



TO: Honorable Mayor & Members of the Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: April 3, 2018

TITLE: Motion to Approve an Agreement for Transit-Oriented Development Planning Services – Kittelson & Associates, Inc. – \$999,701

Recommendation

It is recommended that the City Commission approve an agreement, in substantially the form attached, with Kittelson & Associates, Inc. for Transit-Oriented Development (TOD) Planning Services, in the not-to-exceed amount of \$999,701.

Background

The City of Fort Lauderdale (City) received a competitive TOD planning grant in the amount of \$1,250,000 from the Federal Transit Administration (FTA), with an additional City match allocation of \$312,500. The Commission accepted the grant funds at the December 6, 2016 Commission meeting (CAM 16-1308). The TOD planning work funded by the grant and outlined in this agreement focuses on facilitating mixed-use development and enhancing multimodal mobility in transit-accessible parts of the City, including downtown, South Andrews, and SE 17th Street. Additional emphasis will be placed on economic development and climate resiliency. All activities under this agreement will further the City's goal of becoming a more pedestrian-friendly, multimodal city. Highlights of the activities and deliverables in the scope of this grant-funded work include:

- National and international **TOD best practices research**.
- **Public & stakeholder engagement**, including a variety of workshops, a fully integrated project website, interactive web surveys, open houses, pop-up meetings, and Commission / advisory board presentations.
- **Graphics and photo-simulations** throughout (streetscapes, buildouts, etc.) that visually convey the implications of the policies that will result from this study.
- **Evaluation of regulatory and process barriers to TOD projects**, including a "Mock Development Review" workshop that will provide a public-private forum for identifying challenges and opportunities in the existing downtown development process.
- **Affordable and workforce housing strategies** that will include a focus on combined transportation and housing costs, in addition to detailing a range of feasible funding and implementation strategies.
- **Live / work / play analysis** to identify retail and service gaps in the TOD study area, in addition to downtown educational and daycare facility needs.

- TOD-supportive **Transportation Demand Management (TDM)** strategies that will address incentives, existing trends, and accommodation of future technologies that could reduce vehicle trip generation in the TOD study area.
- Parking analyses to identify **opportunities for shared parking facilities** and reduced parking requirements where appropriate.
- Creation of **zoning and development regulations for TOD implementation**, including an update of the existing TOD Guidelines for the Downtown Master Plan and potential mixed-use / form-based code overlays.
- Project prioritization modal priorities to facilitate safe, multimodal **transit connectivity**.
- **Multimodal Level of Service (MMLoS) tool**.
- **Conceptual plan for a Tri-Rail Coastal Link station** south of the New River.

The City initiated work under this grant in 2017 with the award of a separate contract for the *Fast Forward Fort Lauderdale Design and Construction Manual* (DCM). The DCM is funded by the same federal grant, and is working in parallel to this project to develop climate-responsive design guidance for the City's public rights-of-way. The Commission approved the contract for the development of the DCM in June 2017 (CAM 17-0664).

The background of the solicitation process for this TOD contract includes the following:

- On December 15, 2017, the Procurement Services Division issued Request for Proposals (RFP) No. 12093-885 - Federal Transit Oriented Development (TOD) Planning Services.
- On January 25, 2018, the RFP closed with the following seven firms submitting proposals:
 - Dover, Kohl & Partners (Dover)
 - Kittelson & Associates, Inc. (Kittelson)
 - IBI Group (Florida) Inc.
 - Renaissance Planning Group, Inc. (Renaissance)
 - Tindale-Oliver & Associates, Inc. (Tindale)
 - The Corradino Group, Inc.
 - Zyscovich Architects / WSP
- On February 12, 2018, the Evaluation Committee (Committee) consisting of Collin Hodges, Planner III, Lorraine Tappen, Principle Planner, and Jim Hetzel, Principle Planner met with Laurie Platkin, Procurement Specialist II, to evaluate the proposals and establish initial rankings. Of the seven firms, four firms were shortlisted to give presentations:
 - Kittelson
 - Renaissance
 - Tindale
 - Dover

- On February 28, 2018, the Committee met to hear formal presentations from the listed four firms. The firms were evaluated and ranked based on the criteria shown in the below table.

<u>ABILITY TO MEET OBJECTIVES</u>	
Project Understanding	10%
Approach to Scope of Work	20%
Firm's Ability and Capacity to Complete Tasks Within Specified Timeframe	20%
<u>QUALIFICATIONS</u>	
Experience and Qualifications	20%
Key Personnel and Their Availability	20%
References	10%
TOTAL PERCENT AVAILABLE:	100%

The four firms were ranked as follows:

1. Kittelson
2. Renaissance
3. Dover
4. Tindale

Kittelson has met all requirements of the RFP specifications and has been deemed the responsive and responsible proposer recommended for award of this contract.

Resource Impact

Funds for this purchase in the amount of \$999,701 are available in the FY 2018 Budget in the account listed below.

<i>Funds available as of March 1, 2018</i>					
ACCOUNT NUMBER	INDEX NAME (Program)	CHARACTER CODE/ SUB-OBJECT NAME	AMENDED BUDGET (Character)	AVAILABLE BALANCE (Character)	AMOUNT
129-GTODP17-3199	Fiscal Year 15 Transit Oriented Development Planning Grant	Service – Materials / Other Professional Services	\$1,250,000	\$976,729	\$799,701
129-GTODP17A-3199	Transit Oriented Development Planning Grant Match	Service – Materials / Other Professional Services	\$312,000	\$248,253	\$200,000
TOTAL AMOUNT ►					\$999,701

Strategic Connections

This is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Infrastructure Cylinder of Excellence, specifically advancing:

- **Goal 1:** Be a pedestrian friendly, multi-modal City.
 - **Objective 1:** Improve transportation options and reduce congestion by working with agency partners.

- **Objective 2:** Integrate transportation, land use, and planning to create a walkable and bikeable community.
 - **Initiative 7:** Develop and implement a TOD ordinance
- **Objective 3:** Improve pedestrian, bicyclist, and vehicular safety.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We are Connected*.

Attachments

- Exhibit 1 – Solicitation
- Exhibit 2 – Dover Proposal
- Exhibit 3 – Kittelson Proposal
- Exhibit 4 – IBI Group Proposal
- Exhibit 5 – Renaissance Proposal
- Exhibit 6 – Tindale Proposal
- Exhibit 7 – Corradino Proposal
- Exhibit 8 – Zyscovich Proposal
- Exhibit 9 – Contract
- Exhibit 10 – Evaluation Tabulation

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