

Legistar #:

190801

Exhibit B

PURCHASE ORDER

CITY OF GAINESVILLE
 P.O. BOX 490 GAINESVILLE, FL 32627
FLORIDA STATE USER TAX CERTIFICATE LOCATED AT:
<http://www.cityofgainesville.org/BudgetFinance/DoingBusiness.aspx>

PD 790 65101022190032

PO Number: PD 790 65101022190032
PO Date: 10/30/19 **Unit:** 6510
Version: 1 **Function:** New
Delivery Date:

Ship To Address:
 COMMUNITY DEV - COMM. REDEV. AGENCY
 802 NW 5th AVENUE
 SUITE 200
 GAINESVILLE, FL 32601

Vendor Address VC0000109718
 EDSA INC
 EDSA
 1512 E BROWARD BOULEVARD
 SUITE 110
 FORT LAUDERDALE, FL 33301

Bill To Address:
 COMMUNITY DEV - COMM. REDEV. AGENCY
 STATION 48
 PO BOX 490
 GAINESVILLE, FL 32627

City of Gainesville Contact: Daniel N Blumberg
Phone: 352-393-8208

Last Modification Date: 10/30/19
Grand Total Amount: \$74,000.00

Special Instructions: **Email:** blumbergd@cityofgainesville.org

Line	Commodity Code/Description	Quantity	Unit of Measure	Unit Price \$	Amount \$					
1	91800 CONSULTING SERVICES Service Period From: 2019-10-02 / Service Period To: 2020-04-02 Retain From: 0.00 To: 0.00 %: 0.00 / Retain From: 0.00 To: 0.00 %: 0.00 Reinvestment Plan Development The Gainesville Community Reinvestment Area (GCRA) has selected EDSA, per the enclosed signed Method of Sole Service (MOSS) form which includes the: enclosed justification ,EDSA proposal for services to be rendered, and specifically details the work to consolidate the current four district plan into a new single district GCRA plan. Contract term October 2, 2019 through April 2, 2020 Purchases made against this purchase order not to exceed grand total.				74,000.00					
	LINE	FUND	DEPT	APPR	UNIT	SUBUNIT	ACTV	OBJ	SUBOBJ	AMOUNT \$
	1	618	790	297	W737		5520	4110		42,920.00
	2	610	790	295	W229		5520	4110		22,940.00
	3	613	790	296	W521		5520	4110		8,140.00

TOTAL: \$74,000.00

No additional charges will be accepted or paid, including shipping and handling unless specifically stated as a line item on the face of this purchase order.


 AUTHORIZED SIGNATURE

10/31/19
 DATE

INSTRUCTIONS TO VENDORS

1. This Purchase Order subject to and governed by all Terms and Conditions located at: <http://www.cityofgainesville.org/BudgetFinance/DoingBusiness.aspx>
2. If unable to fill at prices shown, advise before shipping
3. All packing slips, invoices and correspondence must reflect purchase order number

**CITY OF GAINESVILLE – GAINESVILLE COMMUNITY REINVESTMENT AREA
AGREEMENT FOR SERVICES**

This AGREEMENT (“Agreement”) made and entered into on this **2nd** day of **October, 2019** by and between the CITY OF GAINESVILLE (“CITY”), a Florida municipal corporation, with offices located at 802 NW 5th Avenue, Suite 200, Gainesville, Florida 32601, and EDSA, Inc., (“VENDOR”) whose mailing address is 1512 E. Broward Boulevard, Suite 110, Fort Lauderdale, Florida 33301, Phone (954)524-3330. EIN# 591265229

WHEREAS, Gainesville City Ordinance 181001, Section 2-410 requires that the City Commission adopt a reinvestment plan to guide community redevelopment within the GCRA; and

WHEREAS, CITY is desirous of utilizing the VENDOR to provide for Planning Services for the Reinvestment Plan Project; and

WHEREAS, VENDOR is willing and capable of performing such services.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual covenants contained herein, the CITY and VENDOR agree as follows:

1. EFFECTIVE DATE AND TERM OF AGREEMENT.

The term of the Agreement shall be effective on **October 2, 2019** (“Effective Date”) and shall expire six months from the Effective Date or upon the CITY’s final acceptance of work identified in Scope of Work, if sooner.

2. SCOPE OF SERVICES.

The intention of the Project will be to consolidate the four existing Community Redevelopment Agency area plans into a single reinvestment plan. The reinvestment plan will provide direction for the GCRA as it prepares to sunset by 2030, and prioritize what the CRA can accomplish with its staff and budget resources. Gainesville City Ordinance 181001, Section 2-410 requires certain plan elements which must be included in the final document. Public engagement will be central to the planning process. Below is listed the project scope of services.

Phase #1: Input Gathering

1. Seven Community Engagement Meetings
 - a. Community Kick-off Meeting.
 - b. Four Engagement meetings in each of the Redevelopment Areas.
 - c. Final Presentation to the City Commission.
2. Internal Coordination meetings
3. GCRA Staff workgroup meetings

Phase #2: Consolidated Redevelopment Plan

Task 1: Inventory, Review and Analysis

- a. Review of existing urban design and land use conditions and their opportunities and constraints.
- b. Review of existing pedestrian and vehicular circulation conditions and their opportunities and constraints.
- c. Review of existing zoning ordinance and the specific opportunities and constraints relative to the GCRA.
- d. Review the existing CRA redevelopment plans objectives and initiatives.
- e. Analyze existing information and review conflicts as well as opportunities and constraints.

Task 2: Preliminary GCRA Planning and Design

- a. Update redevelopment plan objectives and initiatives.
- b. Refine residential and neighborhood consideration.
- c. Provide description of anticipated impacts of redevelopment activities upon the residents of the GCRA in terms of relocation (including the provision of replacement housing for the temporary or permanent relocation of persons displaced from housing as a result of community redevelopment activities, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.).
- d. Preparation of preliminary land use planning concepts and redevelopment opportunities. The team will attempt to rectify the conflicts between the GCRA, City and any additional citizens concerns.

Kg

- e. Preparation of preliminary open space enhancements as a catalyst for redevelopment. This will advocate for parks, recreation, promenades and will address sustainability opportunities.
- f. Development and refinement of CIP list for the GCRA.
- g. Identify publicly funded capital projects to be undertaken by the GCRA.

Task 3: Final CRA Redevelopment Plan

- a. Preparation of the Final GCRA Consolidated Redevelopment Plan.
- b. Development of Land Use and Zoning Districts within the GCRA.
- c. Development of Capital Improvement Project recommendations.
- d. Provide preliminary character sketches and enlargement plans.
- e. Recommend locations for existing and proposed affordable housing.
- f. Update CRA redevelopment implementation plan.
- g. Provide a detailed statement of financial considerations detailed statement of the projected costs of the redevelopment as an order of magnitude for budgeting purposes, (including the amount to be expended on capital projects in the CRA and any indebtedness, if such indebtedness is to be repaid with the CRA fund.).

Deliverables: GCRA Reinvestment Plan

3. CONTRACT DOCUMENTS.

A. This Agreement consists of the following documents, whether attached to this Agreement or incorporated by reference (collectively the "Contract Documents"):

- i. This Agreement;
- ii. Proposal from VENDOR dated September 25, 2019

B. The Contract Documents constitute the entire agreement between the CITY and VENDOR. In the event of conflict or inconsistency between the Contract Documents, the order of precedence for interpretation shall be the order in which the Contract Documents are listed above. Conflict or inconsistency within a particular contract document shall be resolved by having the more specific reference to the matter prevail.

4. COMPENSATION/PAYMENT.

CITY will pay VENDOR in an amount not to exceed \$74,000 for the term of the Agreement. Payment shall be based upon a percentage of work completed.

CITY shall make payments in accordance with the Local Government Prompt Payment Act, Sections 218.70, et. seq. Florida Statutes.

5. INDEMNIFICATION.

VENDOR agrees to indemnify and hold harmless the CITY, its officers, and employees, from any and all suits, liabilities, damages, losses, and costs, including but not limited to reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the VENDOR and other persons employed or utilized by the VENDOR in the performance of this Agreement.

6. **INSURANCE.**

A. During the term of this Agreement, VENDOR shall maintain insurance as follows:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Workers' Compensation insurance | Providing coverage in compliance with Florida Statutes |
| <input checked="" type="checkbox"/> Professional Liability insurance | \$1,000,000 per occurrence combined single limit for bodily injury and property damage |
| <input checked="" type="checkbox"/> Public Liability insurance
(other than automobile) consisting of broad form comprehensive general liability insurance including contractual coverage | \$1,000,000 per occurrence combined single limit for bodily injury and property damage |
| <input checked="" type="checkbox"/> Automobile Liability insurance | \$500,000 per occurrence combined single limit for bodily injury and property damage |
| <input type="checkbox"/> Property Damage insurance | \$500,000 per occurrence combined single limit for bodily injury and property damage |
| <input type="checkbox"/> Other Approved Limit | Insert amount \$ |

B. Prior to the commencement of work, VENDOR shall provide to CITY a certificate of insurance certifying such insurance and naming CITY as additional insured with respect to general liability only and that CITY will be notified in writing at least thirty (30) days before any such insurance is canceled or materially changed.

C. Insurance must be written by a company licensed to do business in the State of Florida and satisfactory to CITY.

7. **SOVEREIGN IMMUNITY.**

Nothing in this Agreement shall be interpreted as a waiver of the CITY's sovereign immunity as set forth in Section 768.28, Florida Statutes.

8. **TERMINATION.**

A. If the VENDOR fails to observe or perform in accordance with the Contract Documents (a "Default"), then the CITY, after providing at least ten (10) calendar days written notice to the VENDOR of the Default and the CITY's intent to terminate if such Default continues unremedied during the ten (10) day period, may terminate this Agreement without prejudice to any other rights or remedies the CITY may have under this Agreement and Florida law.

B. This Agreement may be terminated by the CITY, with or without cause, upon thirty (30) calendar days written notice to the VENDOR. In the event this Agreement is so terminated, the VENDOR shall be compensated for services rendered through the effective date of the termination.

9. **INDEPENDENT CONTRACTOR.**

VENDOR shall be considered an independent contractor and as such shall not be entitled to any right or benefit to which CITY employees are or may be entitled to by reason of employment. Except as specifically noted in the Contract Documents, VENDOR shall be solely responsible for the means, method, techniques, sequences, and procedures utilized by the VENDOR for the full performance of the Contract Documents.

10. INTELLECTUAL PROPERTY AND WORK PRODUCT.

A. Ownership and Publication of Materials. All reports, information, data, and other materials prepared by the VENDOR pursuant to the Contract Documents, except those separately identified in the Scope of Services or in other written agreements between the parties, are jointly owned by the VENDOR and the CITY. The CITY has the exclusive and unrestricted authority to release, publish, or otherwise use, in whole or in part, information contained therein and relating thereto. No material produced in whole or in part under the Contract Documents may be copyrighted or patented in the United States or in any other country without prior written approval of the CITY.

B. Intellectual Property. VENDOR warrants that it owns or has rights to use all intellectual property used for the scope of this project, including patent rights, copyrights, or other intellectual property rights, except with respect to designs, processes, or products of a particular manufacturer expressly required by the CITY

11. RECORDS AND RIGHT-TO-AUDIT.

VENDOR shall maintain records sufficient to document completion of the scope of services established by the Contract Documents. These records shall be subject at all reasonable time to review, inspect, copy, and audit by persons duly authorized by the CITY. These records shall be kept for a minimum of three (3) years after termination of the Agreement. Records that relate to any litigation, appeals, or settlements of claims arising from performance under this Agreement shall be made available until a final disposition has been made of such litigation, appeals, or claims.

12. VENDOR'S ASSURANCES.

VENDOR warrants that the goods and services supplied to the CITY pursuant to this Agreement shall at all times fully conform to the specifications set forth in the competitive solicitation and be of the highest quality. In the event the CITY, in the CITY's sole discretion, determines that any product or services supplied pursuant to this Agreement is defective or does not conform to the specifications set forth in the competitive solicitation, the CITY reserves the right unilaterally to cancel an order or cancel this Agreement upon written notice [and an opportunity to cure if applicable] to the VENDOR, and reduce commensurately any amount of money due the VENDOR.

13. PUBLIC RECORDS.

A. If VENDOR is a "contractor" as defined in Section 119.0701(1)(a), Florida Statutes, or an "agency" as defined in Section 119.011(2), Florida Statutes, VENDOR shall:

- i. Keep and maintain public records required by the public agency to perform the service.
- ii. Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.
- iii. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.
- iv. Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the public agency's custodian of public records, in a format that is compatible with the information technology systems of the public agency.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 352-393-8212, deelm1@cityofgainesville.org, 802 NW 5th Avenue, Suite 200, Gainesville, FL 32601.

B. Failure by VENDOR to comply with this section, including failure to provide a public record upon request, is a breach of this Agreement and the CITY may immediately terminate this Agreement and may pursue all remedies for breach of this Agreement.

14. ATTORNEY'S FEES AND COSTS.

If any action is brought to enforce this Agreement, or any provision thereof, to collect damages for an alleged breach of this Agreement, or for a declaratory judgment under the terms of this Agreement, the prevailing party in any such action, whether plaintiff or defendant, shall be entitled to reasonable attorney's fees, in addition to costs of the suit.

15. APPLICABLE LAW AND VENUE.

This Agreement shall be governed by and construed in accordance with the laws of the State of Florida, notwithstanding any Florida conflict of law provision to the contrary. In the event of any legal action under this Agreement, venue shall be in Alachua County, Florida.

16. NOTICES.

Any notices from either party to the other party must be in writing and sent by certified mail, return requested, overnight courier service or delivered in person with receipt to the following:

CITY:
Gainesville Community
Reinvestment Area
Attn: Chelsea Bakaitis
802 NW 5th Avenue, Suite 200
Gainesville, FL 32601

VENDOR:
EDSA, Inc.
1512 E. Broward Boulevard, Suite 110
Fort Lauderdale, FL 33301

17. SEVERABILITY.

If any provision of this Agreement is declared void by a court of law, all other provisions will remain in full force and effect.

18. INTEGRATION/MERGER.

This Agreement, together with the attached proposal or other Contract Documents, contains the entire agreement and understanding of the parties regarding the matters set forth herein and supersedes all previous negotiations, discussions, and understandings, whether oral or written, regarding such matters. The parties acknowledge that they have not relied on any promise, inducement, representation, or other statement made in connection with this agreement that is not expressly contained in this Agreement. The terms of this Agreement are contractual and not merely recital.

19. MODIFICATION AND WAIVER.

The provisions of this Agreement may only be modified or waived in writing signed by all the parties. No course of dealing shall be deemed a waiver of rights or a modification of this Agreement. The failure of any party to exercise any right in this

Agreement shall not be considered a waiver of such right. No waiver of a provision of the Agreement shall apply to any other portion of the Agreement. A waiver on one occasion shall not be deemed to be a waiver on other occasions.

20. ASSIGNMENT OF INTEREST.

Neither party will assign or transfer any interest in the Agreement without prior written consent of the other party.

21. SUCCESSORS AND ASSIGNS.

The parties each bind the other and their respective successors and assigns in all respects to all the terms, conditions, covenants, and provisions of this Agreement.

22. THIRD PARTY BENEFICIARIES.

This Agreement does not create any relationship with, or any rights in favor of, any third party.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement, or caused to be executed by their duly authorized officials, on the day and year first written above.

[Signature] October 2, 2019
VENDOR DATE
Print Name: Kona Gray
Title: Principal

Marie Samuleman October 2, 2019
WITNESS DATE
Print Name: Marie Samuleman

[Signature] 10/11/19
CITY MANAGER OR DESIGNEE DATE
Print Name: Deborah Borne

Jessica Krauszer 10/11/19
WITNESS DATE
Print Name: Jessica Krauszer

CITY USE ONLY: Vendor/Customer Number: VC00001097

This Form Document is a legal instrument approved by the CITY Attorney for services. Any deviation in language or intended use must be authorized by the CITY Attorney. Valid through 09/30/2020.

METHOD OF SOURCE SELECTION

Waiver for Non-Competitive Procurement

NOTE TO PREPARER

The purpose of this form is solely for the department to justify why the requested purchase, over \$5,000, is not being competitively quoted or bid. Signature by the Procurement Manager or their designee on this form indicates only agreement as to the reasonableness of the specified selection method justified herein; it is not authority to make the purchase.

Department is required to route any contracts through City Attorney and Risk for the respective approvals.

SELECT ONE OF THE FOLLOWING CHOICES:

Initial MOSS Revised MOSS (reason(s) for revision): _____

DATE: 9/4/2019

DEPARTMENT: 790-CRA

DIVISION: CRA

CONTACT: Chelsea Bakaitis, Project Mana

EXTENSION: 8201

PURCHASE/PROJECT AMOUNT: \$74,000

COST TERM: annual (annual, quarterly, etc.)

One-Time, Single Purchase Contract/Purchase Order/Agreement/Project Term Begin/End Dates: 9-10-19/1-31-2020

COMMISSION APPROVAL REQUIRED (OVER \$100K): No, per Procurement Policy #7.1 (click [here](#) for policy) Yes, date: _____

DESCRIPTION OF THE MATERIAL OR SERVICE TO BE PROVIDED: Professional Planning Services- Reinvestment Plan- For details please see the attached memorandum and consultant proposal.

VENDOR NAME: EDSA, Inc.

ADDRESS: 1512 E. Broward Blvd., Suite 110

CITY, STATE, ZIP: Fort Lauderdale, FL 33301

Vendor is already in Financial System -- VC00001097 and Vendor Active Status is "Active"

Select one of the following choices:

Other Agency (1) Professional Services (2) Continuing Contracts (2) Sole Source (2) Specified Source (2)

Note: For an Emergency Purchase complete the stand-alone Emergency Purchase Request form

- (1) Attach required documentation (ITB, Bid Record, Awarded Response, Complete Contract, and an executed "bridge agreement" or email from legal if not required, etc.)
- (2) Refer to respective Procurement Policy for more information. Written detailed justification is required for these selections (please be specific): Please see attached memo for justification.

Certification/Statement of Need:

The Requester hereby certifies that this proposed waiver of non-competitive procurement is based upon an objective review of the required product/service and appears to be in the best interest of the City. I know of no conflict of interest on my part or personal involvement in any way with this request or entity selected. No gratuities, favors or compromising action have taken place. Neither has my personal familiarity with particular brands, types of equipment, materials or firms been a deciding influence on my request to waive competitive bidding on this purchase if other suppliers are known to exist.

Requester:

Chelsea Bakaitis / Chelsea Bakaitis 10-02-19
Printed Name/Signature Date

Department (Division) Head:

J. Videll Finn 10-02-19
Printed Name/Signature Date

Procurement Manager or Designee:

J. Douglas Dwyer 10/2/2019
Printed Name/Signature Date



**GAINESVILLE COMMUNITY
REDEVELOPMENT AGENCY**

**802 NW 5th Ave, Suite 200
Gainesville, FL 32601**

Office 352 393 8200

info@gainesvillecra.com

Memo

To: For the File

From: Chelsea Bakaitis, CRA Project Manager

Cc: Sarah Vidal-Finn, CRA Director

Date: October 2, 2019

Re: Justification for Non-Competitive Procurement of Planning Services

Attachments: EDSA Project Proposal, EDSA Team resumes, Agreement for Services

The CRA requests approval of Method of Source Selection (MOSS), Waiver of Non-Competitive Procurement Form, to contract professional services from the firm EDSA, Inc. to consolidate the current four-district Community Redevelopment Agency (CRA) Plans into a single-district Gainesville Community Reinvestment Area (GCRA) plan. This waiver is justified by the proposed planning document's unique nature and its required approval deadline of January 1st, 2019, dictated by Gainesville City Ordinance No. 181001 (adopted September 5th, 2019).

Ordinance No. 181001 dissolves the existing CRA (effective October 1st, 2019) and creates the GCRA as a City department. Once the Ordinance was adopted on September 5th, 2019 CRA staff were able to move forward with procuring a consultant to lead the reinvestment plan process and creation. The Ordinance requires that a reinvestment plan be approved no later than January 1st, 2020 and that it contains specific content. In line with best professional practice, the City Commission requested a rigorous public engagement process be part of the plan's creation. There will be a community kick-off meeting and four public engagement meetings. Final drafts of the plan must be presented to the November 12th GCRA Advisory Board meeting and on the December 5th City Commission meeting. The plan and presentation must be submitted for these public meeting agendas at least two weeks in advance. In summary, this means there is a project timeline of two to three months. These deadlines do not afford adequate time for a consultant to be chosen through a competitive bid process and as a result, complete a plan document.

Price was not a consideration when determining the best firm to create the reinvestment plan. Between the months of June through August, CRA Director, Sarah Vidal-Finn, and Project Manager, Chelsea Bakaitis met with consultants EDA and EDSA, Inc. staff several times to negotiate proposal content. These two firms were contacted based on their individual qualifications and Staff wanted a local (EDA) and non-local (EDSA) perspective. These two firms were also sought out for proposals because they had previously done work for the City and GRU under GEAC Agreements (Continuing Contracts). A third consultant was not contacted because the process was not based off of a formal

Facebook, Twitter, Instagram
@gainesvillecra

www.gainesvillecra.com



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REDEVELOPMENT AGENCY**

**802 NW 5th Ave, Suite 200
Gainesville, FL 32601**

Office 352 393 8200

info@gainesvillecra.com

EDSA's unique ability to create a quality product given the constraints discussed in this justification, makes this firm uniquely qualified for engaging the public in the planning process and creating a high quality reinvestment plan to move the GCRA forward as a new city department.

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@gainesvillecra

www.gainesvillecra.com



August 21, 2019

Revised: September 20, 2019

Revised: October 2, 2019

Sarah Vidal-Finn, *Director*

Gainesville Community Redevelopment Agency

802 NW 5th Ave, Suite 200

Gainesville, FL 32601

Re: City of Gainesville GCRA – Consolidated Redevelopment Plan

Proposal for Redevelopment Planning Services

Dear Sarah:

Thank for the opportunity to provide a proposal for professional design services. We believe the initiative to consolidate the redevelopment plans will contribute towards a cohesive image of the City. EDSA is committed to the success of the City of Gainesville and look forward to working together on this important assignment. Please see revised proposal as discussed below that takes into consideration our discussions on August 21st as per Sec. 2-410 – Reinvestment Plan.

As we understand, the City of Gainesville and Gainesville Community Redevelopment Agency (GCRA) will undergo consolidation of 4 individual redevelopment plans. The redevelopment areas include Eastside, Downtown, 5th Avenue Pleasant Street and College Park University Heights. There has been significant progress in all the areas and the GCRA will consolidate the plans to better prepare for the future needs of the City. EDSA agrees with a 30, 60, 90 approach to consolidating the plans similar to a project. The efforts will be based on a 10-year horizon towards implementation and establishment of GCRA initiatives as well as programs. It will be most significant to work with the community towards capturing the essence of each area and finding consensus for the overall effort. We will begin the process with a kick-off meeting in Gainesville. The next step will be a series of meetings with community members for each area. Based on the input gathered, we will develop a preliminary consolidated redevelopment plan. The plan will be presented for review and refined. The final consolidated redevelopment plan will be presented based on the input gathered. This process will be iterative and allow us to advance the redevelopment plan quickly towards the future goals of the GCRA.

EDSA we will meet regularly in Gainesville and by web-based meetings as requested to develop the ideas together. We will employ digital meetings to keep the continuity of our communication. Please see below our proposed scope of services, schedule and fees.

SCOPE OF SERVICES

Phase #1: Community Engagement - Community engagement is a major part of our approach. EDSA will engage the community stakeholders from the beginning and throughout the entire planning process. We will begin with a project discovery and informational meeting with the GCRA, City and stakeholders followed by subsequent meetings to discuss initial findings. We will listen very carefully and utilize our discovery to understand the physical, environmental and emotional aspects of the GCRA Redevelopment Plan. The plan must be visionary and realistic at the same time. As we see, this effort is community design, we look forward to gathering and synthesizing the ideas of the local community that live, work and play in the City of Gainesville. We also see the community engagement process as a multi-generational experience that will involve everyone from City elders to kids, as we know that involving a cross section of adults and youth will plant the seeds for the future, so the inclusive input into the design and ultimate programming will benefit everyone.

- A. Building upon our Team’s local knowledge and understanding of the GCRA goals, our Team will engage the community stakeholders through the use of public workshops. We have found that an interactive environment helps galvanize public opinion and initiate or build upon grass roots support for a Consolidated Redevelopment Plan. With this goal, the EDSA Team will prepare and facilitate the following:
1. Provide opportunities for informal discovery
 2. Participate and present material during stakeholder workshops

A1. Project Kick-Off and Discovery - Workshop #1

The purpose of this kick-off meeting / stakeholder workshop is to encourage discussion towards refining the goals and objectives of the GCRA / City to be replicated; what is missing; etc. EDSA will spend the weeks prior to the workshop with the GCRA only to confirm information, objectives and goals. During this process we will be able to gather input and feedback.

EDSA will work with the GCRA, City and Stakeholders for the purpose of:

- a. Defining the existing characteristics of the Area.
- b. Discussing key elements and recommendations in current plans and policies affecting this Area.
- c. Identifying key issues, opportunities and constraints related to the Area planning and development.
- d. Working to develop the planning principles to be applied to the Area.
- e. Identifying additional key stakeholders and partners.
- f. Clarifying the Plan review process for the public, policy makers and other key stakeholders.
- g. Deciding on the general style and content of the Plan, how it should be integrated into the City’s policy framework and how it should be used by stakeholders.

A2. Review and Refinement Meetings with GCRA, City and Stakeholder(s) - Workshops #2, #3, #4 and #5

Once the inventory, review and analysis has been completed, the EDSA Team will prepare and facilitate four public workshops to present the preliminary findings for feedback from the City and Stakeholders. The team will meet once with each GCRA Area to confirm the direction for the consolidated redevelopment plan. As part of this process, the EDSA Team will present the findings from the first public workshop, the results of our inventory and analysis, and develop a draft plan. The purpose of this Redevelopment Plan Workshop is a Review effort to facilitate public input on the goals and objectives of the Redevelopment plan as well uncover what is missing; etc. It is important to engage all stakeholders in the process including Residents, Business Owners, City, GCRA and Community Partners. Once presented, EDSA will facilitate, potentially through smaller breakout sessions, an opportunity for the public to provide comment and feedback. At the conclusion of the meeting, the EDSA Team will summarize and record the feedback garnered.

A3. Final Presentation of Redevelopment Plan Review City and Stakeholder(s) - Workshop #6

The final workshop will be an opportunity to confirm the consolidated redevelopment plan and discuss future steps. We will utilize this time to approve consensus in an open forum and confirm the GCRA initiatives as well as programs. At the conclusion of the meeting, the EDSA Team will summarize and record the feedback garnered.

- B. Deliverables:
1. Workshop #1 – Discovery
 2. Workshop #2, #3, #4 and #5 – Review and Refinement
 3. Workshop #6 – Final Presentation to City, Community and Stakeholders

Phase #2 – Consolidated Redevelopment Plan - Based on the above, the EDSA Team has developed the following scope of services associated with the preparation of the GCRA Consolidated Redevelopment Plan, Public Involvement, and Coordination associated with the approval process with the State of Florida, Alachua County and City of Gainesville for the GCRA Consolidated Redevelopment Plan. Please note the following tasks are generally sequential or ongoing concurrently:

Task 1: GCRA Redevelopment Plan Inventory, Review and Analysis

- A. Revise boundaries of consolidated GCRA redevelopment plan
- B. Review of existing urban design and land use conditions and their opportunities and constraints
- C. Review of existing pedestrian and vehicular circulation conditions and their opportunities and constraints
- D. Review of existing zoning ordinance and the specific opportunities and constraints relative to the GCRA
- E. Review the existing GCRA redevelopment plan objectives and initiatives
- F. Analyze existing information and review conflicts as well as opportunities and constraints

Task 2: Preliminary GCRA Planning and Design

- A. Update redevelopment plan objectives and initiatives
- B. Refine residential and neighborhood considerations
- C. Provide description of anticipated impacts of redevelopment activities upon the residents of the GGCRA in terms of relocation (*including the provision of replacement housing for the temporary or permanent relocation of persons displaced from housing as a result of community redevelopment activities*), traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.)
- D. Preparation of preliminary land use planning concepts and redevelopment opportunities. The team will attempt to rectify the conflicts between the GCRA, City and any additional citizens concerns.
- E. Preparation of preliminary open space enhancements as a catalyst for redevelopment. This will advocate for parks, recreation, promenades and will address sustainability opportunities.
- F. Development and refinement of CIP list for the GCRA.
- G. Identify publicly funded capital projects to be undertaken by GGCRA

Task 3: Final GCRA Redevelopment Plan

- A. Preparation of Final GCRA Consolidated Redevelopment Plan
- B. Development of Land Use and Zoning Districts within the GCRA
- C. Development of Capital Improvement Project recommendations
- D. Provide preliminary character sketches and enlargement plans
- E. Provide recommend locations for existing and proposed affordable housing
- F. Update GCRA redevelopment implementation plan
- G. Provide a detailed statement of financial considerations detailed statement of the projected costs of the redevelopment as an order of magnitude for budgeting purposes, (*including the amount to be expended on capital projects in the GCRA and any indebtedness, if such indebtedness is to be repaid with the GCRA fund.*)

Deliverables:

- 1. GCRA Redevelopment Master Plan including objectives, initiatives, considerations and implementation
- 2. Character Sketches (4 street level views at selected catalyst projects)
- 3. Enlargement Plans (4 total – at selected catalyst projects)
- 4. Final GCRA Booklet with text and images.

SCHEDULE

Our proposal is based on a 3-month work schedule. GCRA/City review is anticipated to occur concurrently as needed during the planning process. We will submit documents for review and approval allowing for 1-week review period per submittal during the planning process.

TASK DESCRIPTION	MONTH									DURATION	
	One			Two			Three				
Phase 1: Community Engagement	*		*		*		*		*		6 weeks + 5 workshops
City Staff Review		*			*			*			3 weeks
Phase 2: Consolidated Redevelopment Plan					*		*		*		6 weeks
City Staff Review						*		*			3 weeks
Final Presentation									*		1 week + 1 workshop

* Denotes tentatively scheduled workshop, meetings and presentation included in the fees for professional services.

COMPENSATION

EDSA would suggest a total lump sum fee of \$74,000 USD for the services outlined above. Please see schedule of values below. The fees below include labor, materials and reimbursable expenses to complete the effort.

Phase	Phase Description	Duration	Amount
Phase 1	Community Engagement	6 weeks	\$43,500.00
Phase 2	Consolidated GCRA Redevelopment Plan	6 weeks	\$30,500.00
	TOTAL	12 weeks	\$74,000.00

The proposal is valid for 90 days.

TERMS AND CONDITIONS

If this proposal meets with your needs and expectations, receipt of a signed copy of proposal and initialed attachments as well as a City PO number will serve as our authorization to proceed with the above outlined scope. Should you have any questions or feel modifications would better meet your needs, please do not hesitate to call.

This is our understanding of Scope of Work to be performed. We very much look forward to the opportunity to work together on this exciting project with you and hope to hear from you soon.



Kona Gray, FASLA
Principal

Attachments: General Terms and Conditions, Rate Schedule

Cc: Xiang Li, Mihaela Zaharescu, Stephanie Main, Marie Samuleman, Jill Martinez, File

APPROVED and ACCEPTED on this _____ day of _____, 2019.

By: _____

Signature: _____

G:\Projects\KG\119124 Gainesville CRA Redevelopment Plan\Project Admin\Contract\Proposal\Working\PR_City of Gainesville CRA - Redevelopment Plan_Revised_092019.docx



GENERAL TERMS AND CONDITIONS

A. Introduction:

These General Terms and Conditions are part of the attached Agreement and are hereby incorporated by reference. If EDSA does not receive a response to the Agreement within ninety (90) days, fees and conditions for design services may be subject to change. Your acceptance of this Agreement constitutes your acceptance of the foregoing General Terms and Conditions.

B. Standard of Care:

The standard of care for all professional services performed or furnished by EDSA under this Agreement will be of the skill and care used by master planners practicing under similar circumstances, at the same time, and in the same locality.

C. Requirements of Client Furnished Information:

Client shall provide EDSA with a development program and site information regarding the requirements and objectives for the Project. Additionally, EDSA shall rely upon the accuracy and completeness of any information, reports, and/or site surveys/base information supplied by Client or others authorized by Client.

Client warrants that it is the copyright owner or has permission from the copyright owner to use and/or transmit the design documents or any other information ("Design Documents") to Consultant for its use on the Project. Client hereby releases the Consultant and any of Consultant's sub-consultant(s) from all claims and causes of action arising from Consultant's use of the Design Documents. Client, to the extent permitted by law, further agrees to indemnify and hold harmless Consultant and any of its sub-consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Consultant's use of the Design Documents.

Upon notice by EDSA, Client shall defend EDSA with counsel chosen by EDSA. The parties agree that this duty to defend is separate and distinct from any indemnity obligation, and the duty to defend shall apply regardless of whether the Client is obligated to indemnify EDSA.

Client's obligation to indemnify EDSA against any attorneys' fees or other costs or expenses incurred by EDSA in connection with the defense of any claims or causes of action within the scope of this Paragraph shall be construed as a separate item of indemnification which shall be an absolute obligation of Client even if such claims or causes of action are invalid or groundless.

D. Responsibilities During Construction Phase:

If EDSA's services under this Agreement do not include construction administration related services for the Project, then Client assumes all responsibility for the application and interpretation of EDSA's drawings, specifications, and other instruments of service; the observation and evaluation of Contractor's work and the performance of any other necessary construction phase landscape architectural or professional services; and Client waives any claims against EDSA that may be connected in any way thereto.

E. Out-of-Pocket Expenditures:

Unless otherwise stated in the attached Agreement, Client shall pay all out-of-pocket expenses, in addition to professional fees. Out-of-pocket expenses are defined as actual expenditures made by EDSA, their employees, and/or sub-consultants in the interest of the Project and include, but are not limited, to the following expenses:

1. Air travel, including departure taxes and related airline/agency fees ((Business Class on flights of three (3) hours or greater);
2. Hotel accommodations;
3. Meals;
4. Ground transportation (i.e., rental cars and taxis);
5. Postage, telephone, express mail, and courier services;
6. Photocopying, reproductions, and printing costs;
7. Photographic supplies and processing;
8. Study model materials;
9. Client authorized consultants engaged to create/complete special renderings, models, and photography.

The above listed items may be billed at actual cost incurred plus a 10% Administrative Fee.

F. Ownership of Documents:

All documents prepared or furnished by EDSA pursuant to this Agreement are instruments of EDSA's professional service. Upon payment in full for services rendered, EDSA shall grant joint ownership of such documents. Reuse, reproduction, or modification of such documents by Client without EDSA's written permission, shall be at Client's sole risk, and Client agrees to indemnify and hold EDSA harmless from all claims, damages, and expenses including attorney's fees arising from such reuse by Client or others acting through Client.

G. Use of Electronic Media:

Copies of documents that may be relied upon by Client are limited to printed copies (also known as hard copies) that are signed or sealed by EDSA. Electronic files in text, data, graphic, or other formats furnished by EDSA to Client are for convenience only. Any conclusion or information obtained or derived from such electronic files will be at the sole risk of Client. When transferring documents in electronic media format, EDSA makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those in use by EDSA at the onset of the Project.

H. Additional Services Outside Agreed Upon Scope:

Services requested by Client or Client's Representative that are in addition to the Scope of Work listed in the Agreement will be considered Additional Services and reviewed, at that time for additional fees. Additional services shall be provided if authorized by the Owner. These additional services may include, but are not limited to:

1. Services related to revisions and/or additions to drawings, specifications, or other documents outlined, when such revisions are inconsistent with instructions previously given or are a result of program modifications, change to previous direction, or governmental reviews;
2. Scope of work changes in project size, scope, area, complexity, and budget;
3. Documentation, assistance, and coordination of on-site visits or representation beyond what is outlined;
4. Team changes in General Contractor, Client Representative, Consultants and/or Joint Venture;
5. Schedule changes related to meetings, duration, and phasing;
6. Significant time spent to review Contractor substitutions;

Client Initials _____

7. Time spent addressing program/design changes or field revisions by the Owner or Operator caused by construction issues of other disciplines;
8. Budgeting or value engineering requiring changes or modifications to complete and approve drawings;
9. Separation of the project construction into phases or other development strategies requiring repackaging of construction documents;
10. Extensions of construction time;
11. Preparation of professional plans, drawings, documents and/or renderings beyond what is detailed in the scope of deliverables;
12. Cost estimating;
13. Documentation specific to LEED certification

I. Compensation/Invoicing:

All fees and reimbursable expenses will be invoiced monthly and shall be payable in net U.S. Dollars by wire transfer or by check drawn upon a U.S. Bank, unless otherwise stated in this Agreement. The Client understands and acknowledges that these fees are net of any non-U.S. taxes and/or tariffs. If a retainer is received by EDSA, it will be applied to the final payment due unless otherwise stated in this Agreement. In the event Client should use a foreign bank as its payment bank, Client shall wire the funds in U.S. Dollars, net of any transaction fees, to EDSA's local bank using the following information:

BANK:	SunTrust Bank 515 East Las Olas Boulevard Fort Lauderdale, FL 33301
ABA NUMBER:	061000104
SWIFT NUMBER:	SNTRUS3A
CREDIT:	EDSA, Inc.
ACCOUNT NUMBER:	1000114180770

Please indicate Project name and/or number to be credited.

All invoices are payable upon receipt. In the event payment is not received within thirty (30) days of invoice date, the past due balance may be assessed an interest penalty of one and one-half percent (1 ½%) per month.

J. Termination Rights:

In the event EDSA does not receive payment within sixty (60) days, EDSA may stop work on the Project until payment is received. Such stoppage of work by EDSA will not be deemed as a default under the terms of this Agreement. Under this scenario, an additional fee may be required to restart work due to non-payment.

Client may terminate this Agreement for cause, with seven (7) days prior written notice to EDSA. EDSA may terminate this Agreement for cause with seven (7) days prior written notice to Client. Failure of Client to make payments when due shall be cause for suspension of services or ultimately, termination, unless and until EDSA has been paid in full for services rendered, expenses incurred, and other related charges.

In the event that the Project is suspended for more than forty-five (45) days, through no fault of EDSA, EDSA shall be entitled to payment for services based on a percentage of completion for all completed work. In the event of termination, EDSA shall be compensated for all services fully and satisfactorily performed up until such termination date, together with reimbursable expenses incurred.

K. Dispute Resolution:

The Client agrees that this Agreement shall be interpreted according to the laws of the state where the contracting EDSA office is located, and agrees to reimburse EDSA for reasonable attorney's fees, court costs, and all expenses including without limitation, all such fees, costs, and expenses incidental to arbitration, appeals, and post-judgment proceedings that it may expend in enforcing this Agreement. In the event of any such dispute, Client agrees that the ultimate court venue will be located in Broward County, Florida.

L. Execution/Duration:

Signature of the attached Agreement will signify Client's acceptance of all the Terms and Conditions outlined herein. Accordingly, Client warrants that the necessary funds are available to pay EDSA for the services and expenses outlined in this Agreement and that these funds are not encumbered nor contingent upon subsequent approvals, permits, or financing commitments. This Agreement will be valid for the duration of the Project.



RATE SCHEDULE

Principal	\$300 per hour
Associate Principal	\$240 per hour
Vice President	\$180 per hour
Senior Associate	\$150 per hour
Associate	\$130 per hour
Designer	\$110 per hour
Intern	\$55 per hour
Administrative Support	\$100 per hour

Client's Initials: _____



KONA GRAY FASLA, PLA

PRINCIPAL

EXPERIENCE

City of La Puente, La Puente, California: Aided by community outreach and consensus building, EDSA examined the City's park and recreation facilities for opportunities. The updated master plan established strong gateways and connections to surrounding residential neighborhoods and created a series of programmed spaces for active and passive uses such as recreation based amenities.

City of Lauderhill Central CRA Master Plan, Lauderhill, Florida: EDSA performed an inventory analysis and held public meetings to develop a purposeful CRA master plan. The resulting design created a cohesive community identity with development districts, established catalyst projects and identified potential funding sources for redevelopment.

City of Lauderhill Streetscape Improvements, Lauderhill, Florida: Working closely with the City, Kona and his team enhanced the streetscape aesthetic by improving the arrival sequence, lighting, planting, signage and pedestrian circulation. EDSA provided site analysis through construction administration with a focus on economic development, visual appeal and community connectivity.

Dania Beach Waterfront Revitalization, Dania Beach, Florida: Kona worked with the City to develop a waterfront rehabilitation plan. As Principal-In-Charge, he directed conceptual architecture, landscape design, development regulations reviews and public outreach, as well as economic evaluation of opportunities and implementation strategies.

Dania Beach Ocean Park, Dania Beach, Florida: Providing for a clean, safe and environmentally-friendly waterfront park, Kona lead efforts related to dune restoration and enhancement, beautification of beach portals and pier entrance, modification to existing parking and the addition of shade structures and event lawn along with improved hardscape, landscape and site lighting.

Lauderhill Green Urban Forestry Master Plan, Lauderhill, Florida: As Principal-In-Charge, Kona provided grant writing assistance for funding from the Florida Department of Agriculture and Consumer Services. EDSA also coordinated an entire Citywide tree inventory, field reports, a management plan and master plan report to use as a guide in preserving and reforesting the tree canopy.

Savannah Historic Streetscapes, Savannah, Georgia: As a part of a larger downtown revitalization initiative, EDSA created a streetscape plan for the City's most storied thoroughfares. The concept is centered on increasing pedestrian, ADA and bicycle safety as well as vehicular functionality, smart transportation design and historic preservation. Features include widened sidewalks, bike racks and lanes, medians, bioswales and street plantings.

BACKGROUND

Strong leadership and a sense of purpose are part of Kona's DNA. Having practiced in 30+ countries, his global management sense has positively shaped the outcomes of many award-winning assignments. He successfully integrates creativity and regional resources into functional environments that invigorate the imagination. With an uncompromising dedication to quality, Kona creates welcoming public places that bring a strong sense of vitality back to neighborhoods. Blending sensitivity with innovative design solutions, he unites a client's vision with his own vanguard designs to produce programs with purpose and presence.

EDUCATION

University of Georgia, Bachelor of Landscape Architecture, 1997

Savannah College of Art and Design, 1994

Boston Architectural Center, 1992

REGISTRATION

Landscape Architect (FL) #6666950; (GA) #001789; (VA) #406001878; (AR), #9215

CLARB Certified #43648

AFFILIATIONS

American Society of Landscape Architects, Vice President of Professional Practice

Landscape Architecture Foundation, Past President

Nova Southeastern University, Huizenga School of Business, Advisory Board Member

Society for College and University Planning, Member

Florida A&M University School of Landscape Architecture, Advisory Committee

Urban Land Institute SE Florida and Caribbean, Advisory Council Member



XIANG LI PLA, ASLA

ASSOCIATE PRINCIPAL

EXPERIENCE

Arabian Canal, Dubai, United Arab Emirates: Focused on shade, pedestrian crossings, colorful paving patterns, street lighting, and site furnishings, EDSA provided urban design services that included the advancement of park designs, corridor studies, waterfront plaza concepts, and streetscape models.

Nanhai Vanke Plaza, Foshan, China: EDSA and local architects collaborated to create one of the top commercial complexes in this urban area, which is in one of the largest cities in the Guangdong Province. The 10 hectare site includes a commercial street and sunken plaza, residential courtyards and a public plaza; EDSA completed Landscape Design, Detailed Design and Construction Administration Services for the project.

Nine Dragons Resort & Golf Club, Zha Pu Region, China: The 1,600 hectare mixed-use resort community is the first phase of a much larger new town being planned, which will include a town center, supplemented by residential, commercial, light industrial, and recreational land uses to address the future growth demands of this resort region. The first phase includes a beachside resort core, commercial village resort residential, marina, water park, botanical garden, international school, 27 holes of golf, and related parks and support facilities. EDSA's responsibilities are for master plan of the new town and resort core as well as full design services. Ms. Li is the leading key designer of the project and has been intensely involved in the design work from conceptual to detailed design phase.

Qingshui Bay Beachfront, Hainan Lingshui County, China: As a supplement to the original master plan which did not incorporate beach front public amenities, the vision for this project was to create a 'mass tourism relaxation zone' complete with water sports, beach sports, tourist attractions, and areas for recreation, relaxation, arts, and entertainment. Gregg served as principal in charge, leading EDSA's team in providing schematic and detailed design for the public areas of the beach front district.

Vanke Nanchong, Sichuan Province, China: Xiang Li served as project manager for phase I of this development, which featured a diverse assortment of residential offerings as well as park areas, an event lawn, recreation areas, a kid's area and playgrounds. EDSA's design united the site with an entry sequence, gateways and arrival plazas, vehicular traffic flows, and pedestrian paths and trails.

Wuhan East Lake Greenway Lake Hill Path, Wuhan, China: The East Lake Greenway mountain road is an important corridor that runs past some of the regions most famous landmarks. The detailed design plan will include the 6.2 km long roadway, along with two landscape themed areas; East Lake World and Maple Leaf in Fall.

BACKGROUND

Xiang Li finds inspiration from travel, observation, and immersion into project context. Always searching for new innovations as a means to foster creativity, her designs originate from the outside in – where all aspects of a site's program and surrounding environment are integrated in context, culture, and form to solicit user emotion. Each of Xiang's designs are fully integrated within their regional fabric, with sustainability and the use of sense-heightening materials and textures as a central theme in creating functional, unique, and meaningful places.

EDUCATION

Master of Landscape Architecture, The Ohio State University, 2002

Bachelor of Architecture, Beijing Institute of Civil Engineering and Architecture, 1996

REGISTRATION

Registered Landscape Architect, Florida #6667094

AFFILIATIONS

American Society of Landscape Architects, Member



ALEXANDRA CHACALOS

DESIGNER

EXPERIENCE

Atlantis Resort & Residences, Ko Olina, Hawaii: Incorporating elements of the island's unique environment, the 26-acre tourist community is programmed for 800 hotel rooms and 524 residences along with a series of interactive entertainment experiences. EDSA is providing conceptual design through construction administration services.

Broward Boulevard CRA, Lauderdale, Florida: EDSA developed a CRA Redevelopment Master Plan that helps reduce and eliminate blight, improves economic health and encourages public and private investments.

Flagler Residential Tower, West Palm Beach, Florida: The 42-unit condo has a two-level parking garage and rooftop amenity deck with pool, garden, fitness center, spa and business center. A pedestrian pathway with bike share stations connect residents to the water. EDSA provided detailed design, site plan submittal documents for approvals and construction observation services.

John Knox Village, Pompano Beach, Florida: With options in care, the life plan community is home to more than 1,000 active adults. EDSA provided overall master planning and detailed design for the common areas, arrival sequence, community center and outdoor amenities.

Nova Southeastern University, Davie, Florida: EDSA continues to play a large role in the evolution and growth of the campus with updates to the multi-functional outdoor spaces.

Ramhan Island, Abu Dhabi, United Arab Emirates: Fostering a lifestyle experience, the mixed-use development is programmed for residential, retail, commercial, hospitality and luxury recreational and leisure offerings. EDSA's master plan responds to context and climate with a sense of visual integration that takes into account environmental, social and economic forms.

Savannah Historic Streetscapes, Savannah, Georgia: As a part of revitalization efforts, EDSA created a streetscape plan centered on increasing pedestrian, ADA and bicycle safety as well as vehicular functionality, smart transportation design and historic preservation.

SoLē Mia Miami, North Miami, Florida: The former landfill site has been remediated and redeveloped with 4,390 residential units on 183 acres. As part of the City's CRA, a town center provides a vibrant hub and include a mix of retail, office, hospitality and community clubs. Lexi was involved in detailed design phase of work.

Uptown Cairo Villages, Cairo, Egypt: The self-contained, self-sufficient development of low and high-rise residential units embodies the work, live, play mantra. EDSA completed master plans and detailed design for the villages of Levana, Fourteen, Celesta Hills and Fountainside.

BACKGROUND

Forming an early connection to and respect for the environment, Lexi draws on the sense of intimacy created by nature's details. She enjoys collaborating with a team to develop unique ideas that challenge the status quo and create the story of a place. Fueled by a profound desire for exploration, Lexi is enthralled with seeing ideas transform from sketches into physical elements and welcoming spaces that evoke emotion and engagement. Her creative approach is rooted in community, craft, aesthetics, performance and sustainability.

EDUCATION

West Virginia University, Bachelor of Landscape Architecture, 2018



KEITH WEAVER

PLA, AICP, ASLA, LEED AP

ASSOCIATE PRINCIPAL

EXPERIENCE

Citywide Framework Plan, Gulf Shores, Alabama: Keith served as project director responsible for leading community stakeholders, City planners, Council people and Planning Commissioners through one of Gulf Shores most significant open public planning initiatives, leading to a consensus plan for and by the community.

Columbia Metropolitan Convention Center & USC Arena, Columbia, South Carolina: Keith worked with the City of Columbia to prepare an overall site improvement plan and detailed design development plans for the public realm improvements associated with these two co-located facilities. The improvements included a new boulevard address street, controlled access parking facilities, sixteen blocks of streetscape enhancements, a showcase arrival plaza and a multilevel, terraced garden for Convention Center patrons.

Deep Harbour Waterfront Village, Cambridge, Maryland: This 18-acre industrial site was redeveloped into a unique urban marina village along the historic Cambridge Creek. The site plan was carefully designed to offer every home a nearby amenity with either a waterfront, poolside or park side address, and some of the unique features of the site plan include a one-half mile creekside promenade, a 56-slip waterfront marina, multiple open spaces and parks, and a community pool with a unique boat-shaped children's pool.

Downtown and Riverfront Development Plan, Millville, New Jersey: Keith served as project manager and lead urban designer for the preparation of a community redevelopment plan focusing on a 1.5-mile portion of the Maurice Riverfront and the Millville City Center. The community-based plan will address brownfield redevelopment, adaptive re-use of historic industrial sites, transportation enhancements, transit-oriented development and waterfront-oriented, mixed-use development among a network of natural and man-made open space amenities for nearby neighborhood residents, employees and visitors.

New Plan for Mobile, Mobile, Alabama: As project leader for a multi-disciplinary team preparing an inclusive, consensus-based planning process, Keith and the team developed an Urban Design Plan and Economic Development Strategy for Downtown Mobile, as well as the surrounding Midtown neighborhoods. The plan initiatives will be focused on public realm enhancements, economic development opportunities, neighborhood revitalization and conservation efforts as well as transportation, parking and infrastructure needs for specific focus areas within the nine square mile Downtown and surrounding neighborhoods.

BACKGROUND

Having played a role in creating master plans and redevelopment projects for more than 150 municipalities, Keith specializes in translating a community's vision into site-specific implementation initiatives. His goal is to raise awareness for sustainable thinking and responsible action through the vehicle of design – stressing the importance of contextual response and inter-disciplinary collaboration. Keith brings an artistic sensitivity to urban development relying on human ecology, natural and cultural settings, and arrangement of spaces to achieve harmony and a strong sense of place.

EDUCATION

The Ohio State University, Bachelor of Landscape Architecture, 1987

REGISTRATION

Landscape Architect
(Maryland), #2003

CLARB Certified #5377

American Institute of Certified
Planners #024867

LEED Accredited Professional,
United States Greenbuild Council,
2009

AFFILIATIONS

American Society of Landscape
Architects

American Planning Association
Urban Land Institute, Baltimore
Chapter

United States Green Building
Council, Baltimore Chapter

The Waterfront Center, Advisory
Board Member

International Economic
Development Council

Congress for New Urbanism,
Washington, D.C. Chapter

COMMUNITY INVOLVEMENT

Neighborhood Design Center, Baltimore, Maryland

Historic Sudbrook Park Landmarks Committee

Lehigh River Waterfront Master Plan, Allentown, Pennsylvania: Keith was the project leader for the preparation of a consensus vision plan for the Lehigh Riverfront that is supported by guiding principles, best practices and implementation strategies which will frame future public and private Riverfront District redevelopment initiatives. The Lehigh River Waterfront is located in eastern Allentown and extends 1.5 miles along the west side of the Lehigh River encompassing 120 Acres of historically industrial land. The primary challenge for the assignment was how to best build upon the investment and success of existing Riverfront destinations while creating a stronger critical mass of activity and draw to the area that gradually transitions the ratio of industrial and utility uses toward grander open space and mixed-use development opportunities along the Riverfront. EDSA facilitated an eight-month public planning process that resulted in a creative, community supported and action-oriented master plan which is guiding the efforts and investments of multiple developers in multiple phases.

Riverfront Development Plan, Millville, New Jersey: Keith was project manager and lead urban designer for the preparation of a waterfront community redevelopment plan focusing on a 1.5-mile portion of the Maurice Riverfront and the Millville City Center. The community-based plan will address brownfield redevelopment, adaptive re-use of historic industrial sites, transportation enhancements, transit-oriented development and waterfront-oriented, mixed-use development among a network of natural and man-made open space amenities for nearby neighborhood residents, employees and visitors.

Unified Recovery and Rebuilding Plans, New Orleans, Louisiana: Preparing post-Katrina recovery plans for five districts of New Orleans required a focus on examining environmental constraints while at the same time incorporating social and community issues. A key component of the project was an extensive public participation process, a thorough analysis of district-wide physical environment limitations, and the development of various planning scenario alternatives.

Upper Marlboro Vision Plan, Marlboro, Maryland: Project leader for the master planning process of the one square mile Town of Upper Marlboro. The multi-disciplinary team involved in the assignment examines economic, transportation, historic and environmental constraints and opportunities. A key component of the project is the development of a consensus-based vision plan that will guide future development in the town. An extensive public participation process is an integral part of the overall process and a key goal is to merge the County's and Town's expectations with the desires of residents to generate a unified vision plan.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/16/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0E67768 Insurance Office of America, Inc. 500 W. Cypress Creek Road Suite 320 Fort Lauderdale, FL 33309	CONTACT NAME: Christine Milone PHONE (A/C, No, Ext): (954) 334-0377 FAX (A/C, No):
	E-MAIL ADDRESS: Christine.Milone@ioausa.com
INSURER(S) AFFORDING COVERAGE	
INSURER A : American Casualty Company of Reading, Pennsylvania	NAIC # 20427
INSURER B : National Fire Insurance Co of Hartford	20478
INSURER C : Continental Insurance Company	35289
INSURER D : Valley Forge Insurance Company	20508
INSURER E : Continental Casualty Company	20443
INSURER F :	

INSURED

EDSA, Inc.
1512 E. Broward Blvd., Suite 110
Fort Lauderdale, FL 33301

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC OTHER:			5099082936	12/31/2018	12/31/2019	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			5099082967	12/31/2018	12/31/2019	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			5099083004	12/31/2018	12/31/2019	EACH OCCURRENCE	\$ 10,000,000
							AGGREGATE	\$
								\$ 10,000,000
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y / N <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below			5099082984	12/31/2018	12/31/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
E	Professional Liabili			LAH591892837-19	9/7/2019	9/7/2020	Per Claim	10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
30 Days notice of cancellation, except 10 Days notice of cancellation for non-payment of premium in accordance with policy provisions.

City of Gainesville is added as an additional insured for general and automobile liability, where required by written contract or written agreement executed prior to loss.

CERTIFICATE HOLDER

CANCELLATION

City of Gainesville 200 East University Ave Gainesville, FL 32601	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 