

RESOLUTION 2023-11-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”), ACTING IN ITS CAPACITIES AS BOTH THE DOWNTOWN ECONOMIC DEVELOPMENT AGENCY AND COMMUNITY REDEVELOPMENT AGENCY FOR DOWNTOWN, INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO CAUSE TO BE ISSUED A REQUEST FOR PROPOSAL OR FUNCTIONAL EQUIVALENT FOR THE PROCUREMENT OF ON-DEMAND (CONTINUING SERVICES CONTRACT OR FUNCTIONAL EQUIVALENT) ARCHITECTURAL AND DESIGN SERVICES FOR SEVERAL FOOD AND BEVERAGE FACILITIES AS MORE FULLY IDENTIFIED HEREIN; AUTHORIZING ITS CHIEF EXECUTIVE OFFICER TO ENTER INTO A CONTRACT FOR SUCH SERVICES; SPECIFICALLY IDENTIFYING CERTAIN FOOD AND BEVERAGE FACILITIES AND LOCATIONS; INSTRUCTING ITS CHIEF EXECUTIVE OFFICER TO OBTAIN CERTAIN APPROVALS BY THE DIA BOARD PRIOR TO AUTHORIZING SERVICES FOR SPECIFIC “PROJECTS” AS IDENTIFIED HEREIN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to sec. 55.104, Jacksonville Code of Ordinances, the DIA is the sole “development and community redevelopment agency for Downtown” and the “public economic development agency” within Downtown; and

WHEREAS, in furtherance of economic development and community redevelopment within Downtown, City Council adopted a Business Investment & Development Plan (“Plan”), comprised of a Business Investment & Development Strategy together with Community Redevelopment Area Plans for the Combined Northbank and Southside Community Redevelopment Areas; and

WHEREAS, within the Plan there are identified Projects, including the “Shipyards West Park” and “Activation and Programming of Public Spaces”, which includes both Riverfront Plaza on the Northbank and St. Johns River Park on the Southbank; and

WHEREAS, in addition to identified Projects, there are Redevelopment Goals and Strategic Objectives, including:

Redevelopment Goal No. 3 | Increase and diversify the number and type of retail, food and beverage, and entertainment establishments within Downtown.

Strategic Objective: Encourage growth of outdoor dining and entertainment options, most specifically within designated food and beverage districts and on the waterfront.

Redevelopment Goal No. 4 | Increase the vibrancy of Downtown for residents and visitors through arts, culture, history, sports, theater, events, parks, and attractions.

Strategic Objective: Support the expansion, renovation, and improvement of existing, and creation of new, diverse civic attractions, cultural venues, theaters, and parks that provide a mix of activities and attract a broad range of demographics; and

WHEREAS, the City contracted with ACON and their subconsultants for the upgrade and redesign of both Friendship Fountain and a redesign of the surrounding St. Johns River Park; with Agency Landscape + Design for the creation of a world-class park on the Shipyards West property; and with Perkins and Will for the creation of a world-class park at Riverfront Plaza; and

WHEREAS, within St. Johns River Park a small food and beverage amenity not otherwise included as part of ACON's scope of services or within the Capital Improvement Program project description is desired both by DIA and the City; and

WHEREAS, contiguous to the Shipyards West Park, the DIA contracted with Agency Landscape + Design who has completed a conceptual design for both a food hall concept and a waterfront restaurant; and

WHEREAS, as part of the Riverfront Plaza, Perkins and Will excluded in their design and excluded from the Capital Improvement Program project is a waterfront restaurant parcel; and

WHEREAS, the DIA engaged Streetsense to perform a market feasibility and timing analysis on the proposed food and beverage facilities at Shipyards West and Riverfront Plaza; and

WHEREAS, in its initial recommendations, Streetsense has advised DIA staff that the riverfront Plaza restaurant should be prioritized, and every effort should be made to complete the facility close to the park opening date; and

WHEREAS, the DIA desires to contract for architectural and design services for one or more of the following, which have been previously identified herein:

- A small food and beverage restaurant/café within St. Johns River Park;
- A waterfront restaurant within the Riverfront Plaza reserved restaurant parcel;
- Within the DIA property contiguous to the Shipyards West Park, a food-hall/open air food and beverage facility with associated parking;
- Within the DIA property contiguous to the Shipyards West Park, a waterfront restaurant;
- A temporary beer garden and/or other temporary small-scale retail on the eastern portion of the Riverfront Plaza site; and

WHEREAS, there are multiple funding sources that may be utilized for the requested services, noting that prior to contracting for services the Chief Executive Officer will provide to the DIA intended funding sources and, if necessary, obtain approval by the DIA of any necessary budget transfer,

NOW THEREFORE, BE IT RESOLVED by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA instructs its Chief Executive Officer to cause to be issued a Request for Proposal or functional equivalent for the procurement of Architectural and Design Services for several food and beverage facilities as previously described herein.

Section 3. The DIA identifies the following locations and food and beverage establishments (“Projects”) which will be the subject of the RFP, upon request to proceed with design services for one or more of the projects below:

Project #1: A small food and beverage restaurant/café within St. Johns River Park;

Project #2: A waterfront restaurant within the Riverfront Plaza reserved restaurant parcel;

Project #3: Within the DIA property contiguous to the Shipyards West Park, a food-hall/open air food and beverage facility with associated parking; and

Project #4: Within the DIA property contiguous to the Shipyards West Park, a waterfront restaurant.

Project # 5: A temporary beer garden and/or other temporary small-scale retail on the eastern portion of the Riverfront Plaza site.

Section 4. The DIA authorizes its Chief Executive Officer to develop the Minimum Qualifications, Scope of Services and Scoring (i.e., selection) Criteria to be included in a Request for Proposal in furtherance of this Resolution. Such criteria will include experience in waterfront design and designing for resiliency.

Section 5. The DIA authorizes its Chief Executive Officer to enter into a contract for such services, providing that prior to authorizing services for an individual Project the Chief Executive Officer will bring to the DIA Board for review and approval:

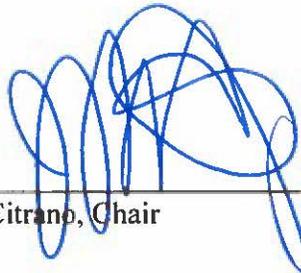
- i. Scope and fees; and
- ii. An identified funding source, and if necessary, a CRA Budget Transfer

Section 6. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY





Jim Citrano, Chair

11/20/23
Date

VOTE: In Favor: 7 Opposed: 0 Abstained: 0

TO: DIA Strategic implementation Committee

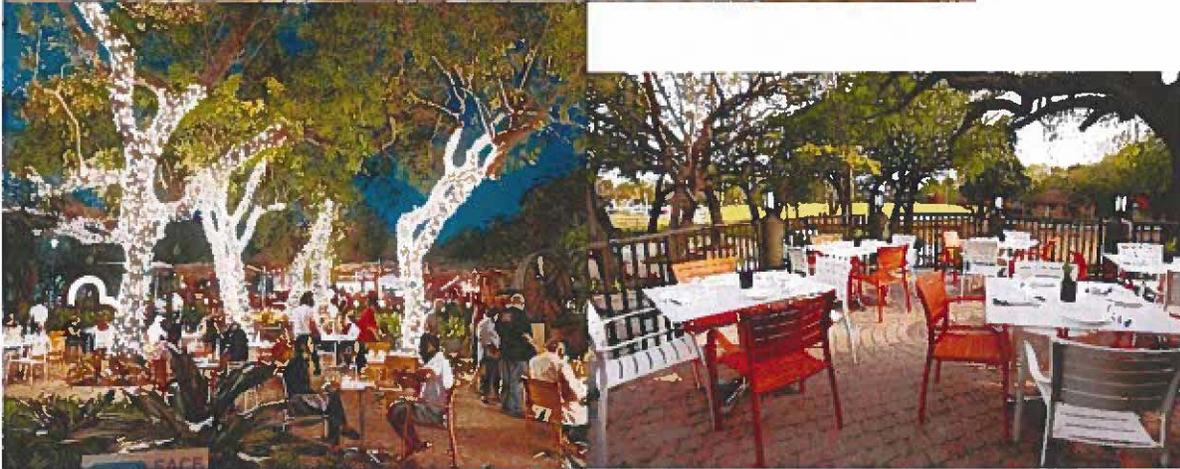
FROM: Lori Boyer, CEO

SUBJECT: Resolution 2023-11-01, RFP for Architectural Services

DATE: November 1, 2023

As you will recall, there is a reserved restaurant development pad on the riverfront as part of the Perkins and Will design for Riverfront Plaza and a proposed Food Hall and restaurant pad as part of the Agency landscape + Design concept design for the Shipyards West CRA property as depicted below.





Since this park is also under construction and on an accelerated time schedule, it would be valuable to advance this design as well.

As a result, we have prepared Resolution 2023-11-01 to direct staff to begin preparation for an RFP to select an architectural firm that could design one or more of these facilities beginning in the spring.

We would return to the Board in December or January with funding requests and budgets for the design and estimated costs of construction for the first to be implemented facilities and the appropriate sources of funds.