Agenda Report



Unfinished Business

I.2. 5/6/2025

Subject:

Request Approval to Negotiate a Contract with the Number One-Ranked Firm to Perform an Impact Fee Study

Fiscal Impact:

Based on the proposal of the number one-ranked firm (Benesh), the impact fee study for Emergency Medical Facilities/Fire Rescue Facilities is \$37,982. The impact fee study for transportation, solid waste, libraries, and correctional facilities is \$181,988.

Dept/Office:

Planning and Development/Central Services

Requested Action:

It is requested that the Board of County Commissioners approve the following:

- 1. Approval to proceed with an impact fee study for Emergency Medical Facilities/Fire Rescue Facilities; or
- 2. Approval to proceed with an impact fee study for all of the County's impact fee programs; and
- 3. Approval of the Selection and Negotiation Committee's recommendation of the number one-ranked firm, Benesch.
- 4. Authorize the Selection and Negotiation Committee to negotiate the professional service contract with the number one-ranked firm, authorize the County Manager to execute the contract, and approve all budget change requests to commence the impact fee study.

Summary Explanation and Background:

The County's Selection and Negotiation Committee (the Committee) met in public on April 28, 2025, to discuss the three proposals it received for a new impact fee study for the County's Impact Fee Program(s). The following proposals were received: Benesch, DTA, and Raftelis. The Committee unanimously ranked Benesch as the number one-ranked firm to perform the impact fee study. It was the Committee's recommendation to bring the number one-ranked firm back to the Board for approval. According to Section 163.31801(4)(a), Florida Statutes, the County must adopt the new study within 12 months of initiating the new impact fee study if the County increases impact fees.

The agenda package includes the county's three proposals and the Committee's consolidated evaluation scoresheet. The Committee unanimously ranked Benesch as the top-ranked firm.

- 1. Benesch
- 2. DTA Public Finance
- 3. Raftelis

Clerk to the Board Instructions:

Brevard County Board of County Commissioners



FLORIDA'S SPACE COAST

Kimberly Powell, Clerk to the Board, 400 South Street . P.O. Box 999, Titusville, Florida 32781-0999

Telephone: (321) 637-2001 Fax: (321) 264-6972 Kimberly Powell@brevardclerk.us



May 7, 2025

MEMORANDUM

- TO: Kathy Wall, Central Services Director
- RE: Item I.2., Request Approval to Negotiate a Contract with the Number One-Ranked Firm to Perform an Impact Fee Study

The Board of County Commissioners, in regular session on May 6, 2025, authorized you to proceed with an Impact Fee Study for all of the County's Impact Fee Programs; approved the Selection and Negotiation Committee's recommendation of the number one-ranked firm, Benesch; authorized the Selection and Negotiation Committee to negotiate the professional service contract with the number one-ranked firm; and authorized the County Manager to execute the Contract and approve all Budget Change Requests to commence the Impact Fee Study.

Your continued cooperation is always appreciated.

Sincerely,

BOARD OF COUNTY COMMISSIONERS RACHEL M. SADOFF, CLERK

Kimberly Powell, Clerk to the Board

/ds

cc: County Manager Planning and Development Finance Budget



New Impact Fee Study for the County's Impact Fee Program(s)

RFP- 7-25-14

SELECTIONAND NEGOTIATION COMMITTEE CONSOLIDATED EVALUATION SCORESHEET

Any questions regarding the content of this notice should be directed to *Heather Riley* at (321) 617-7390 x59336

MEETING DATE: 04/28/2025 POSTING DATE: THROUGH: POSTING DATE: POSTED BY:

	Alfred Benesch & Company	DTA Public Finance, Inc.	Raftells
▼ Committee Member ▼			
Jill Hayes		2	3
Bill Prasad		2	3
Thomas Klein	-	2	3
TOTAL POINTS	3	9	6
RANKING	-	2	3

*** Motion by JIII Hayes, Seconded by Bill Prasad, vote was unanimous to enter into negotiations with the top ranked firm: Alfred Benesch & Company,

Brevard County encourages prompt and fair handling of all complaints and disputes with the business community. Filing of any disputes and appeals shall be in accordance with procedures specified in bid documents.

191-194-

APRIL 8, 2025

STATEMENT OF QUALIFICATIONS RFP-7-25-14 New Impact Fee Study Brevard County



Source: Marinas.com

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TAB 1: LETTER OF INTRODUCTION AND EXECUTIVE SUMMARY





April 8, 2025

Purchasing Services Heather Riley, Procurement Analyst III Brevard County Government Center 2725 Judge Fran Jamieson Way, 3rd Floor, Suite C303 Viera, FL 32940

RE: RFP-7-25-14: New Impact Fee Study

Ms. Riley,

Benesch (formerly Tindale Oliver) is pleased to submit this proposal as an expression of our interest in preparing a new impact fee study for Brevard County. With a wealth of experience in impact fees across the state of Florida, our team brings valuable benefits to this study, which are highlighted below.

- ✓ Local Insight and Experience: We have conducted studies in East Central Florida, and more specifically, for Brevard County. Since 1990, we have worked with Brevard County to update impact fee studies, including the studies completed in 1992, 2001, 2004 (for schools), and 2015. This experience allows us to bring valuable insight to your current challenges. Like most of the state, Brevard County and its neighbors are experiencing high levels of growth, with the added challenge of having limited resources to support this growth.
- We Know Florida Impact Fees: Our Public Finance Division is based in Florida and has been providing successful impact fee studies and other funding services to Florida local governments for 35 years. We have published articles on impact fee methodologies and routinely track the changes in legal requirements. Through our work with multiple Florida jurisdictions, we are able to provide best practices for impact fee-related matters.
- Comprehensive Knowledge from a Full-Service Team: In addition to impact fees, Benesch has prepared Long Range Transportation Plans, Parks Master Plans, Fire Station Location Analyses and other planning documents, all of which provide us with a better understanding of the interaction between impact fee programs, growth management and infrastructure planning goals. Some of our capabilities include developing unique impact fee programs that align with local governments' land use and economic development and growth management goals.

We appreciate the opportunity to submit our proposal and look forward to providing our services to Brevard County. Please do not hesitate to reach out should the County have any questions.

Sincerely,

Nilgün Kamp, AICP Project Director

Elesaket Schule

Elisabeth Schuck, AICP Vice President Authorized Representative

1000 North Ashley Drive, Suite 400 Tampa, FL 33602 www.benesch.com P 813-224-8862

PRIMARY CONTACT

Nilgün Kamp, AICP Director of Public Finance E: nkamp@benesch.com P: 813-825-1225

BREVARD COUNTY BY THE NUMBERS

- 10th out of 67 FL counties in population
- 15th in residential permitting levels in 2024
- Highest permitting levels since the 1990s with the exception of the economic boom in the early 2000s

AUTHORIZED REPRESENTATIVE CONTACT

Elisabeth Schuck, AICP Florida Division Manager E: eschuck@benesch.com P: 813-825-1278 F: 866-410-8678

EXECUTIVE SUMMARY

Benesch enjoys a longstanding working relationship with Brevard County that started in the 1990s when our principals (now retired) conducted the initial impact fee study. The result of this study, completed in 1992, was the implementation of several impact fees: EMS, Fire and Rescue, Parks and Recreation and Correctional Facilities, Since that initial study, Benesch has also provided studies for Transportation, Libraries and Schools, Through this work and other background research, Benesch is extremely familiar with local conditions in Brevard County and the County's impact fee program structure.

Over the years, Benesch has met with Brevard County staff on several occasions to discuss the impacts of changes to growth management legislation on transportation concurrency and proportionate share and Florida impact fee legislation. We look forward to continuing this discussion with the County's New Impact Fee Study.

Florida Impact Fee Experience

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WILLINGNESS TO PERFORM SERVICES

We look forward to the opportunity to collaborate with you again in enhancing your community as you plan for future growth, infrastructure improvements, and overall development. We would welcome the chance to serve Brevard County once more and enter into a new contract for this Impact Fee Study!

ABILITY TO PERFORM SERVICES

We routinely tap into our firm's multidisciplinary expertise to support clients in Florida and across the country. We turn our nationwide capacity and Florida expertise into high-value solutions for local infrastructure challenges.

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TAB 2: QUALIFICATIONS OF THE CONSULTANT

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CONSULTANT DESCRIPTION & EXPERIENCE

Benesch was incorporated in 1946 and is privately held by employees. The company has successfully completed thousands of projects. Now the future looks even brighter as our nationwide company continues to enhance infrastructure and communities – creating spaces and providing connections in ways that make a difference. In December of 2021, Tindale Oliver merged with Benesch bringing additional infrastructure systems planning capability to our Public Finance team.

Benesch provides industry-leading public finance, infrastructure planning, multimodal transportation and transit solutions by combining creativity and insight with technical expertise. We deliver quality, innovative finance and infrastructure planning and engineering services that have led to a national reputation for exceptional client service and thoughtful, actionable solutions to issues that government officials face in planning, funding, designing, and implementing projects and policies.

Developing and improving communities through technical studies is a specialty of ours—and helping clients develop a common vision and organizational framework is a large part of what we do. Our talented staff is ready to help you balance your goals and funding needs.



WHAT WE DO

Transportation



Community Development Public Finance | Civil/Site | Parks & Recreation



Roads | Transit | Aviation | Bridges | Railroads

NEPA Wast

Environmental & Water NEPA | Potable Water | Stormwater | Wastewater

WHO WE SERVE

Cities & Counties | Federal, State & Local Agencies Railroads | Transit Authorities | Airports





BENESCH'S PHILOSOPHY

It's our philosophy to conduct an impact fee study with a team that is experienced in public finance practices and is familiar with the service areas covered in the study. With this in mind, Benesch has become a leader in providing innovative public finance, planning and engineering services to its government clients.

All personnel needed for this project are Benesch employees, including professional engineers, certified planners, LEED and GIS professionals, as well as numerous planners, economists and GIS analysts. We are a national firm with staff in Florida (Tampa, Fort Lauderdale, Miami, Jacksonville, and Tallahassee). Our Public Finance Practice is based in Florida and this study will be conducted out of our Tampa and Jacksonville offices. We will be available to meet with the County and/or attend public meetings/ presentations in-person as needed, but will also leverage virtual technologies to conserve project resources where appropriate:

The following paragraphs provide a summary of the Benesch team's unique qualifications, including our abilities, skills and strengths, all of which we will draw on to perform our services.

Impact Fee Methodology

Benesch's Public Finance and Infrastructure Planning Team specializes in impact/mobility fee studies, assessments, user fees and alternative funding studies, as well as concurrency processes and systems. We have earned a national reputation as a leader in impact fee studies and, more importantly, in their acceptance and implementation. Benesch is familiar with various methods used to prepare impact fees and knows how to apply these correctly to ensure that new development is not overcharged and that the fees are legally defensible. We routinely track new and proposed legislation to ensure our studies comply with all legal requirements.

Our public finance team has published articles on impact fees that document the correct methodology and approach to conducting trip characteristic studies and developing impact fee programs. These articles set the standard for impact fee studies and have been used by many agencies across the nation to develop impact fee programs, including work by other consultants.

Economic Growth Impact/Mobility Fee Methodology We presented a paper entitled "Smart Growth and Impact Fees" at the Reconciling Impact Fees Symposium in Atlanta. In that paper, Benesch developed a methodology that allows impact fees to be sensitive to the growth rate of geographic subareas within a city or a county. Benesch has directly tied the rate of growth in the impact fee equation and is now using this concept in our current ongoing Florida impact/mobility fee studies. Some of the findings of the paper were applied in impact fee studies completed for and adopted by the City of Orlando (FL), Pasco County (FL), Indian River County (FL) and Marion County (FL).

Trip Characteristics Studies

Benesch has extensive experience in conducting trip characteristics studies for impact fees. Our trip characteristics database includes 345+ studies on 40

BENESCH DIFFERENTIATORS: WHY WE'RE A GREAT FIT FOR BREVARD COUNTY





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different land uses. Data from these studies include trip generation, trip length and percent of new trips for each land use. This information has been used in the development or update of impact fees for multiple service areas.

Comparative Databases

Benesch has compiled cost databases that include unit costs for several types of infrastructure. These databases supplement local information, which tends to have a small sample size and serve as a qualitycontrol mechanism to determine whether the local costs are out of the range of what other jurisdictions experience. Similarly, our revenue credit database compares non-impact fee funding levels between jurisdictions and serves as a quality-control tool to ensure that the data used for impact fee calculations are accurate.

Public Presentations

Principals of Benesch have prepared and made over 800 impact fee and alternative funding presentations during the last 35 years. Our staff is highly qualified to prepare materials for adoption hearings, respond to questions from citizens and technical committees and develop strategies that result in the successful implementation of new and updated ordinances. We have also worked very closely with evaluation and review committees and have been successful in building consensus among people with different opinions on a variety of impact fee-related topics.

Nationally Recognized

Nilgün Kamp is a member of the Growth and Infrastructure Consortium (GIC) (formerly National Impact Fee Roundtable), serving on the Board of Directors. Nilgun routinely makes presentations and moderates sessions at annual GIC meetings and other industry events.

Publications

Benesch team members have published articles related to public finance issues in professional journals and manuals documenting the correct methodology and approach, setting the standard in their areas and being used by agencies across the US.

Infrastructure Planning/Master Plans

Benesch has prepared Long Range Transportation Plans, Transit Development Plans, Mobility, School, Fire and Parks Master Plans and other planning studies for local governments and therefore, understands the relation between impact/fees, master plans and economic development and growth management goals.

To provide high quality products and maintain study schedules, the Benesch Team will focus on the following:

J Quality Assurance

Benesch's Quality Assurance (QA) procedures involve input from peers outside the project team, often referred to as Independent Technical Reviewers. Benesch's QA/QC Manager or another designated expert will serve as the primary Independent Technical Reviewer for each task, providing comments and feedback from a fresh perspective.

Quality Control

QC procedures include countering errors or misjudgments and identifying opportunities for improvement. This includes intra-team technical review and professional editorial review to help ensure the quality of deliverables that clients expect.

Team Member	Current Workload	Projected Workload	% Available
Nilgun Kamp, AICP	Our team is working on several	Given our workload in the	15%
Robert Layton	impact fee projects that are in	near future, Benesch has the	25%
Morgan McLeod, AICP	different phases. Some of our projects are in the process of		35%
 Logan Patterson, AICP 	being finalized while others are in	manner while providing a high	35%
Steve Infanti, AICP	beginning stages.	quality product.	10%



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TAB 3: CONSULTANT'S RELEVANT EXPERIENCE AND REFERENCES Brevard County Librari MOBILE LIBRAR

Impact Fee Update Studies

Volusia County, Florida



Background: Benesch has been providing impact fee services in Volusia County since 2006 and updated the County's transportation, parks and recreation, and fire impact fees and has developed an EMS impact fee. In addition, Benesch worked with Volusia County School District to update school impact fees. The last set of studies for all service areas was completed in 2022.

Knowledge

- Various impact fee methodologies and legal requirements.
- GIS and database capabilities to develop student generation rates by area and by age of home.
- Database development of construction cost and credit trends.

Insights

- Litigation on a previous impact fee updated in 1992 emphasized need for a technically sound and defensible impact fee that would be acceptable to all parties involved.
- Understanding of options available to the County in adjusting fee levels
- Pros and cons of various impact fee methods.

Outcomes:

- Addressed the requirements of recently approved HB 337 and developed a report establishing extraordinary circumstances.
- Provided fee variation options for the County's consideration.
- After the 2022 study, all fees were successfully adopted at 100% levels.

Key Issues

- Outdated impact fee levels
- Difficulty in increasing the fee levels to reflect current costs due to recent legislation

Completion Time 10/2021- 12/2022 (most recent study)

Number of Change Orders None

Initial Cost \$153,165 (most recent study)

Final Cost \$153,165 (most recent study)

Client Contact Information

Clay Ervin Volusia County Growth & Resource Management 123 Indiana Avenue Room 200 DeLand, Florida 32720-4615 P: 386-822-5013 x12000 E: cervin@volusia.org



Impact Fee Studies

Flagler County, FL



Background: Benesch has been providing impact fee and transportation planning services to Flagler County since the early 1990s and has a comprehensive knowledge of the history and current conditions in Flagler County. More recently, Flagler County retained Benesch in 2007 to prepare the Transportation Element of the Comprehensive Plan and update the transportation impact fee. In 2019, Benesch was retained again to update the transportation and parks impact fees and develop impact fees for library, fire rescue, emergency medical services, law enforcement and public buildings services.

Knowledge

- Flagler County ranks among the top 10 Florida counties in terms of population growth rate.
- Historically, limited use of impact fees with transportation impact fees being under moratorium since 2007.

Insights

- Approximately 80 percent of the countywide population is within the City of Palm Coast.
- Need to align impact fee service areas with population served as well as interlocal agreements between the County and the municipalities.
- Limited alternative funding for additional infrastructure.
- Fee options available to the County in terms of achieved vs. adopted level of service measurements.

Outcomes

- Assisted the County in preparing the list of capital needs for each service area and prepared revenue estimates to identify available funding.
- Developed scenarios that addressed the requirements of HB 337.
- The County decided to postpone the adoption of government buildings impact fee. All other fees were successfully adopted.



Key Issues

- High growth rate
- Limited use of impact fees historically
- New legislative requirements (HB 337) during the course of the study



Completion Time

11/2019- 12/2021 (most recent study)

Number of Change Orders None

Initial Cost \$149,910 (most recent study)

Final Cost

\$149,910 (most recent study)

Client Contact Information

Adam Mengel, AICP, LEED AP BD+C Growth Management Director Flagler County Board of County Commissioners 1769 E. Moody Blvd., Bldg 2 Bunnell, FL 32110 P: 386-313-4065 E: amengel@flaglercounty.gov

Impact Fee Studies

Orange County, FL



Background: Orange County has historically implemented impact fees to address the infrastructure costs associated with new growth. Since 2004, the County has retained Benesch to develop and/or update impact fees for fire rescue, law enforcement, parks and recreation facilities, transportation and schools. In addition, Benesch provided services related to review of alternative impact fee studies.

Knowledge

- High growth county, ranking 2nd out of 67 Florida counties in terms of absolute growth that will be added by 2045, and 7th in terms of annual population growth rate.
- 2nd highest in terms of sales tax per capita due to high level of tourism activity.
- High level of seasonal residents/visitors impacting service levels.

Insights

- Develop demand component based on fire alarms/emergency calls received as well as functional population as potential options to the County.
- Recommendations on how to treat the County's large inventory of undeveloped habitat land in the parks and recreation impact fee analysis.
- Develop a multimodal transportation impact fee for the County's Alternative Mobility Area (AMA) and a roadway-based fee for the rest of the unincorporated county.
- Develop transportation impact fees using three different methodologies: consumption-based, improvements-based, and asset value based.
- Introduced fee variations among rural, suburban, and urban areas for the transportation impact fee.

Outcomes

- Developed impact/multimodal fee structures that supported the County's growth management and infrastructure funding goals.
- Successfully completed multiple meetings with stakeholders, elected officials, and the public.
- All studies were successfully adopted



Key Issues

- High growth county
- Increasing cost levels
- Continuous need to add infrastructure

Completion Time 05/2022-01/2023

Number of Change Orders None

Initial Cost \$125,000 (most recent study)

Final Cost \$125,000 (most recent study)

Client Contact Information

Alan Marshall Orange County 400 E South Street Orlando, FL 32801 P: 321-370-9852 E: alan.marshall@ocfl.net





Impact Fee Studies

Collier County, FL



Background: Collier County has experienced significant population growth for many decades, during which land values and construction costs increased rapidly. Benesch has been contracted by Collier County repeatedly since 1992 to develop or update impact fees in nine program areas and is currently updating several of the County's impact fees.

Knowledge

- Localized indexing methods developed by Benesch used for several years to reflect annual changes in costs in Collier County.
- Administrative manual preparation and updating used to assist County staff in management of comprehensive impact fee program.
- Since 2000. Collier County averaged an annual population growth of 2.2% and is projected to grow at approximately 1.4% annually through 2040.

Insights

- High growth rates required additional infrastructure.
- Significant increase in land values and construction costs is normal for the County during periods of high growth.
- Concerns about high impact fees from development community needed to be continuously addressed during fee update process.
- Collier County has one of the highest income-per-person metrics and has one of the most productive tax bases in Florida.

Outcomes

- Prepared studies that reflect accurate cost estimates and presented findings with a high level of "transparency" to successfully gain public support.
- County has raised and used almost \$1 billion in impact fees to build high quality infrastructure.
- County has proven to be a developing community in which growth pays for growth and creates a quality community experience.



Key Issues

- High growth rates that led to significant increase in land values
- Concerns of potential high impact fees

Completion Time 08/2022- On-going (most recent study)

Number of Change Orders None

Initial Cost

\$554,189 (most recent study)

Final Cost \$554,189 (most recent study)

Client Contact Information

Gino Santabarbara, PMP Manager- Impact Fees Collier County Government 2800 North Horseshoe Dr. Naples, FL 33942 P: 239-252-2925 E: Gino.Santabarbara@ CollierCountyFL.gov

Polk County Impact Fee

POIR COUNTY, FL.



Background: Polk County has been experiencing continuous growth and has implemented impact fees for several service areas. Benesch was retained in 2004 and 2008 to update the County's transportation impact fees. We were retained again in 2023 to update fire/EMS. law enforcement, correctional facilities, parks and recreation, library and school impact fee studies. In addition, Benesch conducted a trip characteristics study to measure the impact of warehouse facilities on the transportation network.

Knowledge:

- Impact fee methodologies available to the County.
- Experience in trip characteristics studies.
- Understanding of cost trends affecting the fees.

Insights:

- Need for community and neighborhood parks that were not accounted for previously.
- Housing construction outpacing increases in student enrollment.
- Extraordinary circumstances faced by the County.

Outcomes:

- Technical study that fulfills all legal requirements and documents cost of growth.
- Supplementary analysis documenting extraordinary circumstances.
- Presentations that reviewed study findings were well received.
- All impact fee update studies were successfully implemented.

Key Issues

- High growth levels
- Historically conservative fee levels
- Concerns over warehouse
 land use

Completion Time 10/2023- 09/2024 (most recent study)



Number of Change Orders One (due to additional services requested)

Initial Cost \$215,000 (most recent study)

Final Cost \$329,000 (most recent study)

Client Contact Information

John Bohde Deputy County Manager, Infrastructure Group Polk County 330 West Church Street Bartow, FL 33830 P: 863-534-6031 E: johnbohde@ polk-county.net



TAB 4: CONSULTANT'S PLAN OF APPROACH m

PLAN OF APPROACH

With a population of over 650,000 residents, Brevard County ranks 10th out of 67 Florida counties in terms of population. The County is continuing to grow, ranking 24th in projected annual growth rate through 2050 and 15th in terms of absolute growth. As shown in Figure 1, the population growth rate in Brevard County averaged almost 2 percent per year over the past three years since the pandemic, exceeding the statewide average for the first time since the 2000s. These growth levels are also evident in the permitting levels, as shown in Figure 2. The County ranked 15th out of 67 Florida counties in terms of residential permitting in 2024. Permitting levels reached an average of almost 5,500 over the last three years, highest since the economic boom in 2002 through 2006.







Figure 2: Permitting Trends

Source: U.S. Census



Figure 3: Taxable Value per Capita Growth

Changes in Brevard County's tax base have been consistent with statewide fluctuations. As shown in Figure 3, following the decline during the great recession, the tax base started to recover in 2013 and increased by an average of 13 percent per year over the past three years. The County's current millage rate is set at approximately 4.439 and over 80 percent of the tax base comprises of residential properties. To moderate the impact on county residents, the County reduced property tax rates each year for the past 11 consecutive years.



Brevard County is focused on enhancing public services and continuing to provide high-quality infrastructure while remaining financially prudent. Given the continuing growth, fluctuations in the tax base and the County's commitment to not overburden the taxpayers, it is important to diversify revenue sources used to fund government services.

To address new infrastructure needs, the County adopted its current impact fee schedule in 2001. Although the technical study for all fees was updated in 2015 and the Board of County Commissioners accepted the study, the Board also made the policy decision of maintaining the 2001 rates. At this time, the County is interested in updating its impact fee program for the following service areas:

- Correctional
- Emergency Medical
- Fire/Rescue
- Libraries
- Solid Waste
- Transportation

The Benesch Team includes planners, engineers, economists, and GIS specialists with in depth experience in impact fee studies for a wide range of program areas, including those requested by the County. We are a Florida-based practice and completed the development and update of over 450 impact fee studies, including studies for Brevard County. Since 1990, we have worked with Brevard County to update impact fee studies, including the studies completed in 1992, 2001, 2004 (for schools), and 2015. We have also provided input on discussions on growth management and transportation funding and prepared impact fee and funding studies for municipalities in Brevard County. Through these experiences, we are deeply familiar with Brevard County's impact fee structure as well as the local conditions.

In addition to funding studies, the Benesch Team have prepared Fire Master Plans, Long Range Transportation Plans, Transit Development Plans, and other planning documents as well as assisted local governments with administrative manuals and other related work, and understand the relationship between impact fees, master plans, and economic development and growth management goals.

This scope of services to prepare the impact fee study for Brevard County is organized into five major tasks that include the initial data collection and methodology review, impact fee technical analysis, evaluation of benefit district boundaries, a technical report and ordinance assistance, and meetings and presentations.

The work plan for each of the five major tasks is presented on the following pages.



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TASK 1: DATA COLLECTION AND METHODOLOGY REVIEW

Upon receipt of the Notice to Proceed, Benesch will coordinate with the County for the collection of the specific studies, data, current policies and procedures and other related information necessary to complete the study.

Benesch will review the background information and facilitate a kick-off meeting with key County staff to discuss major technical, legal and policy issues; coordinate staff/Benesch responsibilities; and refine the project schedule as necessary. Some of the topics that will be discussed include:

- Recent changes in legal requirements related to the implementation of impact fees
- Role of impact fees in Brevard County
- Impact fee methodologies used throughout Florida
- Population trends/projections
- Cost trends
- Available funding for capacity projects
- Future needs/projects
- Any administrative or implementation related issues/concerns

Following this meeting, Benesch will summarize data gaps and responsibilities.

Subtask 1.1 - Inventory of Existing and Planned Facilities

The County will provide information on the inventory of the existing capital facilities within the county. Planned facilities will be documented based on the information in the Capital Improvement Plan (CIP) and other documents collected as well as discussions with County staff. In addition to the CIP, any long range and/or master plans the County has prepared for the impact fee service areas will be reviewed. Based on this information, Benesch will develop a capital asset inventory of existing and planned facilities for each of the six impact fee programs.

TASK 2: IMPACT FEE TECHNICAL ANALYSIS

This task addresses the update of the impact fees, which will reflect the capital costs of providing infrastructure in Brevard County. This work effort includes the development of the demand component, a review of the design, construction, land and other related costs, and credit calculations due to other funding allocated for capacity projects. The methodology used in the study will comply with the requirements of court cases of the State of Florida and State statutes.

Subtask 2.1 – Population Trends, Level of Service and Demand Component

Benesch will work with County staff and document the County's historical population growth patterns and projections for future growth using data available from the U.S. Census, University of Florida Bureau of Economic and Business Research (BEBR), and the County's Planning Department. A review of recent permitting trends by land use will be completed as data becomes available.

For each service area, Benesch will calculate the existing level of service (LOS) and compare these to the County's adopted LOS standards as applicable. This review will determine the appropriate LOS that can be used in the impact fee calculations. In addition, a comparison of the County's achieved LOS and adopted LOS standards to those in other Florida counties will also be provided, as data becomes available.

In the calculation of the demand component, the service area of each infrastructure type will be reflected and impact from different land uses will be quantified.

Library services are provided on a countywide basis and impact fees are typically charged only to residential land uses. The demand is measured in terms of persons per housing unit. The latest data available for Brevard County from American Community Survey (ACS) will be used for this component.

Correctional, emergency medical, and solid waste

services are provided on a countywide basis while fire rescue services are provided in the unincorporated county, the Town of Grant-Valkaria, Town of Palm Shores and City of Melbourne. For these four services, Benesch typically uses functional population per unit of land use to measure demand, which is also the County's adopted methodology. Functional population measures the benefit to each land use based on the presence of people at that land use throughout the day. In other words, land uses are charged for the availability of these services based on full-time equivalent persons present at each land use throughout the day.

In the case of transportation infrastructure, impact fees are collected in unincorporated county, the Cities of Cape Canaveral, Cocoa, Cocoa Beach, Indian Harbour Beach, Rockledge, Satellite Beach, Titusville, and West Melbourne and Towns of Grant-Valkaria, Indialantic, Malabar, Melbourne Beach, and Palm Shores. Collected revenues are spent in five benefit districts to demonstrate benefit to fee payers.



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Demand for transportation impact fees is measured in terms of vehicle miles of travel (VMT). Benesch has an extensive database that includes trip characteristics studies for over 40 land uses. The demand component will be updated for the transportation impact fee based on secondary data sources, such as the most current ITE Trip Generation Handbook, Benesch's trip characteristics database, travel demand model and any alternative studies that may have been conducted in Brevard County.

Benesch will review the land uses included in the impact fee schedule and revise them as needed based on available data and input from the County.

Subtask 2.2 – Cost Component

The cost component for the impact fee will be developed to reflect the current cost of adding capacity in Brevard County. Since the pandemic, many communities have experienced significant cost increases in construction costs. An example of these increases in Brevard County is the cost of the Ellis Road Widening Project, which is the County's main transportation priority. The original cost estimate associated with this project resulted in a projected shortfall of \$46.9 million.

Cost elements reviewed will include design and engineering inspection, construction, land, vehicle/ equipment and other related costs. We will review recent bids, recently completed local projects (within the past four to five years), vehicle/equipment purchases, recent land purchases or appraisals and other relevant documents to identify service facility improvement costs that may be considered in the calculation of the cost component of the impact fee formula for the County. This information will be compared to and/or supplemented with Benesch's cost databases that include information from other Florida jurisdictions.

Subtask 2.3 - Credit Component

Benesch will review historical and projected capital improvement funding sources and expenditures for land, construction, design, and engineering inspection as well as vehicle/equipment purchases in Brevard County. This review will include any applicable funding sources used for capital expansion projects in Brevard County, such as General Fund/ad valorem tax, sales tax, fuel tax, etc. as appropriate. Debt service (both existing and anticipated over the period of the adopted Capital Improvement Plan) will be reviewed to determine the amount creditable for capital expansion projects.

Based on this information, the credit component of the impact fee equation will be developed.

Subtask 2.4 – Development of Impact Fee Equations and Calculation of Rate Schedules

The results from Tasks 1 and 2 will be incorporated into the impact fee equation for each of the County's impact fee programs. Utilizing the updated impact fee equation, Benesch will develop an impact fee schedule for each program area. In the case of Solid Waste disposal services, currently, impact fees for non-residential land uses are calculated on a case-bycase basis using comparisons to active accounts and flat rate per cubic yard per annum. This formula will be reviewed, and if needed, a revised schedule will be developed for non-residential land uses.

The calculated fees will be compared to those adopted by nearby or similar jurisdictions. The comparison will present adopted fee rates, date of the most recent technical study and adoption percentage, as information is available.

Subtask 2.5 – Comparison of Impact Fee Methodology and Variables

Benesch will prepare a comparison of the "Brevard County Impact Fee Update Study Final Report" dated March 3, 2015, with the results of Subtask 2.4. The comparison will outline any methodology changes and reasons for changes in the calculated fee levels.

TASK 3: EVALUATION OF BENEFIT DISTRICT BOUNDARIES

This task will review the current benefit district boundaries for each service area. This review will consider any geographic or man-made barriers, development patterns, service areas, municipal boundaries, and other related variables. Results of this analysis will be discussed with the County and documented in the technical report. The analysis will comply with all Florida law standards for a lawfully imposed impact fee, including but not limited to Section 163.31801, Florida Statutes.



TASK 4: TECHNICAL REPORT AND ORDINANCE ASSISTANCE

A draft technical report documenting the results of Tasks 1, 2, and 3 will be prepared and submitted for review by County staff. The technical report will include all information, estimates, projections, and data analysis, as well as any assumptions made, and methodologies employed to complete these tasks.

A meeting will be held with County staff and administration for Benesch to present draft report findings, respond to questions and prepare for public meetings.

Upon receipt of comments from the County, Benesch will make the necessary revisions to the draft report and prepare the final report, which will incorporate input from County staff, the Board of County Commissioners and other community groups and stakeholders as appropriate. All reports will be published both electronically and in hard copy.

Subtask 4.1 – Findings of Extraordinary Circumstances (Optional)

If the calculated rates exceed the maximum fee increase levels identified in Florida Statutes, and at the option of the County, a technical report that demonstrates findings of extraordinary circumstances as set forth in Section 153.31801, Florida Statutes will be prepared.

Subtask 4.2 - Ordinance Assistance

Benesch will provide input to the Project Manager and identified County staff for the preparation of impact fee ordinance amendments to implement the study recommendations. Benesch will review the draft ordinance amendments prepared by the County Attorney and provide input and example language if needed.

TASK 5: MEETINGS AND PRESENTATIONS

As part of this study, the following six meetings are envisioned to be conducted. For all presentations, Benesch will prepare user-friendly, easy-to-follow materials in PowerPoint and provide drafts to County staff for review prior to each meeting/presentation. In addition to these formal meetings, Benesch will be in close contact with the County's Project Manager to ensure that the County is aware of the study's progress.

Subtask 5.1 – Kickoff Meeting (Virtual)

Benesch will facilitate a kick-off meeting with key County staff to discuss major technical, legal and policy issues, as well as review the data needs. The first part of the meeting will be with the County's Project Manager and County Management staff. The second part of the meeting will include individual meetings with each department involved to review the data collection needs and availability of requested data.

Subtask 5.2 – Interim Meeting (Virtual)

Benesch will schedule an interim meeting with County staff to review preliminary findings.

Subtask 5.3 – Draft Report Review Meeting (Virtual)

Benesch will meet with County staff and administration to review the draft report findings and prepare for public meetings.

Subtask 5.4 (RFP Subtask 5.2) - Workshop and Presentation

At the option of the County, Benesch will have two workshops with the Board of County Commissioners to present the findings and conclusions contained in the Draft Technical Report. If participating jurisdictions request separate workshops to review the results, Benesch will prepare a separate quote for additional meetings.

Subtask 5.5 (RFP Subtask 5.3) – Public Hearing for Ordinance Adoption

Benesch will attend the public hearing to adopt the revised impact fee ordinance. The Public Hearing shall take place no later than one year from the initiation of this study, as consistent with the time frame set forth in Section 163.31801(4)(a), Florida Statutes.





TAB 5: PERSONNEL



ORGANIZATION CHART



MEET YOUR PROJECT DIRECTOR: NILGÜN KAMP, AICP

Ms. Kamp will be the County's main point of contact and will be responsible for directing, coordinating and administering all aspects of the services to be provided. As a seasoned expert with over 32 years of experience in public infrastructure financing, Ms. Kamp focuses extensively on impact fee development and implementation. She has managed approximately 400 studies related to impact fees, assessments, and user fees across various sectors. Her comprehensive skill set encompasses demographic and travel behavior analysis, population projections, economic and fiscal impact studies and other related impact fee activities. Ms. Kamp's expertise is regularly sought after at industry conferences, where she shares insights and developments in impact fee strategies and applications.

STAFF COMMITMENT STATEMENT

We acknowledge and understand that the project management team and key team members assigned to this project shall not be substituted without the expressed permission of Brevard County.

Background & Methodology

Review

Project Director Nilgün Kamp, AICP

Technical Study

Logan Patterson, AICP Robert Layton

Steve Infanti, AICP

Morgan McLeod, AICP

Meetings and Presentations

Nilgün Kamp, AICP

Robert Layton

Morgan McLeod, AICP

Benesch has an established reputation in the realm of impact fee generation

These support areas include fire, EMS, correctional facilities, libraries, solid

and implementation, with extensive experience in collaborating with local

governments to develop strategies that support infrastructure financing.

waste, transportation, schools, law enforcement, government buildings,

Availability of these capabilities within the same firm allows us to provide

engineers, economists and GIS specialists with in-depth experience in

fees and address specific questions related to each service area.

and parks and recreational facilities. The Benesch Team includes planners,

impact fee studies and with a strong understanding of all legal requirements.

accurate analyses needed to fulfill legal requirements associated with impact

Technical Report and Ordinance

Assistance

(C)2

Meetings and

Presentations

WHAT DOES OUR TEAM PROVIDE?

AN OVERVIEW OF OUR APPROACH

Technical

Analysis

Nilgün Kamp, AICP

Project Director

Ms. Kamp has been involved in public infrastructure financing for over 32 years. She has served as the project manager for approximately 400 impact fee, assessment, and user fee development and implementation studies for fire. EMS, correctional facilities, libraries, solid waste, transportation, schools, law enforcement, government buildings, and parks and recreational facilities.

Her experience also includes demographic and travel behavior analysis, population projections for funding studies, economic and fiscal impact studies, demand analysis, and other related impact fee support activities. She is regularly invited to make presentations at industry conferences.

Fire/EMS

- Bay County (2024)
- Indian River County (2004, 2013, 2019, 2024)
- City of Lakeland (2006, 2009, 2014, 2019, 2024)
- Lee County (2023, 2025)
- Putnam County (2024)
- Collier County (2005, 2010, 2014, 2018, 2023)
- Hendry County (2023)
- St Johns County (2023)
- Immokalee Fire District (2023)
- City of Coconut Creek (2023)
- City of Plant City (2006, 2023)
- Sumter County (2023)
- City of Ocala (2018, 2021, 2022)
- Orange County (2005, 2013, 2017, 2022)
- Volusia County (2008, 2022)
- Palm Beach County (2014, 2021)
- City of Brooksville (2021)
- Hardee County (2021)
- Hernando County (2015, 2020)
- Seminole County (2020)
- City of Hollywood (2013, 2020)
- Charlotte County (2020)
- Lake County (2007, 2011, 2013, 2015, 2016, 2018, 2019, 2020)
- Martin County (2020)
- Manatee County (2020)
- City of Mount Dora (2019)
- North Collier Fire District (2004, 2015, 2017, 2019)
- City of Lake City (2008, 2009, 2014, 2015, 2017, 2019)

🥌 benesch

- City of Bartow (2010, 2015, 2016, 2017, 2018, 2019)
- City of Lauderdale Lakes (2018)
- City of Oviedo (2005, 2013, 2018)
- City of Hallandale Beach (2018)
- City of Bozeman, MT (2018)
- Columbia County (2013, 2017)
- City of Palm Beach Gardens (2016)
- City of Clermont (2015)
- Greater Naples Fire District (2004, 2015)

BREVARD COUNTY (2014)

- City of Casselberry (2013)
- City of North Port (2011)
- City of Palm Bay (2011)
- City of Helena, MT (2007, 2009)
- Sumter County (2009)
- Lewis & Clark County, MT (2007, 2009)
- Panama City (2007-2008)
- St. Lucie County (2007)
- City of St. Pete Beach (2006, 2007)
- City of Tavares (2006)
- Highlands County (2006)
- Citrus County (2006)
- City of Deltona (2005)

Correctional Facilities

- Indian River County (2004, 2013, 2024)
- Bay County (2024)
- Collier County (2009, 2013, 2018, 2023)
- Hendry County (2023)
- Hernando County (2020)
- BREVARD COUNTY (2014)
- Highlands County (2006)



Education MA, Economics, University of South Florida

MA, International Relations & Pacific Studies, University of California San Diego

BA, Economics, University of California San Diego

Years of Experience: 32

Registrations and Certifications American Institute of Certified Planners: 019238

Professional Affiliations American Planning Association (APA)

American Institute of Certified Planners (AICP)

Women's Transportation Seminar Board Member, Tampa Bay Chapter

Growth and Infrastructure Consortium, Board of Directors

Nilgün Kamp, AICP

Project Director

Public Libraries

- Manatee County (2020, 2023, 2025)
- City of Lakeland (2014, 2019, 2024)
- Indian River County (2004, 2013, 2024)
- City of Plant City (2023)
- Collier County (2004, 2006, 2010, 2014, 2023)
- Lake County (2007, 2022)
- Palm Beach County (2014, 2021)
- Hernando County (2020)
- Seminole County (2020)
- Martin County (2020)
- Flagler County (2020)
- City of Mount Dora (2018)
- BREVARD COUNTY (2014)
- City of Parkland (2011)
- City of St. Pete Beach (2006, 2007)
- Highlands County (2006)
- Citrus County (2006)

Solid Waste Facilities

- Indian River County (2004, 2013, 2024)
- Bay County (2024)
- BREVARD COUNTY (2014)
- City of North Port (2011)
- Panama City (2008)
- City of Ft. Pierce (2006)

Transportation/Mobility

- City of Miami Springs (2025)
- City of Lakeland (2008, 2014, 2019, 2024)
- Bay County (2024)
- Putnam County (2024)
- City of North Miami Beach (2024)
- Highlands County (2006, 2024)
- Indian River County (2004, 2013, 2019, 2024)
- Collier County (2005, 2008, 2010, 2013, 2018, 2023)
- Hendry County (2023)
- St. Johns County (2023)

- City of Plant City (2023)
- City of Sarasota (2016, 2023)
- Marion County (2014, 2023)
- Sumter County (2008, 2014, 2018, 2023)
- Lake County (2007, 2022)
- Volusia County (2021)
- City of Newberry (2021)
- Palm Beach County (2014, 2021)
- St. Lucie County (2016, 2021)
- City of Orlando (2012, 2021)
- City of Brooksville (2021)
- City of Hollywood (2020)
- Flagler County (2020)
- Manatee County (2020)
- Martin County (2020)
- Hernando County (2013, 2019)
- Hillsborough County (2016, 2019)
- City of Apopka (2019)
- City of Mount Dora (2018)
- City of Tamarac (2018)
- City of Oviedo (2005, 2013, 2018)
- City of Hallandale Beach (2018)
- Orange County (2013, 2017)
- City of Bozeman, MT (2007, 2017)
- City of St. Cloud (2003, 2006, 2016)
- City of Palm Beach Gardens (2016)
- Village of Royal Palm Beach (2016)
- City of Tampa (2007, 2014)
- BREVARD COUNTY (2014)
- Charlotte County (2013)
- Osceola County (2011)
- City of North Port (2011)
- City of Haines City (2009)
- Leon County (2008)
- Panama City (2008)
- City of Helena, MT (2007, 2009)
- Lewis & Clark County, MT (2007, 2009)
 - City of Deltona (2006)
 - City of Ft. Pierce (2006)
 - Polk County (2005, 2009)
- City of Palm Coast (2004)
- City of Kissimmee (2003, 2006)
- Pasco County (2006)



Robert Layton

Planner

Mr. Layton's primary experience is in public finance studies, including impact fee studies for fire, EMS, schools, libraries, correctional facilities, transportation. solid waste, government buildings, parks & recreation facilities and law enforcement. His background in economics enables him to work effectively with economic/demographic variables, capital improvement programs, expenditure and revenue figures, and other financial material.

Project Experience

- City of Miami Springs (2025)
- Bay County (2024)
- City of North Miami (2024)
- City of North Miami Beach (2024)
- Putnam County (2024)
- Hillsborough County (2017, 2020, 2024)
- Indian River County (2013, 2019, 2024)
- Polk County (2024)
- City of Plant City (2023)
- Broward County (2017, 2020, 2023)
- Collier County (2008, 2010, 2013, 2018, 2023)
- Marion County (2014, 2023)
- City of Sarasota (2016, 2023)
- Miami-Dade County (2023)
- Lake County (2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023)
- Hendry County (2023)
- City of Bartow (2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022)
- Orange County (2013, 2017, 2022)
- City of Ocala (2018, 2021, 2022)
- Columbia County (2013, 2017, 2022)
- Volusia County (2018, 2022)

- City of Groveland (2022)
- Hardee County (2021)
- Flagler County (2020)
- Manatee County (2020)
- Martin County (2020)
- Hernando County (2013, 2015, 2019)
- Indian River County (2004, 2013, 2019)
- City of Lauderdale Lakes (2018)
- Sumter County (2008, 2014, 2018)
- City of Lake City (2015, 2017)
- City of Tampa (2009, 2014, 2017)
- City of Lakeland (2013, 2015)

BREVARD COUNTY (2014)

- Osceola County (2011, 2014)
- Sumter County (2008, 2014)
- Charlotte County (2013)
- Indian River County (2013)
- City of Orlando (2012)
- City of North Port (2011)
- City of Haines City (2009)
- City of Helena (MT) (2007, 2009)
- Polk County (2009)
- Lewis & Clark County (MT) (2007, 2009)
- Leon County (2008)
- Panama City (2008)

Education BA, Economics/Business Administration, University of Florida

Years of Experience: 17

Professional Affiliations

American Planning Association (APA)



Morgan McLeod, AICP

Planher

Ms. McLeod is a planner for the Public Finance team. She is primarily involved with public infrastructure financing and alternative revenue funding studies. Her academic experience in economics enables her to work effectively with demographic variables, capital improvement programs, and other financial material. Specifically, her undergraduate and graduate thesis work equips her with the analytical skills necessary to produce accurate population and revenue projections. Additionally, her background in community development enables her to collaborate with municipalities efficiently. Ms. McLeod has served as a planner on multiple projects and previously contributed to several additional projects as an intern with Benesch.

Fire/EMS

- Lee County (2023, 2025)
- St. Johns County (2023)
- Bay County (2024)
- City of Lakeland (2024)
- Putnam County (2024)
- Polk County (2024)
- City of Coconut Creek (2023)
- Immokalee Fire District (2023)
- Hendry County (2023)
- Marion County (2023)
- City of Plant City (2023)
- Collier County (2023)
- City of Coconut Creek (2023)
- Volusia County (2022)
- City of Brooksville (2021)
- Flagler County (2020)
- Hernando County (2020)
- City of Hollywood (2020)
- Martin County (2020)

Correctional Facilities

- Indian River County (2024)
- Putnam County (2024)
- Bay County (2024)
- Hendry County (2023)
- Collier County (2023)
- Martin County (2020)

Public Libraries

- Manatee County (2020, 2023, 2025)
- City of Lakeland (2024)
- Bay County (2024)
- Indian River County (2024)
- City of Plant City (2023)
- Collier County (2023)
- Lake County (2022)
- Palm Beach County (2021)
- Flagler County (2020)

Solid Waste

- Bay County (2024)
- Indian River County (2024)



MA, Economics, University of South Florida

BA, Economics & International Studies, University of Florida

Years of Experience: 6

Registrations and Certifications American Institute of Certified Planners: 35986



Logan Patterson, AICP

Planner/GIS

Mr. Patterson is a planner working toward a GIS graduate certificate from the University of South Florida. He has experience supporting a variety of public finance, transit operations and planning studies, including transit development plans, comprehensive operations analyses, and microtransit feasibility studies. He is proficient in ESRI GIS software, holds FEMA Emergency Management Certifications: IS-230.D, IS-100.C, IS-120 and has gained surveying knowledge through previous field work.

Impact Fee Studies

- City of Miami Springs Impact Fee Study (2025)
- City of Orlando Transportation Impact Fee Study (2024)
- New Smyrna Beach Transportation Impact Fee Study (2024)
- Hillsborough County School Long Range Plan and Impact Fee Study (2024)
- Polk County Impact Fee Study (2024)
- Putnam County Impact Fee Study (2024)
- Edgewater Impact Fee Study (2024)
- Miami Dade County Impact Fee Study (2024)
- Sumter County Fire Impact Fee Study (2023)
- Immokalee Fire Impact Fee Study (2023)
- Lee County Fire/EMS Impact Fee Study (2023)
- Collier County Parks Impact Fee Study (2023)
- Hendry County Impact Fee Study (2023)
- Marion County Transportation Impact Fee Study (2023)
- St. Johns County Impact Fee Study and Mobility Plan (2023)
- Sarasota Transportation Impact Fee Study (2023)
- Wellness Way Impact Fee Study (2023)



Education

Master of Urban & Regional Planning, University of South Florida

BS, Environmental Science and Policy, Florida State University

Years of Experience: 3

Registrations and Certifications American Institute of Certified Planners: 35955



Steve Infanti, AICP

Planner

Mr. Infanti is a certified planning professional with experience in transportation planning and GIS applications, including travel demand modeling using Cube Voyager models and mapping, geodatabase design and geospatial analysis using ESRI ArcGIS. He has prepared travel demand analysis for multiple transportation impact fee studies and conducted numerous traffic impact studies, general traffic analysis, freight corridor screenings, crash data analysis and other similar projects:

Impact Fee Studies

- City of North Miami Beach (2025)
- Highlands County (2025)
- City of Lakeland (2006, 2009, 2014, 2019, 2024)
- Bay County (2024)
- Putnam County (2024)
- City of Wake Forest, NC (2024)
- City of Edgewater (2024)
- Polk County (2024)
- Sumter County (2024)
- St Johns County (2023)
- City of Palm Bay (2023)
- Collier County (2023)
- Volusia County (2023)
- Marion County (2023)
- City of Sarasota (2023)
- Palm Beach County (2014, 2021)
- City of Apopka (2006, 2019)
- City of Tamarac (2018)

Palm Beach County - Impact Fee Studies - Palm Beach County, FL

Travel Demand Modeler: Mr. Infanti assisted with this update to transportation and other impact fees. His primary tasks involved the analysis of the travel demand model to determine certain impact fee variables.

City of Apopka - Apopka Transportation Impact Fee Update Study - Apopka, FL

Sr. Planner/Travel Demand Modeler: Benesch was retained to update the City's transportation impact fee and traffic master plan and portions of Transportation Element of Comprehensive Plan. This impact fee study involved identifying transportation needs and developed an improved program that eliminates deficiencies and accommodates growth.

Pasco County - Mobility Fee Update Study - Pasco County, FL

Planner: This project involved the following: conducted activities to encourage higher-density urban and transit-oriented development and incentivize job-creating land uses. Fee assessment for capital cost of roads, transit, and bicycle/pedestrian facilities needed to support new growth and incorporates into fee structure slower growth rates, different mobility and quality of service goals in different areas of the county, and modified transportation revenue sources to create an innovative tiered rate structure.



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Education

Graduate Certificate, GIS Applications Specialist, Sault College, ON

BA, Geography, Laurentian University

Years of Experience: 22

Registrations and Certifications American Institute of Certified Planners: 022648

TAB 6: PROFESSIONAL FEE PROPOSAL

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Per the instructions in the RFP, Benesch's Professional Fee Proposal was submitted in a separate, sealed envelope.



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TAB 7: REQUIRED FORMS

SUBMIT SEALED PROPOSAL TO: BREVARD COUNTY PURCHASING SERVICES 2725 JUDGE FRAN JAMIESON WAY BLDG, C, 3rd FLOOR, SUITE C-303 VIERA, FL 32940			REQUEST FOR PROPO		FOR PROPOSALS		
PROCUREMENT ANALYST: Heather Riley	OPPORTUN EMPLOYE	OPPORTUNITY FE EMPLOYER		RIDA TAX EXEMPT #85-8012621749C-1 EDERAL TAX-EXEMPT #59-6000523			
PROPOSAL SPECIFICATION	IS MAY BE OBTAINED AT Ver	dorLink.com					
RELEASE DATE March 14, 2025	PROPOSAL TITLE: New Impact Fee Study for the (Fee Program(s)		P	ROPOSAL NUMBER: RFP-7-25-14	PROPOSAL OPENING DATE AND TIME: April 08, 2025 no later than 3:00 p.m.		
PRE-PROPOSAL MEETING		1	TION DEADLINE DATE: 1, 2025 at 5:00 p.m.	RECEIVED AFTER ABOVE DATE AND TIME WILL <u>NOT</u> BE ACCEPTED			
	▼CONSULTANT MUST COMPLETE THIS AREA AND RETURN FORM▼						
LECAL NAME OF CONSULT	▼CONSULTANT MUST COMPLETE THIS AREA AND RETURN FORM V FEDERAL ID NO. (FEIN) OR SOCIAL SECURITY NO. (SSN):						
Alfred Benesch & Company 1000 N Ashley Dr., Ste 400	Altred Benesch & Company 36-2407363						
Tampa, FL 33602		If returning	as a "no	proposal,* stale the reason			
TELEPHONE NUMBERITOLI (813)224-8862	TELEPHONE NUMBER/TOLL-FREE NUMBER						
Consultant, or person submitting a Hoposen for the Contractor this Proposal for the Contractor. In submitting a Proposal to Brevard County (the "County"), the Contractor offers and agrees that if the Proposal is accepted, the Contractor will convey, sell, assign, or transfer to the County all rights, title, and interest in and to all causes of action it may now or hereafter acquire under the antitrust laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by the County. At the County's discretion, such assignment shall be made and become effective at the time the County tenders final payment to the Contractor. The Contractor has reviewed and agrees to all of the General Conditions, Terms, and Provisions attached hereto, acknowledges that all information provided in this RFP and any attachments harended, upon entering into a contract with the County. Bidder is familiar with all laws and regulations that may affect the cost, progress, and performance of the work, including Build America, Buy America Act (BABAA) requirements:							
*THIS	FORM MUST BE NOTA	ARIZED AND	REIU	KNED WITH TOOK	FROFUSAL		
Sworn to and subscribed before me this <u>27th</u> day of <u>March</u> 20 <u>25</u> Personally known: Or produged identification: Type of ID: SIGNATURE OF NOTARY PUBLIC Christina M. Gomez NAME OF NOTARY PUBLIC (PRINTED) My commission expires <u>3/31/2026</u> CHRISTINA M. GOMEZ Notary Public State of Florida Comm# HH247864 Expires <u>3/31/2026</u>							
		BOND	ΔΤΔ				
THE CONTRACTOR Yes No X Yes No X	MUST PROVIDE: BID BOND PERFORMAN						



PLANNING AND DEVELOPMENT DEPARTMENT NEW IMPACT FEE STUDY FOR THE COUNTY'S IMPACT FEE PROGRAM(S) RFP-7-25-14 ADDENDUM ACKNOWLEDGMENT

The Consultant acknowledges receipt of amendments by indicating the amendment number and its issue date.

Add. No. 1	Dated2/25	// Add. No	Dated	
Add No.	Dated	// Add. No	Dated	

I hereby acknowledge that I have read, understood, and agree to all terms, conditions, insurance, scope of work, specifications, and pricing for Proposal RFP-7-25-14 New Impact Fee Study for the County's Impact Fee Program(s)

CONTRACTOR NAME Alfred Benesch & Company
ADDRESS 1000 N. Ashley Dr., Ste. 400, Tampa, FL 33602
AUTHORIZED SIGNATURE
PRINTED SIGNATURE Elisabeth Schuck AICP, LEED GA DATE March 27, 2025
TELEPHONE #813-825-1278 FAX #866-410-8678
EMAIL_eschuck@benesch.com



PLANNING AND DEVELOPMENT DEPARTMENT NEW IMPACT FEE STUDY FOR THE COUNTY'S IMPACT FEE PROGRAM(S) RFP-7-25-14

INDEMNIFICATION AND INSURANCE REQUIREMENTS

INDEMNIFICATION

The County shall be held harmless against any and all claims for bodily injury, sickness, disease, death, personal injury, damage to property or loss of use of any property or assets resulting therefrom, arising out of or resulting from the performance of the products or from the services for which the County is contracting hereunder, provided such is caused in whole or in part by any negligent, reckless, or intentionally wrong act or omission of the Contractor, or any subcontractor or any of their agents or employees, or arises from a job-related injury

The Contractor agrees to indemnify the County and pay the cost of the County's legal defenses, including fees of attorneys as may be selected by the County, for all claims described in the hold harmless clause herein. Such payment on behalf of the County shall be in addition to any and all other legal remedies available to the County and shall not be considered to be the County's exclusive remedy

It is agreed by the parties hereto that specific consideration has been received by the Contractor under this Contract for this hold harmless/indemnification provision

INSURANCE REQUIREMENTS

The Contractor providing services under this Contract will be required to procure and maintain, at their own expense and without cost to the County until final acceptance by the County of all products or services covered by the purchase order or contract, the following types of insurance. The policy limits required are to be considered minimum amounts:

General Liability Insurance policy with a \$1,000,000 combined single limit for each occurrence to include the following coverage: Operations, Products and Completed Operations, Personal Injury, Contractual Liability covering this contract, 'X-C-U' hazards, and Errors & Omissions

Auto Liability Insurance which includes coverage for all owned, non-owned and rented vehicles with a \$1,000,000 combined single limit for each occurrence.

Workers' Compensation and Employers Liability Insurance Workers Compensation insurance providing statutory benefits as required in the State of Florida. The Contractor shall require any subcontractor to provide evidence of this coverage. Additionally, if the contract requires working on or around a navigable waterway, the Contractor and all subcontractors shall provide evidence of United States Longshoremen's and Harbor Workers (USL&H) coverage and contingent coverage of Jones Act (Marine Employers Liability) in compliance with Federal statutes or proof of exemption. The Contractor shall be responsible for compliance with these requirements by each subcontractor or supplier when applicable

In the event that the contract involves professional or consulting services, in addition to the aforementioned insurance requirements, the Contractor shall also be protected by a Professional Liability Insurance Policy in the amount of \$2,000,000 per claim. If policy is written as claims made, coverage shall remain continuous four years post term of the contract.

In the event the contract involves services related to construction projects, the Contractor shall also procure and maintain a Builders Risk Insurance Policy or Installation Floater with loss limits equal to the value of the construction project.

In addition to the above, Cyber Liability Insurance, with limits of not less than \$5,000,000 per claim. Coverage shall be sufficiently broad to respond to the duties and obligations a Contractor has undertaken by this Contract and shall include but not be limited to, claims involving infringement of intellectual property, including but not limited to infringement of copyright, trademark, trade dress, invasion of privacy violations, information theft, damage to or destruction of electronic information, the release of private information, alteration of electronic information, extortion and network security. This policy shall provide coverage for breach response costs, regulatory fines and penalties, and credit monitoring expenses with limits sufficient to respond to these obligations

The Contractor shall have five (5) days, after award to provide certificates of insurance to the County demonstrating that the aforementioned insurance requirements have been met prior to the commencement of work under this contract. The certificate(s) of insurance (COI) and applicable endorsement pages on all insurance policies and renewal in form(s) acceptable to the COUNTY. A COI evidencing such coverage must be submitted before the coverage expiration and indicate that the policies have been endorsed to cover Brevard County, Florida, as an additional insured (a waiver of subrogation in lieu of additional insured status on the workers' compensation policy is acceptable) and that these policies may not be canceled or modified without thirty (30) days prior written notice to the County

The insurance coverage enumerated above constitutes the minimum requirements and shall in no way lessen or limit the liability of the Contractor under the terms of the contract. Subcontractor's insurance shall be the responsibility of the Contractor



PLANNING AND DEVELOPMENT DEPARTMENT NEW IMPACT FEE STUDY FOR THE COUNTY'S IMPACT FEE PROGRAM(S) RFP-7-25-14 DISCLOSURE FORM

FOREIGN INFLUENCE ON CONTRACTS OR GRANTS HAVING A VALUE OF \$100,000 OR MORE

Summary of Form: In order for the County to comply with section 286.101, Florida Statutes, all prospective contractors and grant recipients seeking to contract with the County, or receive a grant from the County, where said contract or grant has a value of \$100,000 or more must disclose to the County (1) any current or prior interest of, (2) any contract with, or (3) any grant or gift received from a foreign country of concern (defined as the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, and the Syrian Arab Republic, or an agency or other entity under the significant control of such foreign country of concern) if such interest, contract, or grant or gift has a value of \$50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five years. The disclosure is specified below. Within one year before applying for any grant or proposing any Contract, such entity must provide a copy of such disclosure to the Department of Financial Services. Disclosure is not required in certain circumstances, outlined below. A Contract is any agreement for the direct benefit or use of any party to such agreement, including an agreement for the sale of commodities or services. A Gift is any transfer of money or property from one entity to another without compensation. A Grant is a transfer of money for a specified purpose, including a conditional gift. An interest in an entity means any direct or indirect investment in or loan to the entity valued at 5 percent or more of the entity's net worth or any form of direct or indirect control exerting similar or greater influence on the governance of the entity.

I. SECTION I. Please answer yes or no to each statement below:

YES / NO I AM BIDDING ON A CONTRACT/APPLYING FOR A GRANT WITH A POTENTIAL VALUE UNDER \$100,000. If yes, this disclosure form as been completed. Please sign and date at the bottom.

OR



I AM BIDDING ON A CONTRACT/APPLYING FOR A GRANT WITH A POTENTIAL VALUE OF OVER \$100,000. If yes, proceed to the next question.



I HAVE MADE A FOREIGN INFLUENCE DISCLOSURE ONLINE WITH THE DEPARTMENT OF FINANCIAL SERVICES. If yes, please proceed to SECTION IV and provide the date of the disclosure, your name and address. Then sign and date at the bottom.

II. SECTION II. Please answer yes or no to the statement below:

YES NO

Bidder/Grantee has (1) a current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern (defined as the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan Regime of Nicolas Maduro, and the Syrian Arab Republic, or an agency or other entity under the significant control of such foreign country of concern); and (2) such interest, contract, or grant or gift has a value of \$50,000 or more; and (3) such interest existed, or such contract or grant or gift was received or in force at any time during the previous five years.

III. SECTION III. If you answered NO to SECTION II, you have completed this form. Please sign/date at the bottom. If you answered YES to SECTION II, then answer YES or NO to the following:

- YES / NO This is a proposal to sell commodities through an online procurement programs established pursuant to section 287.057(22), Florida Statutes.
- YES / NO This is a proposal from an entity that discloses foreign gifts or grants under section 1010.25 or section 286.101(2), Florida Statutes.



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- YES / NO This is a proposal from a foreign source that, if granted or accepted, would be disclosed under section 286.101(2) or section 1010.25, Florida Statutes.
- YES / NO This is a proposal from a public or not-for-profit research institution with respect to research funded by any federal Agency.

IV. SECTION IV. If you answered YES to any question in SECTION III, you have completed this form. Please sign/date at the bottom. If you answered NO to all of the questions in SECTION III, then you must make the following disclosures online to the State of Florida Department of Financial Services before the County may contract with you or award you said grant. Please disclose the following:

Date Disclosure of the information below was made by Bidder/Grantee to the State of Florida Department of Financial Services online: ______

Name of Bidder/Grantee:_____

Mailing Address of Bidder/Grantee: _____

Value of the Contract/Grant or Gift: _____

Foreign Country of Concern or the Agency or other entity under the significant

Control of such Foreign country of Concern:

Date of Termination of the contract or interest with the Foreign Country of Concern:

Date of Receipt of the Contract/Grant or Gift: _____

Name of the agent or controlled entity that is the source or interest holder: ____

I verify that the information provided on this form is true and correct, and that I am duly authorized to make said binding disclosures on behalf of myself or my Company, as applicable.

Company Name Alfred Benesch & Company

Signature:

Date: March 27, 2025

Title: Florida Division Manager, Vice President

STATE OF FLORIDA

COUNTY OF <u>Hillsborough</u> Sworn to and subscribed before me by means of Ø physical presence or □ online notarization, this <u>27th</u> day of <u>March</u>, <u>2025</u>, by (name of person making statement)

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[Notary Seal]



CHRISTINA M. GOMEZ Notary Public State of Florida Comm# HH247864 Expires 3/31/2026

Christina M. Gomez Name typed, printed or stamped

Netary Public

My Commission Expires: 3/31/2026

V Personally Known OR Produced Identification



PLANNING AND DEVELOPMENT DEPARTMENT NEW IMPACT FEE STUDY FOR THE COUNTY'S IMPACT FEE PROGRAM(S) RFP-7-25-14

CONTRACTOR AFFIDAVIT REGARDING SCRUTINIZED COMPANY LIST

Awarded Contractor shall certify that it and its subcontractors are not on the Scrutinized Companies that Boycott Israel List. Pursuant to Section 287.135, F.S. If the Contract is for more than \$1,000,000 the Contractor further certifies that it and its subcontractors are also not on the Scrutinized Companies with Activities in Sudan, Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaged with business operations in Cuba or Syria as identified in Section 287.135, F.S.

For Contracts of any amount, if the County determines the Contractor submitted a false certification under Section 287.135(5), F.S., or if the Contractor has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, the County shall either terminate the Contract after it has given the Contractor notice and an opportunity to demonstrate the County's determination of false certification was in error pursuant to Section 287.135(5)(a), F.S., or on a case-by-case basis the County may choose to maintain the Contract if the conditions of Section 287.135(4), F.S., are met. For Contracts \$1,000.000 and greater, if the County determines the Contractor submitted a false certification under Section 287.135(5), F.S., or if the Contractor has been placed on the Scrutinized Companies with Activities in the Sudan List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, the County shall either terminate the Contract after it has given the Contractor notice and an opportunity to demonstrate the Contractor notice and an opportunity to demonstrate the Contract of the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, the County shall either terminate the Contract after it has given the Contractor notice and an opportunity to demonstrate the County's determination of false certification was in error pursuant to Section 287.135(5)(a), F.S., or on a case-by-case basis the County may choose to maintain the Contract if the contract after it has given the Contractor notice and an opportunity to demonstrate the County's determination of false certification was in error pursuant to Section 287.135(5)(a), F.S., or on a case-by-case basis the County may choose to maintain the Contract if the conditions of Section 287.135(4), F.S., are met.

STATE OF FLORIDA

COUNTY OF Hillsborough

BEFORE ME, the undersigned authority, personally appeared <u>Elisabeth Schuck</u>, who, being by me first duly sworn, made the following statement:

- 1. The Business address of <u>Alfred Benesch & Company</u> (name of contractor) is 1000 N. Ashley Dr., Ste. 400, Tampa, FL 33602
- My relationship to <u>Alfred Benesch & Company</u> (name of contractor) is <u>Vice President</u> (relationship such as sole proprietor, partner, president, vice president).
- 3. I understand that "Boycott of Israel" has the same meaning as defined in Section 215.4725, F.S., and means refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israelicontrolled territories, in a discriminatory manner. A statement by a company that it is participating in a boycott of Israel, or that it has initiated a boycott in response to a request for a boycott of Israel or in compliance with, or in furtherance of, calls for a boycott of Israel, may be considered by the State Board of Administration to be evidence that a company is participating in a boycott of Israel. The term does not include restrictive trade practices or boycotts fostered or imposed by foreign countries against Israel.



- 4. I understand that "business operations" means, for purposes specifically related to Cuba or Syria, engaging in commerce in any form in Cuba or Syria, including, but not limited to, acquiring, developing, maintaining, owning, selling, possessing, leasing, or operating equipment, facilities, personnel, products, services, personal property, real property, military equipment, or any other apparatus of business or commerce.
- 5. Alfred Benesch & Company (name of contractor) is not on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S., or is engaged in a boycott of Israel.
- Alfred Benesch & Company (name of contractor) is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, F.S.
- Alfred Benesch & Company (name of contractor) is not engaged in business operations in Cuba or Syria.

Signature

Sworn to and subscribed before me in the state and county first mentioned above on the _______ day of ____March______, 2025_.

Notary Public

My commission expires: 3/31/2026





	Board Meeting Date	
	51025	
Item Number:	\perp , χ ,	
Motion By:	KA	
Second By:	KD	
Nay By:		

Commissioner	DISTRICT	AYE	NAY
Commissioner	1		
Delaney		V	
Vice Chair Goodson	2	V	
Commissioner	3		
Adkinson			
Commissioner	5		1
Altman		14	R
Chairman Feltner	4	V	