

**ERRATA FOR PUBLIC MEETING OF THE
HISTORIC PRESERVATION BOARD
THURSDAY, JUNE 29, 2017 5:30 P.M.
CITY HALL, 9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135
AGENDA**

VI. HISTORIC VILLAGE PROJECT

A. Discussion of Phase I of the Scope of Required Services for Professional Evaluation for a Historic Village Project; Prepared by Board Member Welsch (*Time allocation: 15 minutes*)

***All original Agenda items remain the same. Other than the Errata item listed above and any necessary renumbering of Agenda items, this errata sheet causes no further changes to the Agenda.*

Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Arleen Hunter, Assistant City Manager, at 239-949-6262, at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Council in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceedings is made, to include the testimony and evidence upon which such appeal is to be based.

PROFESSIONAL EVALUATION FOR A HISTORIC VILLAGE PROJECT

EXHIBIT NO / SCOPE OF REQUIRED SERVICES

-PHASE I-

THE FOLLOWING PROFESSIONAL SERVICES SHALL BE DELIVERED BY A CONSULTANT FIRM TO EVALUATE AND PREPARE CERTAIN CRITERIA AS A BASIS FOR THE NEXT PROJECT DEVELOPMENT STEPS FOR THE FORMATION OF A HISTORIC VILLAGE.

NOTE: THIS SCOPE OF SERVICES REFERS TO **PHASE I** OF THE CONCEPTUAL STUDY. THE STUDY PHASE I SHALL PROVIDE AN INITIAL OVERVIEW OF A HISTORIC VILLAGE AS DESCRIBED AND SHALL EVALUATE THE GENERAL FINANCIAL FEASIBILITY. DEPENDING ON THE OUTCOME AND THE RESULTING LAND SIZE REQUIREMENT, THE ACTUAL SITE SELECTION WILL BE PART OF PHASE II.

A. LIST OF PROFESSIONAL SERVICES TO BE DELIVERED

- (1) Creation, preparation and delivery of an exemplary master plan "HISTORIC VILLAGE"*
- (2) Creation, preparation and delivery of exemplary architectural renderings (one or more) related to the historic village concept showing individual model structures (buildings) in order to explain both concept and appearance of the project
- (3) The aforementioned documentation of item no. 1 to include a structure mix of diversity, meaning that the individual structures (buildings) will consist of both exemplary historical structures (buildings) AND new contemporary modern structures (buildings/ additions)
- (4) It is required to provide floor plans of (one or more) exemplary model structures in order to provide a better understanding for the use of spaces
- (5) Preparation of presentation documents for the introduction to city council and to be used as a basis for PHASE II and/or for possible investors
- (6) Description of (one or more) investor concept(s) explaining exemplary entity models such as a foundation formation, trust, fund, corporation, non profit etc., if practicable
- (7) Preliminary project budget calculations to evaluate both general feasibility and preconditions/requirements for the project (*detailed* project budget calculations to be part of PHASE II)**

- (8) Inclusion of an ART PARK component in the overall master plan concept including suggestions for art event operations
- (9) Commentary about the anticipatory transregional positive public impact and the increase of a city's reputation due to the implementation of a project like this

FOOTNOTES

*As described above, the study PHASE I shall provide an initial general overview of a historic village concept as described. Depending on the outcome and the resulting land size requirement, the actual site selection will be part of phase II. Thus, the requested "master plan" will be a concept based on a fictional property with an individual and also fictional number of structures.

**The preliminary project budget calculations to evaluate the feasibility and preconditions/requirements for the project shall be based on a fictional property with an individual and also fictional number of structures. Further, item no. 7 shall include the options of land to be purchased by the future project entity (see item no. 6) compared to land provided by the city or donated by third party. Project budget calculations of phase I will be approximate only.

B. PROFESSIONALS

It is expected that if the handling of the services to be delivered need to INCLUDE the advisory involvement and participation of:

- a. project developer(s),
- b. project designer(s),
- c. graphic artist(s),
- d. accountant(s),
- e. attorney(s),
- f. business advisor(s),

REGARDLESS of the individually invested time, there will be NO ADDITIONAL COST to the city or the contractee.

C. FEE AND TIME FRAME

- (1) The above specified services as described in section A and B MUST be performed and delivered for a GUARANTEED FLAT FEE. This flat fee must cover ALL required professional services, ALL required consultant expenses, ALL internal design fees and ALL cost of architectural renderings.

- (2) The work has to be delivered within SIX (6) months after both parties have signed the contract.

D. PROPOSAL

- (1) Any interested firm MUST submit a written proposal COVERING the above specified items. The proposed flat fee MUST entirely include all these items.
- (2) In order to enable a fair, unbiased and precise comparability of ALL incoming fee proposals, the individual firms shall NOT provide any individually divergent or variant offers or proposals. The written proposal MUST confirm that the conditions of section A-C will be fulfilled FOR A GUARANTEED FLAT FEE.
- (3) If the proposed fee is conditional on a certain specific term, the firm shall define such a term, if any, however, in any case the proposal MUST include, without exemption, ALL items of section A-C. In order to compare the incoming proposals, NO deviation from this scope of services will be possible.
- (4) The proposed flat fee is FINAL and thus irreversibly for all parties, regardless of the work and effort necessary to deliver the required tasks. The city or the contractee will NOT reimburse or pay any cost or expenses beyond the proposed fee.