

June 27th, 2024

Mr. Kyle B. Arrison, Construction Services Director
City of Pinellas Park - Public Works Operation Center
6250 82nd Ave
Pinellas Park, FL 33781

Re: Proposal “Davis Commons Phase IIA: Complete Streets”

Dear Kyle,

Thank you for the opportunity to provide our proposal for professional services in support of the “Davis Commons Phase IIA” project. Based on our correspondence with you and others at the City of Pinellas Park (“City”), we understand this project’s scope is to deliver planning, design, & permitting services associated with the various improvements planned for the subject project area (see Figure 1 below).

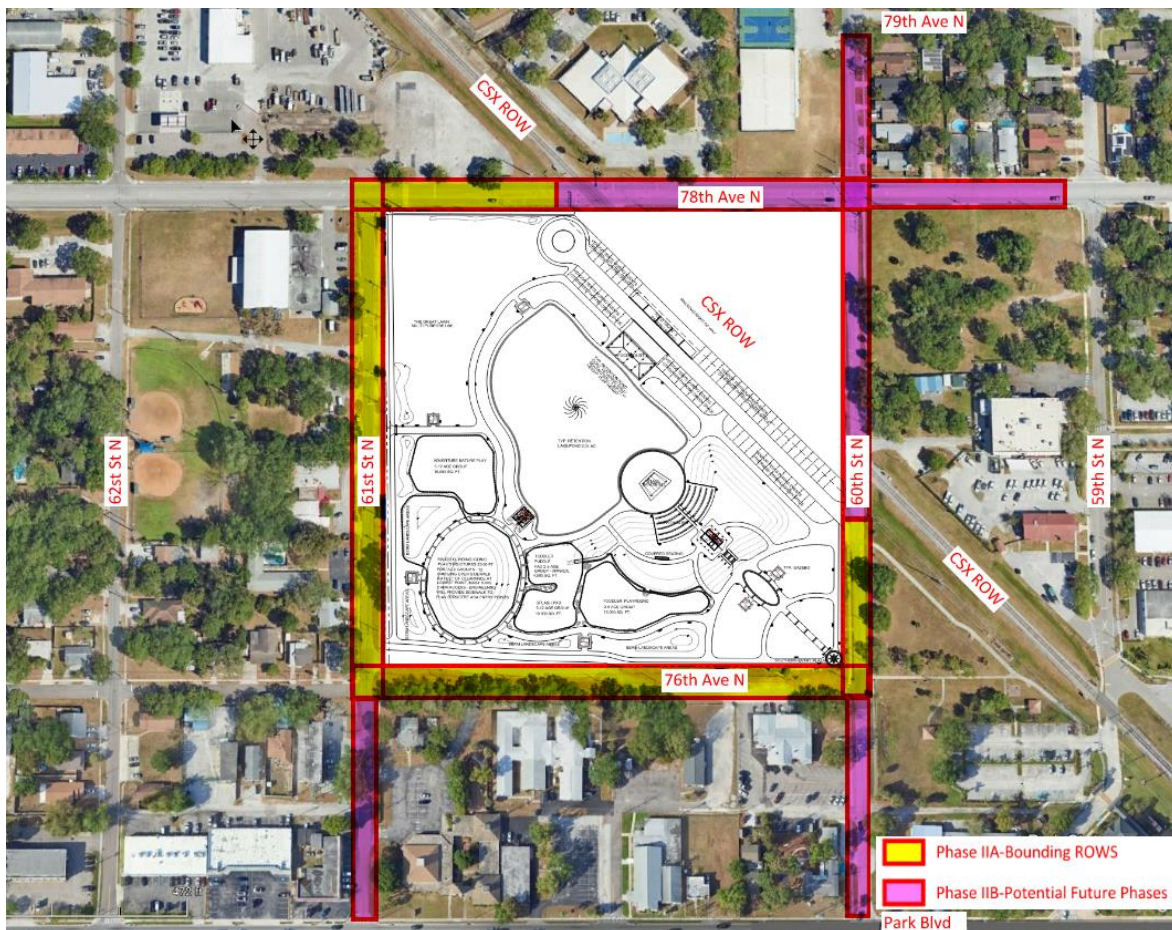


Figure 1. Davis Commons Phase IIA Limits. 76th Ave N, 78th Ave N, 60th St N, & 61st St N ROWs

Specifically, this proposal's scope of work covers these ROW limits (inclusive of intersections):

- ~850 lineal feet of 76th Ave N ROW between 61st St N and 60th St N
- ~830 lineal feet of 61st St N ROW between 76th Ave N and 78th Ave N
- ~370 lineal feet of 78th Ave N ROW between 61st St N and CSX Railroad ROW
- ~340 lineal feet of 60th St N ROW between 76th St N and CSX Railroad ROW

The following ROW's limits are not within scope at this time (but may be considered in the future):

- ~405 lineal feet of 61th St N ROW between 76th Ave N and Park Blvd
- ~390 lineal feet of 60th St N ROW between 76th Ave N and Park Blvd
- ~635 lineal feet of 60th St N ROW between CSX Railroad ROW and 78th Ave N
- ~610 lineal feet of 78th St N ROW between CSX Railroad ROW and 60th Ave N
- ~335 lineal feet of 60th St N ROW approach between 79th Ave N and 78th Ave N
- ~460 lineal feet of 78th Av N ROW approach between 60th St N and 59th St N

The existing project area consists of a developed 50' right-of-way span containing existing landscaping and associated right-of infrastructure. It is anticipated that an additional 10' easement or ROW dedication will be planned within the Davis Commons Phase I ("Park") project limits (Parcel ID 28-30-16-58374-000-0003) to deliver a typical 60' ROW section bounding the Park.

This project will follow a "Complete Streets" design approach, increasing non-vehicular user visibility, enhancing multi-modal capacity, and traffic-calming the bounding roadways of the Park project. Additional project goals include transition of the neighboring properties to the park's landscape, supporting stormwater management, and delivering additional parking to the area. It is understood that the City's preference is a 60' right-of-way with bicycle facility provisions through the project limits (see Figure 2 below).

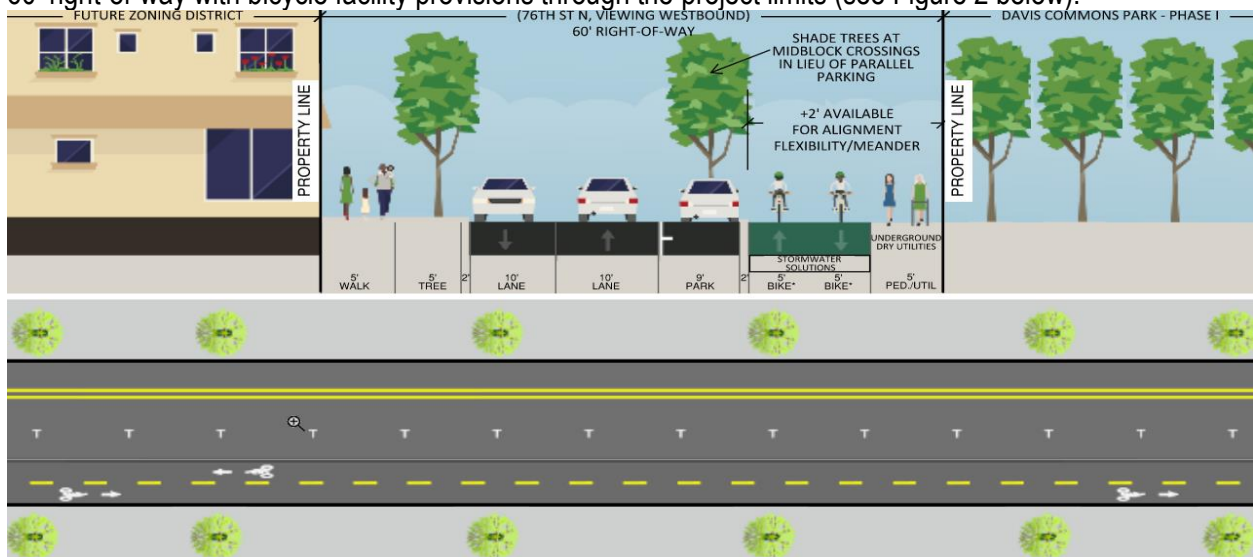


Figure 2: Conceptual 60' Right-of-Way bounding Davis Commons Park (Fehr & Peers 2021 Graphic, modified).

It is understood that 76th Ave N ROW (between 60th St N & 61th St N) is desired to be built at the same time as the Park, therefore design will be taken to 100% for the project limits (inclusive of intersections) so that final construction documents may be assembled for this ROW facility. All other ROW facilities will only be designed to 60%, with their final design & construction permitting not in scope of this agreement.

Based on this scope, our firm proposes to provide the following services:

I. PLANNING / CONCEPTUAL RIGHT-OF-WAYS LUMP SUM = \$16,000

TranSystems will offer (3) three 60' wide right-of-way typical section alternatives that may be applied to the project limits for review and approval by the City of Pinellas Park. Within these typical sections, spaces will be programmed for enhanced ROW service to the Davis Commons Park's Preliminary Development Plan. Upon selection, the typical section will be applied to the Davis Common's Preliminary Development Plan for review and acceptance by the City prior to engineering design. Conceptual right-of-way sections will be proposed for those facilities for Client consideration.

Specifically, this tier of services will include the following deliverables:

- (3) three 60' wide ROW typical cross section exhibits for each roadway segment
- (1) review meeting to discuss/obtain City staff feedback
- (1) one revision to the 60' wide ROW sections for finalization
- Revised Davis Common's Preliminary Development Plan showing conceptual right-of-ways

II. UTILITY UNDERGROUNDING COORDINATION LUMP SUM = \$15,000

TranSystems will coordinate with the City & Utility providers to underground the various above-grade utilities located on the adjacent side of the Davis Commons Park frontages. For example, above grade utilities on the north side of 76th Ave N right-of-way will be planned to be undergrounded, but above grade utilities on the south side of the 76th Ave N right-of-way are assumed to remain. Any overhead utilities crossing the ROWs will be undergrounded or planned for removal as required. This same logic will be applied to 61st St N, 78th Ave N, and 60th St N plan preparation (note: construction in areas other than 76th Ave N right-of-way is not within scope of this proposal). This scope will include consideration of undergrounded utilities within the full project limits.

Specifically, this tier of services will include the following deliverables:

- Coordination with City Staff assigned to the undergrounding effort
- Preliminary Conduit Plan design for incorporation into Civil Construction Plans

III. STORM WATER MANAGEMENT LUMP SUM = \$14,000

TranSystems will evaluate the total development footprint of the noted ROWs and the Davis Commons Park and program areas that will be suitable for stormwater solutions. These solutions may include underground vaults, biofiltration systems, and pervious pavement systems allowable by the City and Southwest Florida Water Management District (SWFWMD). Overall existing drainage patterns will be maintained in the post development condition.

Specifically, this tier of services will include the following deliverables:

- Preliminary Stormwater Management Report
- Final Stormwater Management Report

IV. INCREMENTAL CIVIL DESIGN

LUMP SUM = \$64,000

TranSystems will develop the Conceptual right-of-way sections chosen by the City at the Conceptual Planning stage into 30%, 60%, 90%, and 100% Civil Construction Plans, incorporating the results of the utility undergrounding efforts, the storm water management solutions, and landscape architecture design. TranSystems will make (1) one round of revisions addressing City Comments 30%, 60%, and 90% levels.

Specifically, this tier of services will include the following deliverables:

- Preapplication Meetings with City's Planning & Zoning Department, City's Public Works & Water Management District, SWFWMD, & City's Utilities Department, as appropriate.
- Incremental Civil Design: 30%, 60%, 90%, and 100% Civil Construction Plans, including:
 - Overall Civil Site Plan
 - Existing Conditions, Demolition & Erosion Control Plan
 - Paving Grading & Drainage Plan
 - Water & Sewer Plan
 - Pavement Markings & Signage Plan
 - Typical Sections
 - Construction Details and Specifications
- It is understood that 76th Avenue North will be taken to 100% Civil Construction Plans & Permitting. All other ROW designs will be taken to 60% Design without final Permitting.

V. INCREMENTAL LANDSCAPE DESIGN

LUMP SUM = \$17,000

TranSystems will develop the Conceptual right-of-way section chosen by the City at the Conceptual Planning stage into 30%, 60%, 90%, and 100% Landscape & Irrigation Plans, blending the development transition from the Park to the ROW. TranSystems will make (1) one round of revisions addressing City Comments 30%, 60%, and 90% levels.

Specifically, this tier of services will include the following deliverables:

- Preapplication Meetings with City's Planning & Zoning Department, City's Public Works/Stormwater Review Department, City's Utilities Department, as appropriate
- Certified Arborist Report (within the full project limits)
- Incremental Landscape Design: 30%, 60%, 90%, and 100% Landscape & Plans, generally including:
 - Landscape Plans, Construction Details & Specifications
 - Irrigation Plans, Construction Details & Specifications

VI. REGULATORY PERMITTING

LUMP SUM = \$10,000

Upon completion of 90% Civil and Landscape Design Plans, TranSystems will submit the appropriate documents and plans to the anticipated regulatory agencies for Construction Permit approval. This tier of services plans (1) one round of comment & response from the anticipated regulatory agencies below:

- SWFWMD Environmental Resource Permit
- FDEP – Water & Waster Permits
- CSX Rail Approval – if required
- Pinellas County – if required

VII. PROJECT COORDINATION & MEETINGS**LUMP SUM = \$13,000**

TranSystems will coordinate with Davis Commons Phase 1 project team and meet with City Staff under this service tier. This includes internal design coordination time, quality control and plan check measures, and general project administration unrelated to tasks with defined deliverable lists. This tier of services includes the solicitation of SUE bids to survey below grade infrastructure via remote sensing technologies within the roadways (SUE fees & field work are not included within this proposal).

VIII. LIMITED CONSTRUCTION OBSERVATION SERVICES**HOURLY**

Not included in the Total Lump Sum Fee. Any services requested after Construction Permits have been issued for 76th Avenue N will be based on our hourly fee schedule that is effective at the time services are requested. This includes construction progress meetings, shop drawing review, inspections, address of contractor RFI, record drawing preparation, and final certification(s).

IX. CONTINGENCY BUDGET**10% TOTAL LUMP SUM FEE = \$14,900**

TranSystems requests authorization of a contingency budget for urgent miscellaneous design services that can be provided but not specifically described as a deliverable within above services. TranSystems will not perform any work or charge against this service tier without authorization in writing (email) by the Point of Contact identified by the City.

TOTAL LUMP SUM FEE = \$ 149,000 (ONE HUNDRED FORTY-NINE THOUSAND DOLLARS)**CONTINGENCY BUDGET = \$14,900 (FOURTEEN THOUSAND NINE-HUNDRED DOLLARS)****NO RETAINER REQUIRED IN CONJUNCTION WITH THIS PROJECT****TOTAL LUMP SUM FEE INCLUDES MILEAGE AND MISCELLANEOUS REIMBURSABLE FEES**

CLIENT'S DUTIES

- All applicable permit fees, impact fees, and letter of ownership (from title company or attorney).
- Documentation of ownership and/or authorization for permitting.
- All supporting survey data from conceptual phases, including Survey data in CAD Format
- Geotechnical Investigation / Coordination with prior Geotechnical Engineer

EXCLUSIONS

- Any service not specifically listed above or included in items To Be Provided by Client.
- Survey of any areas that have not been provided. Additional survey that may be needed will be requested under separate cover, once identified.
- Design of any "offsite" improvements that may be required on Private or Public properties not previously mentioned.
- Architectural Engineering, Mechanical Electrical Plumbing Engineering, Structural Engineering, Environmental Engineering, Geotechnical Engineering, Site Lighting/Photometric Analyses, Way-Finding Signage Services (only regulatory signage per Manual of Uniform Traffic Control Devices will be specified within the Pavement Markings & Signage Plans).
- Traffic Impact Studies, Capacity Flow Analyses (Synchro) or other transportation modeling
- Traffic Signal Design – It is assumed that no modification to the railroad signalization will be required.
- Survey Engineering services are excluded from this proposal but may be offered as needed via Additional Service Agreement once the available topographic survey has been evaluated for sufficient coverage
- Rezoning, Variance, or Public Hearing representation
- Bidding Assistance
- Construction Administration

Please provide a task order to our office as your authorization for us to proceed under the terms and conditions of our professional services continuing contract (RFQ 23.004) that our firm holds with the City of Pinellas Park.

Should you have any questions, please do not hesitate to call our office at (727) 822-4151.

Sincerely,
TranSystems Corporation dba
TranSystems Corporation Consultants

By: 

"Marc" Felipe Tolliver, P.E.
Sr. Project Manager | FL Land Development



Brian A. Barker, P.E., M.S.E.M.
Vice President | FL Land Development