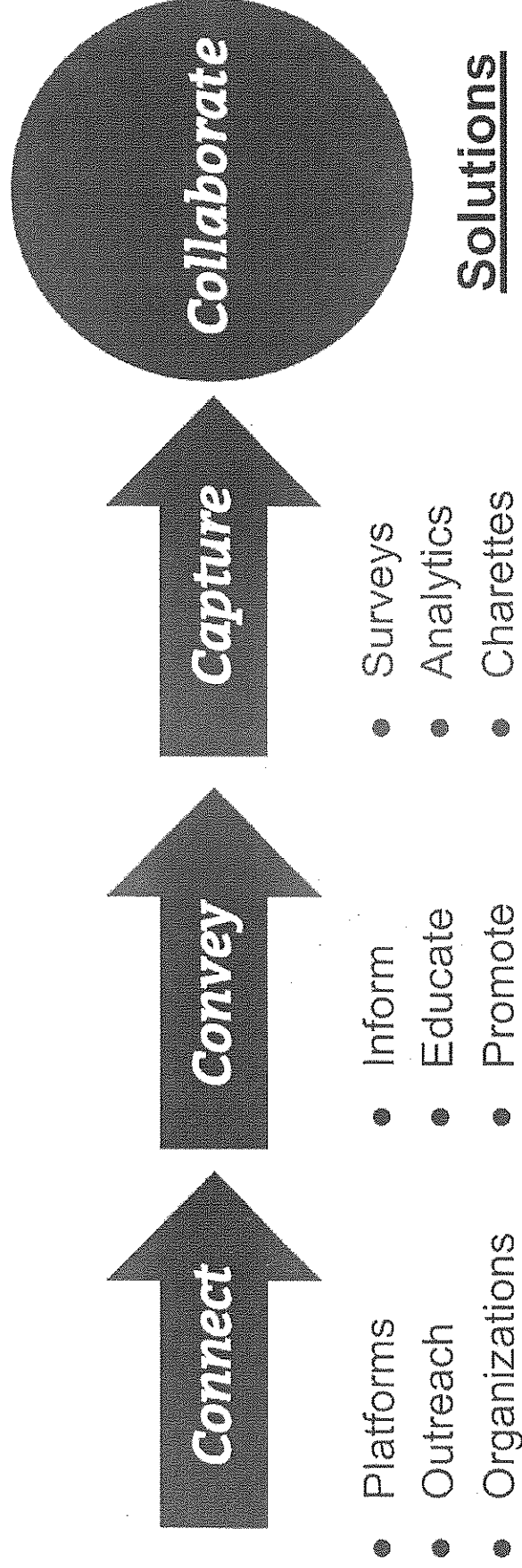
Integrate data into the engagement process:

- Document community participation and feedback
- Validation, education, or adjustment based on results



MEANINGFUL ENGAGEMENT

C⁴ Model of Community Engagement



CHARRETTE PROCESS

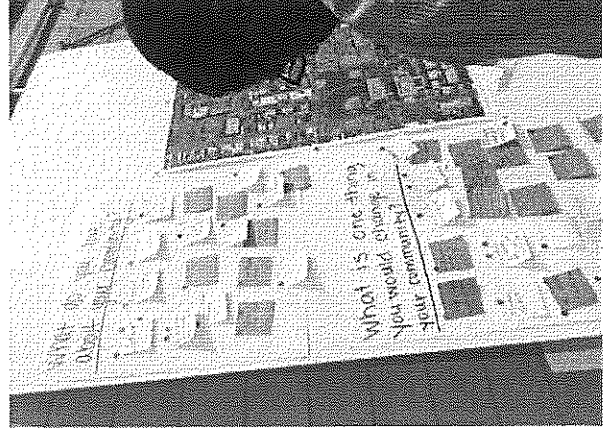
A multi-day series of interactive meetings, transparent design sessions, and presentations builds trust

Various design disciplines learn, and collaborate in concert on deliverables

Input from community voices are collectively organized

A better final product emerges through the assimilation of many ideas in a dynamic, collaborative and cost-effective process

A shared experience of the Charrette builds broad support for its vision

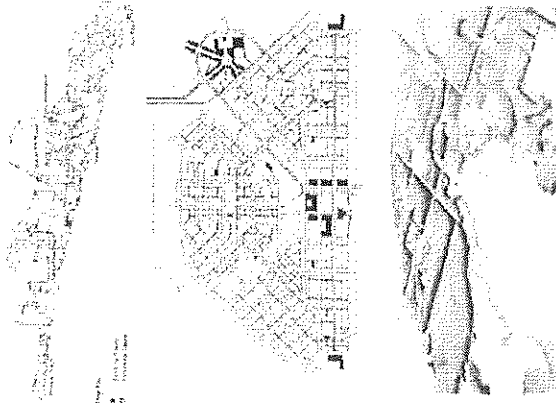




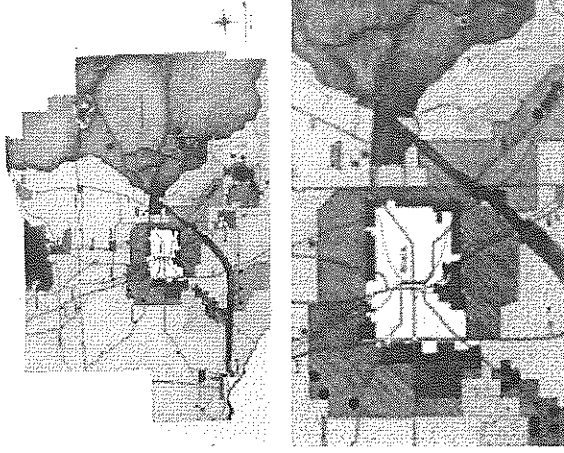
DEMONSTRATION OF SUCCESSFULLY IMPLEMENTING OTHER SIMILAR MASTER PLANS

REGIONAL PLANS & CODES

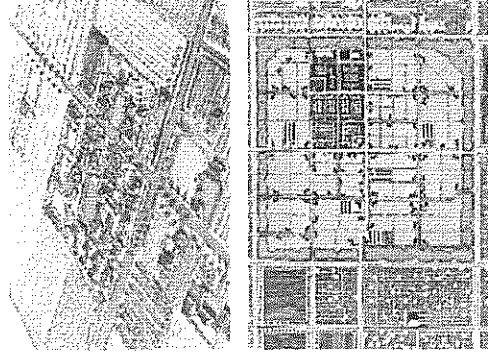
South Walton County, FL



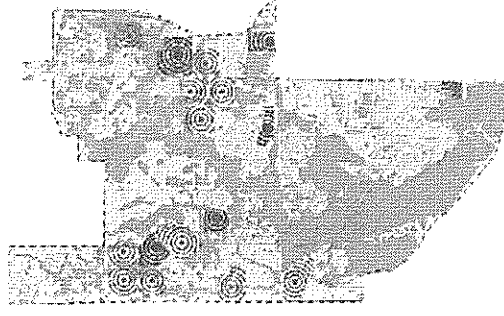
Marion County, FL



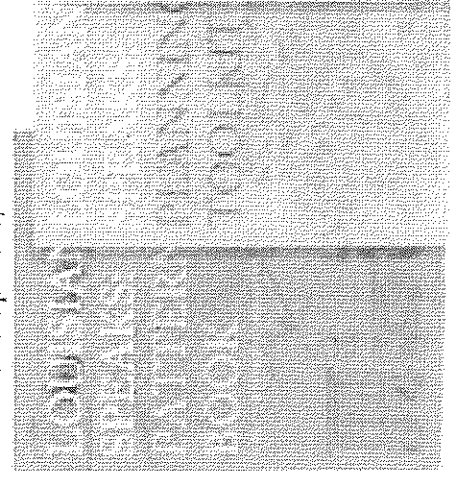
Miami-Dade County, Agricultural and Rural Area Study, FL



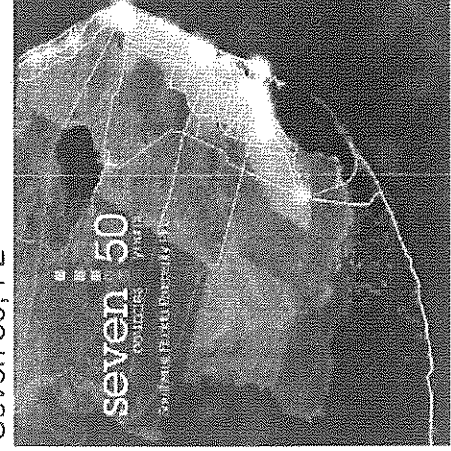
NW Hillsborough County, FL



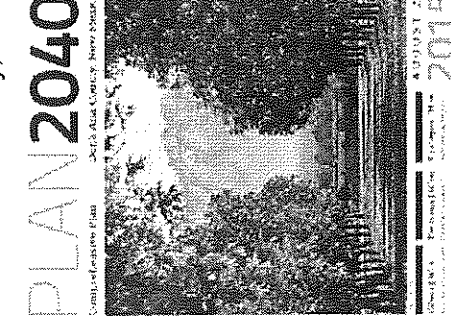
Louisiana Speaks, LA



Seven 50, FL

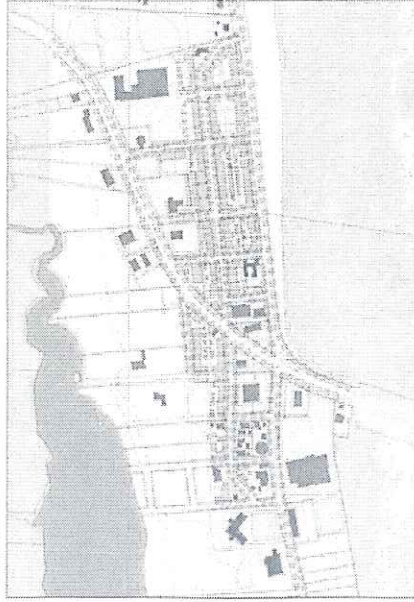


Dona Ana County, NM

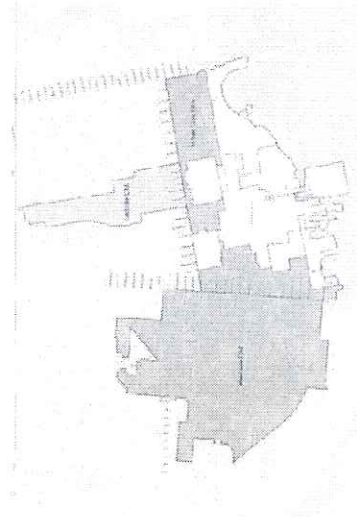


DOWNTOWN PLANS & CODES

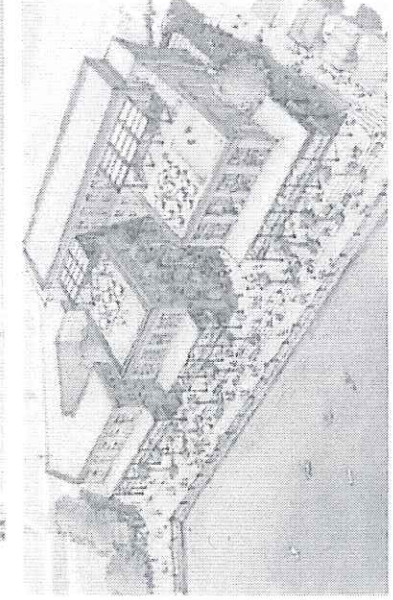
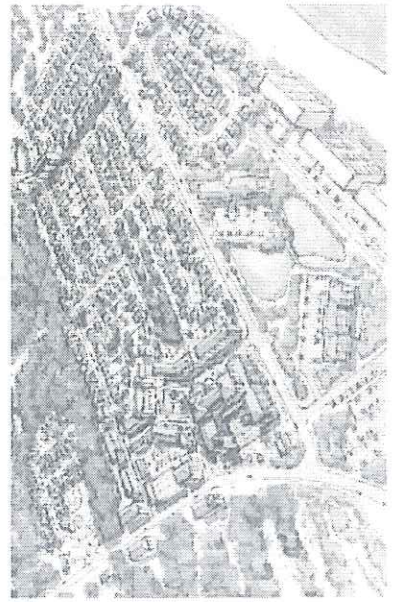
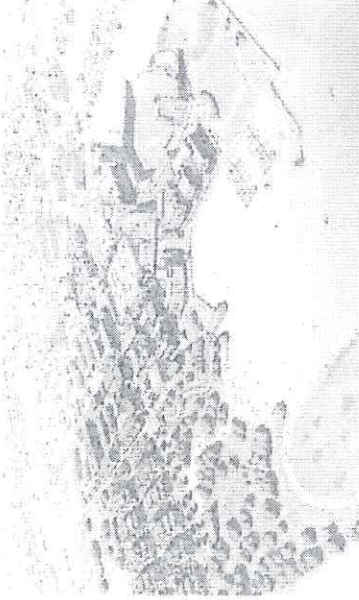
Perdido Key, FL



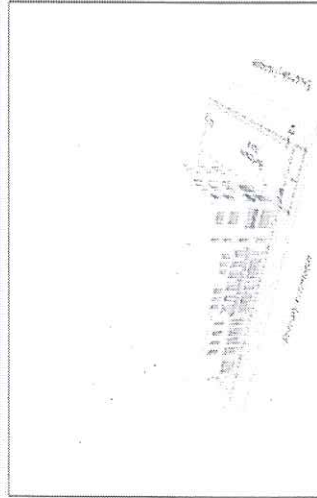
Pensacola, FL



West Main, Pensacola, FL



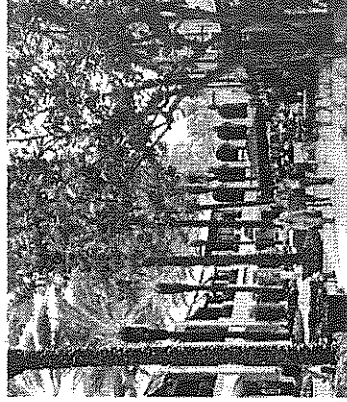
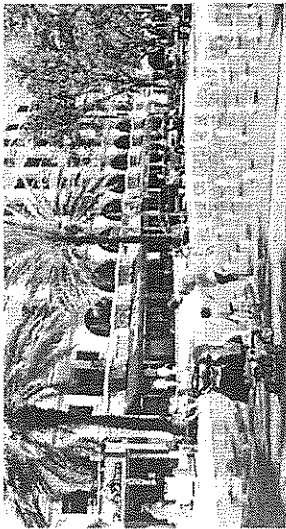
Neighborhood: Commercial / MF Residential (R-NC, R-NCB, C-1)



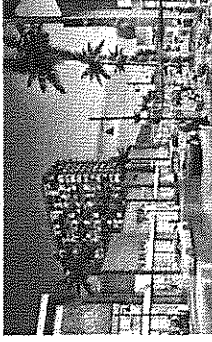
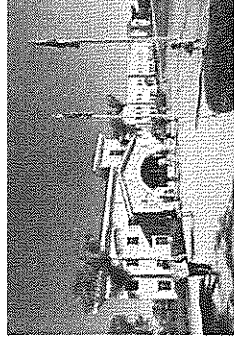
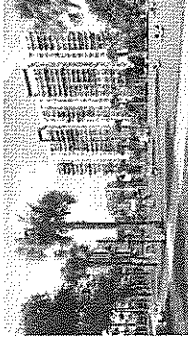
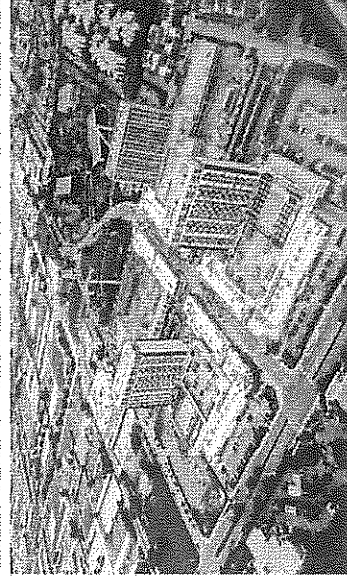
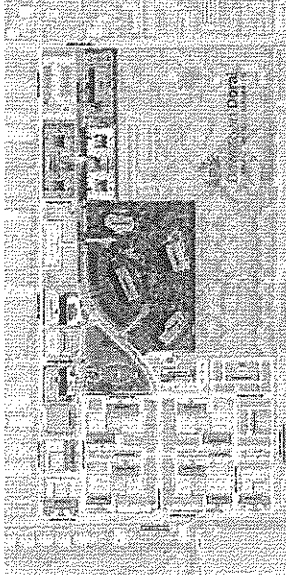
Setbacks - Principal Building (feet)		Setbacks - Accessory Building (feet)	
Front	5.0	Front	5.0
Side	5.0	Side	5.0
Rear	5.0	Rear	5.0
Roof	5.0	Roof	5.0
Frontage & Lot Occupancy (min.)		Frontage & Lot Occupancy (min.)	
Frontage	5.0%	Frontage	5.0%
Lot Occupancy	5.0%	Lot Occupancy	5.0%
Lot Occupancy		Lot Occupancy	
Frontage	5.0%	Frontage	5.0%
Lot Occupancy	5.0%	Lot Occupancy	5.0%
Building Height (max.)		Building Height (max.)	
Frontage	5.0%	Frontage	5.0%
Lot Occupancy	5.0%	Lot Occupancy	5.0%
Setback (feet) (min.)		Setback (feet) (min.)	
Frontage	5.0%	Frontage	5.0%
Lot Occupancy	5.0%	Lot Occupancy	5.0%
Setback (feet) (min.)		Setback (feet) (min.)	
Frontage	5.0%	Frontage	5.0%
Lot Occupancy	5.0%	Lot Occupancy	5.0%

REVITALIZATION PLANS

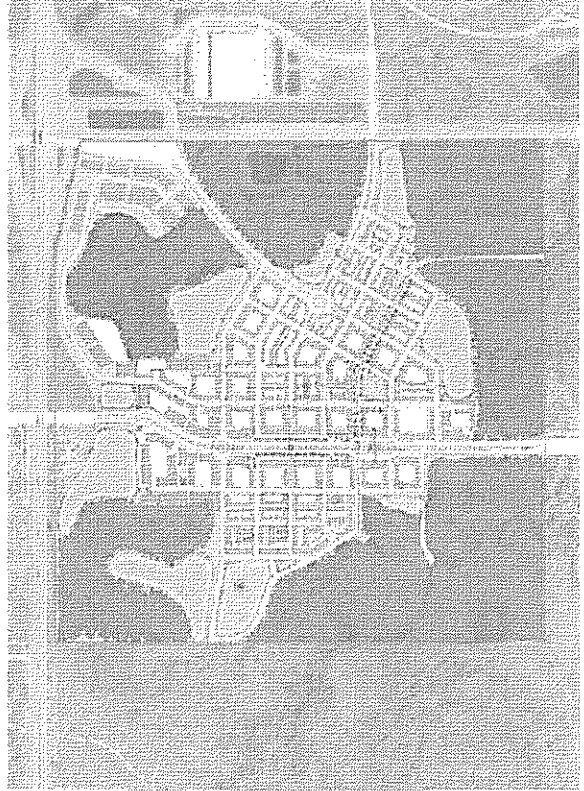
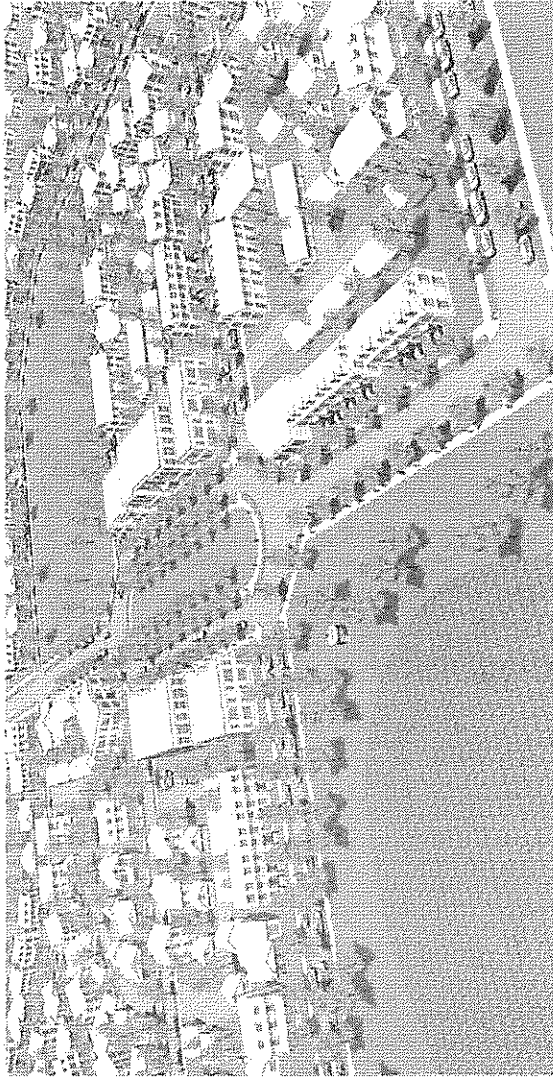
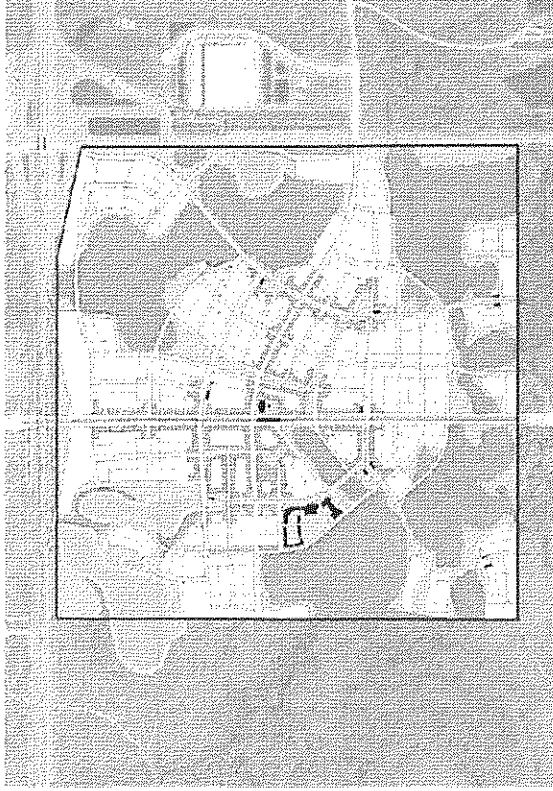
West Palm Beach, FL



Downtown Doral, FL



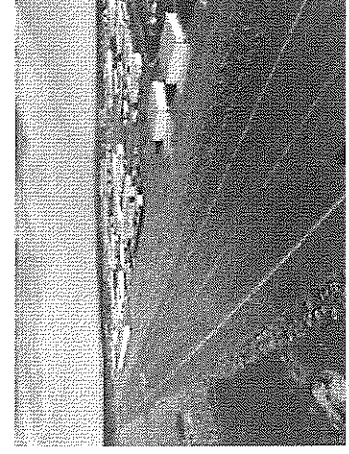
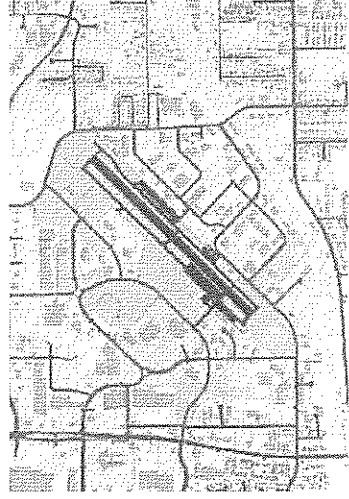
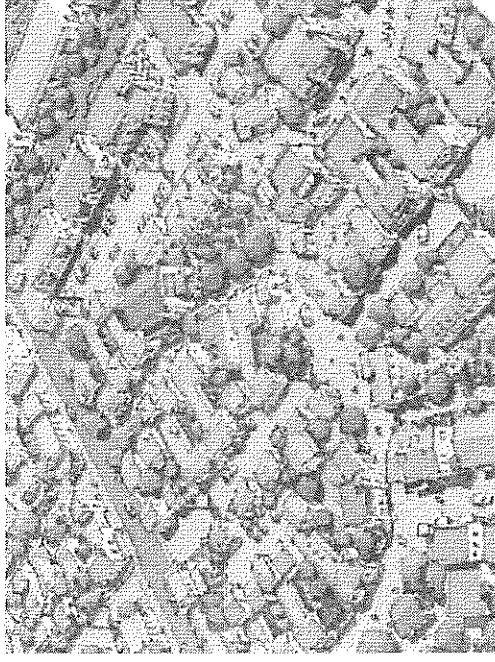
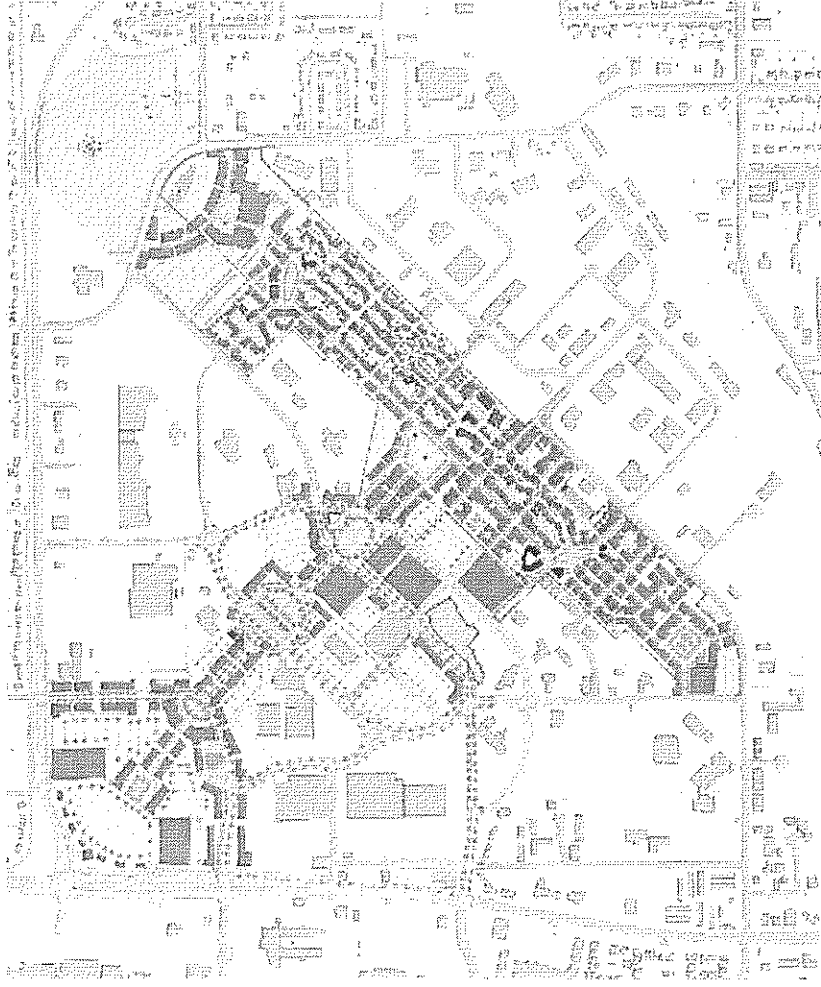
ORANGE COUNTY CODE & PLAN



Low Intensity Neighborhood

T-Zone Mix	Infill Area	Infill Mix	Greenfield Area	Greenfield Mix	Charrette Standard	Adjusted Standard
T1	30.5 ac		14 ac		Excluded	Excluded
T3.2		0%	17.8 ac	20%	0-40%	0-30%
T3.3	47.9 ac	36%	26.1 ac	30%	30-70%	30-60%
T4.2	36.9 ac	28%	17 ac	19%	20-30%	20-40%
T5.1	17.9 ac	13%	6.2 ac	7%	5-10%	10-20%
CZ	0.6 ac	0%	7.1 ac	8%	1-5%	2-15%
Total	133.7 ac	77%	88.3 ac	84%		
SD-Infra.	1.4 ac				Excluded	Excluded
Retention	2.7 ac		23.6 ac		Excluded	Excluded

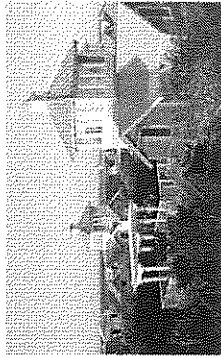
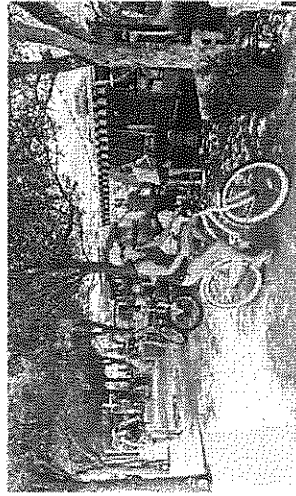
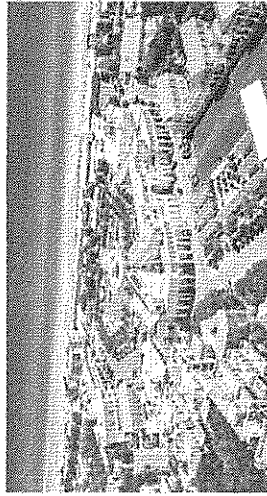
AIRPORT REDEVELOPMENT PLANS



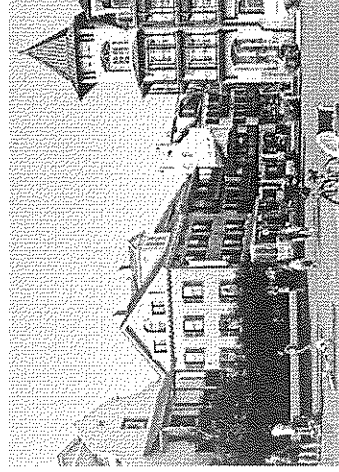
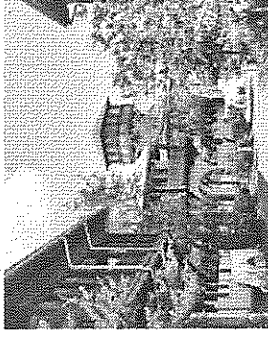
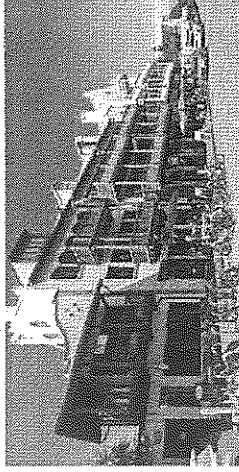
Vista Fields, WA

RESORT TOWNS & CODES

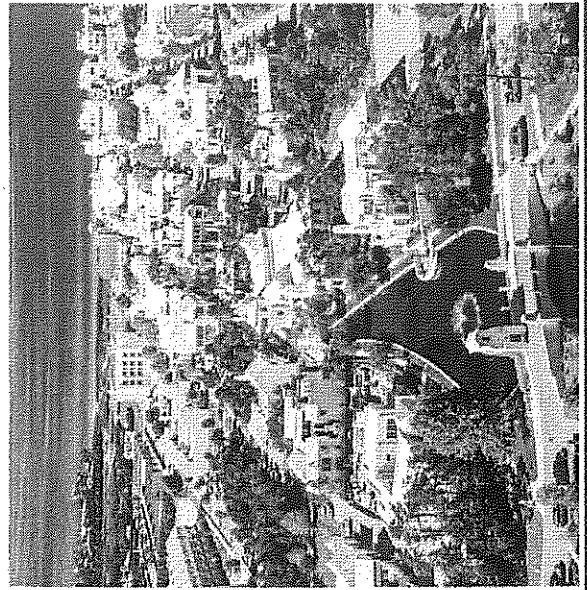
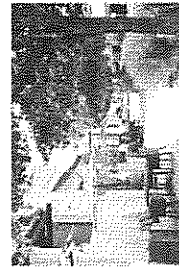
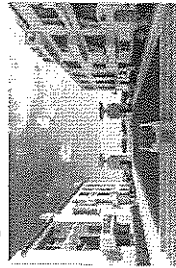
Seaside, FL



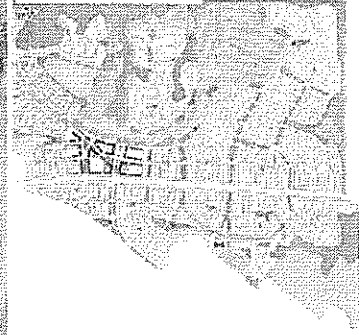
Rosemary Beach, FL



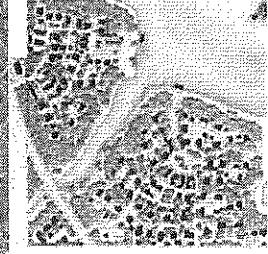
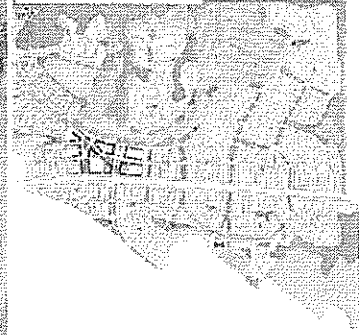
Alys Beach, FL



Owl's Head, FL



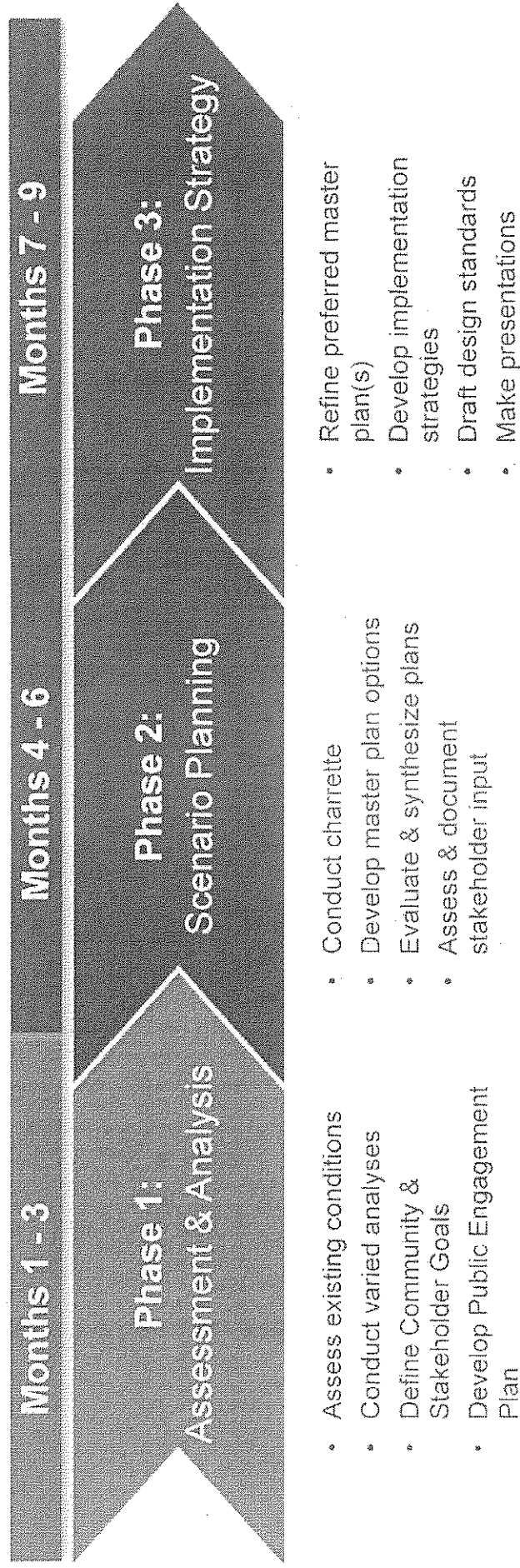
Draper Lake, FL





STRATEGY FOR IMPLEMENTING THE OLF-8 MASTER PLAN

WORK PLAN + SCHEDULE



IMPLEMENTATION STRATEGY

The implementation strategy may include:

Immediate Priorities

Short Term and Mid / Long Term Actions

Design, Management & Policy Recommendations

Regulatory Implications

Funding Sources

Action Owners, and Stakeholder Responsibilities

IMPLEMENTATION RESPONSIBILITIES

ECONOMIC RECOMMENDATIONS & ACTION ITEMS

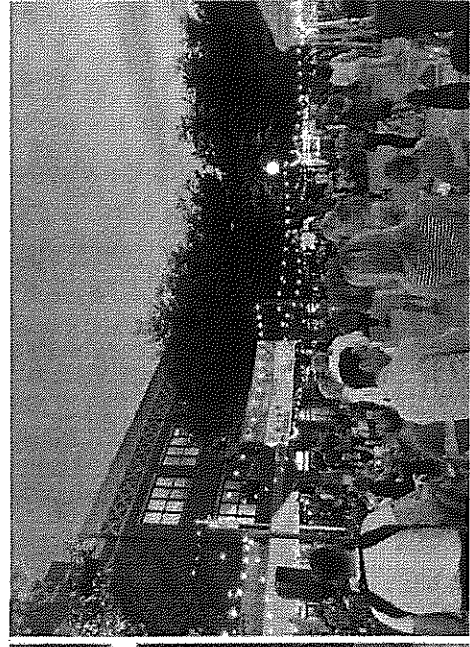
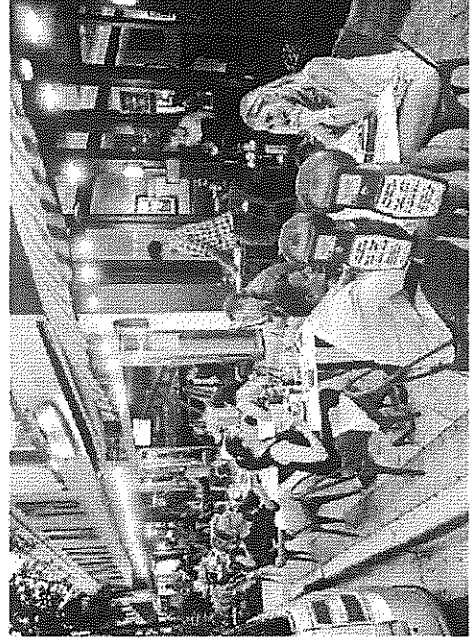
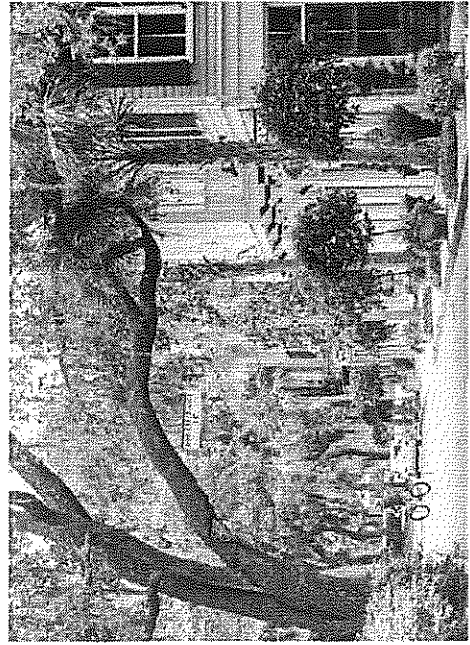
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MASTER PLAN RECOMMENDATIONS & ACTION ITEMS

[illegible]

C⁸ SUSTAINABLE COMMUNITIES

- | | |
|-------------------|--|
| 1. Connected | Walkable Bikeable Transit-Ready Permeable Proximate |
| 2. Compact | Structured on a pattern of 5 & 10 minute walks |
| 3. Complete | Balance of Jobs Housing Retail Schools Programmed open space |
| 4. Complex | Housing for a diversity of Age Income Transect preference |
| 5. Convivial | Public spaces that are Safe Engaging Accessible Comfortable |
| 6. Conserving | Buildings that are Resource-Efficient Healthy Durable Flexible |
| 7. Cost-effective | Structures that are Appropriate-Tech Conventional Repairable |
| 8. Coordinated | Protocols of Subsidiarity Sequence of Coded Principles Appeal |



THANK YOU



+

WEITZMAN | GIT CONSULTING | URBAN 3 | NELSON / NYGAARD | SPECK & ASSOCIATES | IMPACT CAMPAIGNS