

ZYSCOVICH SCOPE OF WORK

TASK 3 DOWNTOWN

CITY HALL REDEVELOPMENT ANALYSIS

The City of Oakland Park as a part of its CRA Plan is actively working to advance its goal of leveraging real estate assets in the Downtown through public private partnerships to create quality mixed use developments. Prior to engaging in a formal solicitation process for these properties, the City has a past practice of conducting massing studies, site plan, and general design work to ensure that redevelopment on selected site(s) is feasible. This approach not only helps to ascertain the “potential value” to the development community, it sets the tone for what the City is expecting in responses from the development community. The Zyscovich Team will work with the City to provide the best use analysis and develop the conceptual design, site plan, and building envelope for the City Hall site in preparation for the potential issuance of a formal solicitation for a redevelopment partner.

The Zyscovich Team will prepare conceptual design options for the City Hall site that consider development trends and desires of the City such as:

- Mix of Uses
- Optimal height
- Public parking as a public improvement
- Design and character of the building in keeping with the architectural and urban design character-driven elements identified for the district
- Need for the development to be integrated into the larger downtown vision

Zyscovich will meet with City staff to establish the desired program for the project. We anticipate three major design tasks as follows:

Subtask 3.1: Initial Development Considerations

The Zyscovich Team will research current projects and any possible code variances that may have been requested to define potential development incentives and provide architectural references as “mood images”.

Subtask 3.2: Evaluation of Development Scenarios

Zyscovich will conduct simple “in-house” massing analysis of the Site to create viable building block scenarios and provide a conceptual/diagrammatic site plan and relevant building plan(s), building characteristic table, and site development table that outlines, but is not limited to, development aspects of FAR, height, approved use types, number of units and sizing (if applicable), parking requirements and other relevant data.

Subtask 3.3: Visual Package for Marketing Purposes

Once the optimal scenario is selected by City administration, Zyscovich shall create “in-house” renderings of the building to express the architectural vocabulary and character defining the look, feel, and caliber of development acceptable to the City in a development proposal. Renderings would be included with the Request for Proposal as well as digitally presented by the City when marketing the development of this site. Professional renderings are not included and will be additional services, if needed.

Deliverables: *Renderings and Potential Development Scenarios for City Hall Site to include the following:*

- *At the end of the project, consultant shall deliver a draft of the Site Analysis, for staff and administration review and approval before delivery of any final product.*

- Exterior sketch renderings of the proposed site, proposed building envelope with general flooring layout, site plan layout, a presented by the City when marketing the development of this site.
- Graphics may be used by the City to market the development, as such, renderings must be of appropriate digital clarity and quality to effectively communicate the quality of the architectural and urban design of the site.

Subtask 3.4: Public Outreach

The analysis and design process for the City Hall Redevelopment shall include conducting a public forum process aimed toward achieving public consensus with regards to the programming and concept design options, and to discuss the phasing options for the project.

Dependent on the City’s approach, Zyscovich assumes there will be up to two (2) Public Meetings and one (1) Commission Meeting. The public meetings will be (1) meeting to confirm site planning and programming; and, (1) meeting to confirm building options and design imagery.

Oakland Park Downtown Urban Planning and Design Services: Scope & Fees						
SUB-TASKS	ZYSCOVICH Staff	BZ	SY	GP	Support	TOTAL
	Billing Rate	\$ 450.00	\$ 330.00	\$ 210.00	\$ 135.00	
TASK 3 DOWNTOWN						
3.1	Initial Development Considerations					
	Research and Programming Considerations	2	4	12	40	58
3.2	Evaluation of Development Scenarios					
	Massing Analysis and Testing of Development Options	2	8	30	64	104
	Conceptual Site Plans; Building Plans; Other	4	8	30	64	106
3.3	Visual Package for Presentations					
	In-House Renderings (a)	2	4	16	42	64
	Deliverables -					
3.4	Public Outreach (b)					
	Public Meetings	2	6	8	12	28
	Deliverables -					
Task 3 Subtotal Hours =		12	30	96	222	360
Task 3 Subtotal Fees =		\$ 5,400.00	\$ 9,900.00	\$ 20,160.00	\$ 29,970.00	\$ 65,430.00

(a) Professional Marketing materials including renderings, models, mockups, professional photography and/or video, and presentation materials requested by the Owner shall be billed as reimbursables expenses.

(b) Assumes (2) two Community Meetings and (1) Commission Meeting.