

April 14, 2023

Mr. Kevin Freeman
Planning Director
City of Fort Pierce Planning Department
100 North U.S. 1
Fort Pierce, FL 34950

▪ MIAMI ▪ NEW YORK

Re: TOD / Brightline Action Plan – Fort Pierce, Florida

Dear Kevin,

Thank you for allowing Zyscovich Architects (“Architect”) the opportunity to provide this proposal to The City of Fort Pierce (“Client”) for master planning and conceptual architectural design services for the development of a Master TOD Action Plan for a Brightline Station (“Project”).

The proposed area of the Action Plan (“Site”) would initially comprise the property south of Orange, East of US-1, North of Citrus, and incorporate Depot Drive including FEC and non-FEC owned property and inclusive of parcels on the west side of US-1 between Citrus Ave and Orange Ave. It is a significant site of approximately 12.3 acres in land area and in a location that is accessible from US-1 Federal Highway and adjacent to downtown.

There are different tasks of work that would include the following milestones:

- a. Final TOD Master Plan with a detailed illustrative document depicting urban design plan connecting the TOD District and Station Area to SunTrail (north/south) and Downtown (east/west).
- b. Architectural Concept for a Brightline Station including siting options and building massing.
- c. Graphic Renderings for presentation purposes at meetings and submittals.

We will work with the Client and selected Brightline representatives and coordinate with the City of Fort Pierce and other related municipal or county agencies during the planning process.

Background

The recently completed [Fort Pierce Downtown Master Plan](#) promotes mixed-use opportunities for a large section of the recognized downtown business area. In addition, it identifies a potential location for a rail station as a transit-oriented development (TOD).

The improvement of the central business district offers a massive opportunity for the City of Fort Pierce to complete the vision to develop it as a transit-oriented mixed-use thriving core and to generate substantial property tax returns, as well as indirect economic benefits.

Most of the existing site is currently in the ownership of the FEC and zoned industrial. The property is highly visible from US-1 and downtown and presents a negative visual impact. Untidy and an eyesore, the property is currently used for the temporary storage of railroad construction materials, primarily associated with the ongoing Miami to

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Orlando Brightline connection. The attractiveness of the site plays an important factor when external investors are assessing the market viability of properties adjacent to the FEC land, particularly those fronting US-1.

Project Approach

We understand that the complete project may be built at different phases. We also understand that the estimated site and building uses listed below will be confirmed when the zoning analysis and concept analysis are completed and may include, but not be limited to:

- Limited Retail and Office Uses
- Residential Uses of varying building types
- Required parking

It is our understanding that we will evaluate potential additional connections/access points to the site and evaluate options that the Client may acquire to achieve connectivity.

We are very excited about this project and thank you for thinking of us for this assignment.

Sincerely,

Bernard Zyscovich, FAIA
President and CEO

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For the primary purpose of identifying redevelopment/TOD potential, the Architect will conduct an existing conditions analysis to identify physical opportunities and constraints that will influence the vision for a TOD District Plan and Station Area including multi-modal transportation options; future land use redevelopment; and urban design improvements. This analysis will be based on provided GIS data and aerial photography; input from other team members; and field review. The analysis includes, but is not limited to:

- Existing Infrastructure
- Existing and future land uses
- Zoning (permitted intensity/density)
- Property ownership
- Existing building massing and development organization
- Parks and open space
- Pedestrian and bicycle facilities
- Historic/cultural/environmental resources; and
- Qualitative urban design inventory/assessment.

1.2 Conceptual TOD / Station Area Planning

During this task, the Architect will work with the Client to develop conceptual TOD and station area plan options for unique conditions relative to multi-modal connectivity, land use mix, density, and intensity mix for the Project site and within ½ mile radius of the TOD Action Plan parcel area.

The Architect will generate up to three (3) plan alternatives, in sketch format, to discuss at a meeting or meetings with the Client to define the direction of the master plan. A conceptual framework for the overall TOD District will be identified as part of this task which will consider linkages to the site and station. It is our understanding that the program areas that are to be evaluated during this phase may be validated by one or more market studies at a later time.

The Architect will provide sketches and single-line block areas for the concept to be further developed in the next stage of the work. The representation of the mixed-uses at this stage will also include “mood” images and necessary massing sketches to reinforce the Vision of the Master Plan of the Project, including:

- Conceptual Station Area plan alternatives – testing and evaluation
- Building massing, potential program elements, parking, and other site characteristics

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- Attending up to two (2) meetings with City staff to confirm zoning requirements and any needed changes; and
- Coordinate with other consultants as necessary.

The Client does not have a survey for the site in electronic form. Consultant to work with documentation available via GIS and aerial photography.

1.3 Development of TOD District Plan

Based on the defined concept alternative of the Project, the Architect shall move forward into the development planning phase and will generate several massing diagram alternatives, in sketch format, to arrive at the optimum siting, massing, volume, and density of the Project. The site plan will define capacities, program, parking, and other urban characteristics as well as project phasing. The Architect will also generate data suitable for development of the project proforma.

In addition to planning services, the master plan will contain extensive support material that will necessitate coordination with consultants for landscape design, civil, traffic, and other consultants, and if needed, they will be engaged by you through a separate contract, or as a reimbursable expense to the Architect.

Our ability to work together with the entire team to analyze all of the environmental, and other issues involved in the planning process will ensure that all elements are consolidated into the thinking for the master plan.

Mobility, Traffic, and Streetscape Concepts - As part of the overall project framework, the Architect will define a multimodal network that will address optimal design concepts for the roadways, sidewalks, and street landscape/hardscape.

Station Area Concept Plan – For the Station Area Concept Plan, the Architect will address siting issues, parking requirements, access points, amenities, drop-off/pick-up areas and connections to multi-modal options.

Parking – The Architect will explore an approach that will include shared parking that would reduce the final parking requirements for the project as well as the possibility of a stand-alone district garage for commercial uses.

Definition of Project Character - The Architect will create vision sketches to explore and depict the conceptual architectural massing of the Project. These will include “in-house” 3D massing and selected

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“mood images” to depict building character, single-line layouts of typical building plans, and building heights. The package will include definition and size of the elements in the public domain and will set the criteria for the Project’s streetscapes and landscapes to be used by the landscape architect and civil engineer.

As part of our basic services, we will provide the following services:

- Make presentations on your behalf regarding site to interested partners
- Coordinate with other consultants as necessary
- Prepare presentation quality drawings and renderings indicating the project design (a reimbursable expense)

1.4 Graphic Renderings for Presentations

Architect shall prepare presentation quality artist renderings that depict architectural definition for marketing purposes and for presentations related to meetings and submittals.

Services Not Included

The following services are not included in Basic Services and shall be considered additional, should they be required.

- Landscape Architecture
- Traffic Engineering
- Branding, Signage, and Graphic Design

The Architect will assist the Client in the selection of these and other special consultants and engineers and the Architect will coordinate all consultant services appropriate to the work. These services or consultants shall only be added if authorized in writing by the Client.

Compensation

The compensation outlined below details the Architect’s net fees only. All work through to completion will be billed monthly, as a percentage of work completed.

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Task I. Master Planning

1.1 Analysis TOD Plan Area	\$ 10,000
1.2 Conceptual TOD / Station Area Planning	\$ 30,000
1.3 TOD District Plan Development	\$ 50,000
1.4 Graphic Renderings for Presentations	\$ 5,000 per rendering

Consultant/Engineering Services & Compensation

The Architect's compensation does not include the services of engineers, landscape architects, and specialty consultants required for the completion of the work. The Architect will jointly select all consultant services appropriate to the work. The Client may contract and pay these consultants directly or the Architect can treat them as a pass-thru expense, with a 10% fee to cover the Architect's insurance and administrative costs.

Additional Services

Additional services shall not be performed unless authorized in writing by the Client. If authorized, they shall be billed hourly based on the hourly rates in effect at the time services are rendered or as a mutually agreed upon fixed fee. Current hourly rates are attached as Exhibit A.

Reimbursable Expenses

Reimbursable Expenses are in addition to compensation for Basic Services and include expenses incurred by the Architect directly related to the Project, as follows:

- Printing, reproductions, plots, and standard form documents
- Postage, handling, and delivery
- Renderings, models, mock-ups, professional photography, and presentation materials requested by the Client
- Other similar Project-related expenditures

These Reimbursable Expenses shall be billed at the cost incurred by the Architect. Any printing that is done in-house shall be billed based on the schedule attached as Exhibit A.

Payment Terms

Payment of invoices shall be made upon receipt of the invoice. Invoices not paid within thirty (30) days shall incur interest at a rate of 1.5% per month. The Architect may stop work if any invoice is greater than 45 days past due.

ZYSCOVICH
ARCHITECTS

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The Client shall pay any cost of collection, including reasonable attorney’s fees incurred, whether or not a suit is commenced, or an appeal is taken.

Implementation

Should you agree with the above, please sign below and return a copy for our files.

Agreed to and accepted by:

Zyscovich LLC.

City of Fort Pierce

By: _____

Bernard Zyscovich, FAIA

By: _____

INSERT

ZYSCOVICH

ARCHITECTS

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EXHIBIT A

2023 Hourly Rate Schedule – Zyscovich Architects

Chief Executive Officer	\$475.00
Executive Vice President/Partner	\$400.00
Partner	\$345.00
Principal	\$300.00
Project Director / Senior Project Manager	\$225.00
Project Manager	\$195.00
Project Coordinator	\$175.00
Designer	\$140.00
Jr. Designer	\$125.00
Senior Field Representative	\$175.00
Field Representative	\$135.00
IN-HOUSE REPRODUCTION CHARGES	
Small Format B&W Prints/Copies 8.5 x 11 (each)	\$0.20
Small Format B&W Prints/Copies 11 x 17 (each)	\$0.25
Small Format Color Prints/Copies 8.5 x 11 (each)	\$0.60
Small Format Color Prints/Copies 11 x 17 (each)	\$1.25
Large Format B&W Plotting/Printing (per sq. Ft.)	\$0.55
Large Format Color Plotting/Printing (per sq. Ft.)	\$2.50
ELECTRONIC FILE REPRODUCTION	
Compact Disk (CD)	\$100.00