



UNSOLICITED PUBLIC-PRIVATE PARTNERSHIP (P3) PROPOSAL FOR A

NEW BELLE ISLE POLICE STATION

Proposed by Public Safety Development Solutions, LLC
December 7th, 2022

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**Proprietary Information*

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Introduction





Dear City of Belle Isle City Council Members

Public Safety Development Solutions' (PSDS) mission is to provide facilities designed to serve those who serve us; the first responders who will occupy your building by building the highest quality, full-amenity facilities where they are most needed ... and in ways that ease the financial burden on governmental entities and taxpayers. PSDS fulfills this mission and is capable of ultimately building more within existing budget constraints. We use private sector capabilities to integrate every aspect of the development, design and building processes with a typical outcome of reducing the total project cost by 20 – 25% **without any reduction in quality.**

Through a variety of private and public data sources, PSDS identifies the greater Orlando-area as one of the fastest growing residential areas in the US. By way of this proposal, PSDS is offering a comprehensive turnkey solution for the development of a new Police Station.

As part of this proposal, PSDS plans to use a highly respected local builder with years of successful Police Station building experience in coordination with one of the nation's premier, award winning, Public Safety architects.

Please find attached a comprehensive proposal that delivers a Police facility design excellence, efficient/attractive facility costs, and a 2024 delivery that opens in time to celebrate Belle Isle's centennial year.

DEVELOPER:

PUBLIC SAFETY DEVELOPMENT SOLUTIONS

A handwritten signature in blue ink, appearing to read "Lauren Hollander", is written over a horizontal line.

Lauren Hollander
COO & President
December 7, 2022

PUBLIC-PRIVATE PARTNERSHIPS

Florida State Statute 255.065 | Section 2.1

“There is a public need for timely and cost-effective acquisition, design, construction, improvement, renovation, expansion, equipping, maintenance, operation, implementation, or installation of projects serving a public purpose, including educational facilities, transportation facilities, water or wastewater management facilities and infrastructure, technology infrastructure, roads, highways, bridges, and other public infrastructure and government facilities within the state which serve a public need and purpose, and that such public need may not be wholly satisfied by existing procurement methods.”

WHY P3?

As the fastest growing state in the nation, Florida’s Municipal governments and Police Departments are faced with the challenge of funding, building, maintaining, and operating the facilities necessary to meet the demand that comes with such extreme population growth. Often, these municipalities and police departments struggle to access the resources necessary through traditional funding mechanisms in order to facilitate and respond to growth. The State of Florida recognizes this problem and codified the above P3 law in order to give Florida municipalities the ability to partner with the private sector in order to meet the facility development challenges they face head-on through the P3 procurement methodology.

WHY PSDS?

PSDS is a progressive, turnkey development solutions provider to public agencies throughout Florida. PSDS has decades of experience in helping to facilitate all aspects of a project; such as site identification and acquisition, zoning and entitlements, financial structuring, permitting, design, construction, and lifecycle planning. Our team is comprised of Florida industry leaders in real estate development, Public Safety Facility design, Public Safety Facility construction, and institutional financing. The PSDS track record speaks for itself when it comes to delivering public facilities, on time and on budget.



SECTION 1: INTRODUCTION

Public-Private Partnerships FAQ

What are Public-Private Partnerships?

Simply put, a Public-Private Partnership (P3) is a contractual arrangement between the public and private sectors to deliver public infrastructure projects where there is an unmet need. While the public body and private sector entity share resources and expertise, both parties also jointly commit to an approach by which certain risks and rewards are shifted from the public body to the private entity.

What are the Benefits of a Public-Private Partnership?

In many cases, a P3 provides improved project cost certainty, improved schedule certainty, improved project quality, and a more efficient timetable. Typically, the private sector entity bears the lion's share of the responsibility and risk for project cost, schedule, and project quality. All project team members are contractually connected with only one contract, which includes guaranteed on-time and on-budget project delivery via an integrated performance-based approach. When structured correctly, a P3 fosters unparalleled innovation, efficiency, and collaboration, while reducing time and cost associated with procurement.

How Do Public-Private Partnerships Work?

Under traditional procurement, private contractors construct projects based on a public design with public financing. More recently, Design-Build procurement - under which the private sector is responsible for designing and building projects for a fixed price has been increasing.

Under P3 models, the private sector may also participate in design, finance, operations, and maintenance. Within the P3 delivery method contemplated in this Proposal, the private sector facilitates the land acquisition, as well as project design, construction and conveyance for the public entity. Financing options are also available.

How is Risk Transferred in a Public-Private Partnership?

The goal of a P3 is to align project risks with the party (public or private) that is best able to manage the risk. The major risk categories in building Police facilities are land acquisition, financing, design, construction, operations, and maintenance. In a P3 arrangement, the public entity may opt to transfer the risk and responsibilities associated with any or all of these categories to the private entity. Public sector risk retention goes down as the risk and responsibilities associated with these categories are shifted to the private entity.

Who Owns the Facilities Built with a P3?

By statute, ownership must transfer to the public entity in a Public-Private Partnership.

SECTION 1: INTRODUCTION

QUALIFYING PROJECT PROPOSAL

This Proposal includes a plan for a turnkey public safety facility, including costs, payment schedules, deliverables, and a sample project schedule. This proposed Police Station Facility is a qualifying project under §255.065 of the Florida Statutes, which authorizes a private entity to submit an Unsolicited Proposal to the City as a procurement method to develop a new facility. This qualifying project proposal is compliant with state statutes, serves a public purpose and will house a public institution.

This Proposal, through a public-private partnership, fills a public need for the timely design, and construction of a new public safety facility with an improved schedule for delivery, lower costs, and other public benefits.

**F.S.; Florida State Constitution 24(a) Article 1, and the Florida Uniform Trade Secrets Act, §688.022(4), F.S., pertaining to trade secrets and/or proprietary information.*

***These documents are confidential and exempt under §119.071, F.S. due to safety and security exemptions, as well as under §815.045, F.S.; Florida State Constitution 24(a) Article 1, and the Florida Uniform Trade Secrets Act, §688.022(4), F.S., pertaining to trade secrets and/or proprietary information.*

CONTACT INFORMATION

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SECTION 1: INTRODUCTION

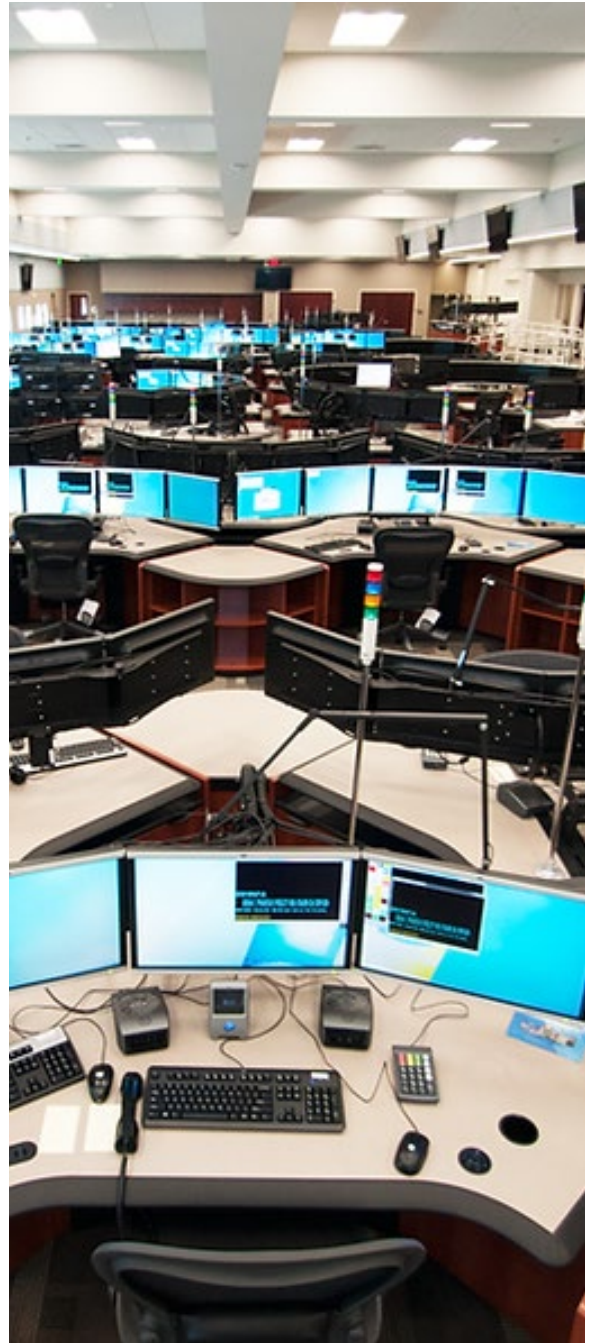
CONFIDENTIALITY OF THIS PROPOSAL:

Please note that the PSDS Proposal, as submitted, contains certain material information which is clearly identified as confidential, proprietary, trade secret and is otherwise exempt from public disclosure. The Florida Legislature created an exemption to the Public Records Law for trade secrets.

Pursuant to Florida Stat. §815.045 and Florida Stat. §119.07, PSDS identified which confidential information furnished as part of its Proposal should be excluded from public disclosure. Those documents are clearly marked with a red margin and contain an advisory on each page advising of its confidential status.

We take seriously the protections afforded these documents to safeguard the bid, financial, and procurement documents before the bid is chosen and decision is posted; and the protection of design, construction, and security system documents which depict structures of a building which are exempt from Florida Stat. §1109.07(1) and s. 24(a) Art. I of the State Constitution for the protection of public safety and security.

Violations of these provisions of confidentiality are subject to legal procedures. In the event of a public record requests for all or a portion of the Unsolicited Proposal, please contact and immediately notify the PSDS business and legal representative as identified in the Unsolicited Proposal so we may have an opportunity to review in advance of disclosure.





Executive Summary

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SECTION 1

INTRODUCTION



Public Safety Development Solutions (“PSDS”), is pleased to submit this Unsolicited Proposal (“Proposal”) to the City of Belle Isle (the City) to develop a Police Station Facility. PSDS proposes to design, build, and convey the facility and property under a Comprehensive Agreement, more specifically set forth in this Proposal.

Our team of highly qualified professionals have a proven track record of on-time, on-budget high quality projects, including the successful design and construction of public facilities throughout Florida.

In today's environment of tight deadlines, tight budgets, and rapidly growing communities, it is important to look for alternative solutions to infrastructure challenges.

The Florida State Legislature recognizes the need for an alternative public procurement process to provide a more efficient, effective alternative to meet ever-growing needs of governmental entities to expand and develop critically needed projects. While traditional approaches can be slow and costly, a Public-Private Partnership (“P3”) is a globally proven model that solves public sector challenges. Strengths from both the public and private sectors are combined to share skills and assets, while allowing the public entities to defer risk. The result is the timely and cost-efficient delivery of projects and services.

SECTION 1: INTRODUCTION

P3 benefits include:

- Leverages Private Sector Creativity
 - One of the greatest benefits of a P3 is the ability to extract new thinking from private entities that are constantly optimizing their specialized product or service.
- Leverages the Proposer's Time and Money
 - In a P3, the City immediately benefits by leveraging the proposers' upfront investment of time and money, ensuring efficient project management, significantly accelerating project delivery, and reducing costs.
- Transfers the Risks While Maintaining Oversight
 - The P3 process encourages a results-oriented, performance-based relationship, while transferring many of the risks to a private partner. The City will maintain oversight of the project through contractual terms and conditions, gain access to private resources and technology, and balance all relevant interests to meet public needs – without incurring all the financial risk.

This Proposal offers a public private partnership with the City, whereby PSDS will design, build, and deliver an innovative, high-quality Police Station facility to address unmet facility needs in Belle Isle. This public private partnership offers a unique opportunity to partner with a proven private entity capable of delivering the much-needed facility in time for Belle Isle's Centennial in 2024

This proposal meets the key requirements for a qualifying public private partnership under section 255.065(3)(a)5(d), F.S.

Key benefits to the community include the accelerated delivery of a turnkey facility which will serve Belle Isle and their growing population. Expedited development allows Belle Isle to meet the needs of their first responders and the community faster and provides a hedge against rising costs due to inflation.

This Proposal is unique in that it allows the City to occupy a brand-new facility, on the City's handpicked site, along a faster timeline. This proposed P3 is designed to allow the City to own and occupy the facility within 18 months and within a cost-efficient project delivery budget.

SECTION 1: INTRODUCTION

PSDS's Proposal offers an optimal solution, and the most value for the following reasons:

Exhaustive Due Diligence | The project team has been engaged in this project for over a year and have researched current and future market and populations trends, identified all development activity proximate to the suggested station site, validated needs and have developed timetables for those needs.

Over 1 Million Square Feet of Public Safety Building Experience | Public safety facilities speak volumes to the surrounding community. They not only provide community resources, but they house public servants who protect and serve. Having designed more than one million square feet of public safety facilities, Harvard Jolly has a deep understanding of the unique attributes required by such facilities and a respect to the owner's needs and desires. Harvard Jolly's public safety design team have specialized expertise in a wide array of public safety facilities, which include emergency operations centers (EOC), command and control centers, law enforcement facilities, mission-critical facilities, data centers and communications centers. We have thorough knowledge of the special design requirements as well as the best practices to achieve a functional, aesthetically-pleasing and safe environment.

Single Point of Accountability/Turnkey Solution | Public Safety Development Solutions ("PSDS") collaborates and integrates with City leaders, staff and council members to provide turnkey new facility solutions in a way that guarantees on-time delivery while removing the time, expense and execution risk that exists when dealing with several disparate parties.

PSDS is a single point of accountability from location siting to occupancy of the new police facility. The Project Team becomes a highly cost-effective extension of the City of Belle Isle team, allowing staff to get more done in less time and with greater cost efficiency. The vision, goals, wants and needs of the City and police staff become Project Team deliverables, executed with private sector speed and accountability.

Guaranteed Maximum Price ("GMP") | PSDS will provide a GMP that eliminates the risk of cost overruns and guarantees predictable financial planning.

Qualifications & Experience

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SECTION 3

QUALIFICATIONS & EXPERIENCE



A PROVEN TRACK RECORD OF DELIVERING FLORIDA POLICE FACILITIES

Our team of specialists are dedicated to every aspect of public facility development and with a proven track record of designing and building more than 100 Public Safety facilities.

The Project Team is comprised of an exceptional group of professionals with expertise in the variety of disciplines necessary to bring this proposed project from conception to completion.

PROPOSER/DEVELOPER

Public Safety Development Solutions will serve as the Development Service Provider, managing and coordinating the efforts of the all the professionals involved in design, engineering and construction.

ARCHITECT

Harvard Jolly Architecture will provide design and architectural services.

GENERAL CONTRACTOR & ENGINEERS

PSDS will select a general contractor, civil and structural engineers based on competency, qualifications/experience with Police facilities.

SECTION 3: QUALIFICATIONS & EXPERIENCE



Owner/Client



The Project Team

**Public Safety Development Solutions
Development Services Provider**

**JD Alexander
Chairman**

**Bruce Weber
CEO**

**Mark Rodberg
Real Estate &
Construction**

**Rene Tercilla
Project Architect
Harvard Jolly**

**TBD
General Contractor**

**TBD
Civil Engineer
Structural Engineer**

**Lauren Hollander
President & COO**

**JulieAnn Rico
General Counsel**

**John Fumero
Special Counsel
Nason Yeager
Gerson & Fumero**

**Jon Moyle, Jr.
Special Counsel
Moyle Law Firm**

SECTION 3: QUALIFICATIONS & EXPERIENCE

Public Safety Development Solutions (“PSDS”)

PSDS is a comprehensive land acquisition, design, permitting, financing and construction solution for public safety facilities. With a long and successful track record of over a billion dollars in real estate development and construction transactions, the PSDS team brings private sector efficiencies to the delivery of modern, safe, energy efficient, full amenity public safety facilities that meet all state regulations and requirements ... in a timeframe designed to reduce cost.

PSDS delivers critical competencies around each phase of facility development.

PSDS enjoys key partnerships with industry experts in each phase of planning, developing, financing and construction of public safety facilities in Florida, each delivering best-in-class services.

- Demographic research and analysis
- Site location and diagnostics
- Land negotiation and acquisition
- Architecture and design
- Civil engineering
- Permitting approvals
- Site development
- Construction
- Financial Planning

The PSDS team specializes in delivering facilities that are safe, efficient, innovative and collaboratively designed to enhance the health and wellness of the officers serving within.

The team delivers turnkey public safety facilities that include:

- Award-winning and collaborative program and architectural design
- All governmental permitting and approvals
- All onsite and offsite work
- All civil engineering and site development
- Built with the most modern design and construction techniques
- Built with the most up-to-date health, wellness, and safety features
- Client-friendly collaborative construction management methods and processes
- Innovative and affordable financing options
- Elimination of risk associated with project execution and cost overruns
- Lower all-in plant costs

SECTION 3: QUALIFICATIONS & EXPERIENCE

Our Leadership Team



JD Alexander
CHAIRMAN

BIO: JD Alexander serves as PSDS' Chairman of the Board. He is a Florida State Senator as well as the Principal Owner of Atlantic Blue Capital, a development firm focused on making Florida an even more desirable place to live, work, and learn.



Bruce Weber
CEO

BIO: Bruce Weber serves as PSDS' Chief Executive Officer. His background comes from the business world, where he rose through the ranks to become CEO and Executive Chairman of Integrated Supply Network, a Lakeland-based distribution firm.



Lauren Hollander
COO & PRESIDENT

BIO: Lauren Hollander serves as PSDS's Chief Operations Officer and President. Lauren brings a wealth of experience in development and construction. She is a hands-on leader who will take an active role in your project, ensuring that your expectations are exceeded throughout.



Mark Rodberg
CONSTRUCTION LEADER

BIO: Mark Rodberg serves as PSDS' real estate and construction leader. Mark brings more than four decades of construction leadership experience, having served for decades as the President & CEO of his own successful construction management firm, P&T Construction.

SECTION 3: QUALIFICATIONS & EXPERIENCE

Our Leadership Team



Rene Tercila
ARCHITECT

BIO: Rene is the Executive Vice President and Principal of Harvard Jolly, one of Florida's premier Public Safety architects. Rene has dedicated his career to helping his clients' vision become reality and will bring innovative and customized designs, tailored to the client's needs and vision.



JulieAnn Rico
GENERAL COUNSEL

BIO JulieAnn Rico is the former General Counsel for Palm Beach County School Board. In her 40-year career as an attorney, she has served as General Counsel to two of the largest urban school districts in the nation. She is a trusted advisor for government agencies, elected officials, and executives throughout Florida.



John J. Fumero
**NASON YEAGER GERSON
HARRIS & FUMERO, P.A.**

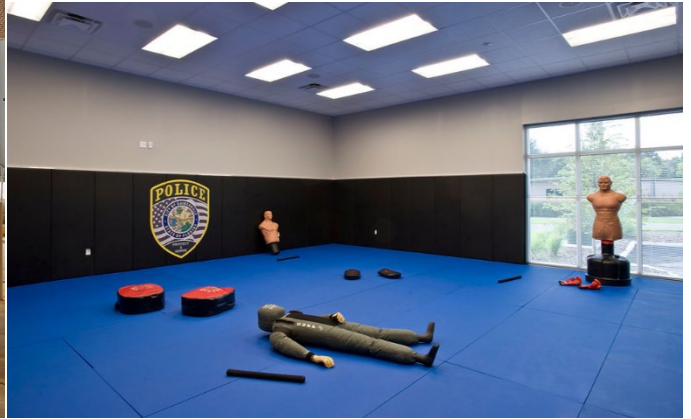
BIO: John brings nearly 30 years of experience in a wide-ranging practice in the areas of environmental, land use, land development, administrative, zoning, governmental and civil trial law. Mr. Fumero, formerly General Counsel of the South Florida Water Management District.



Jon Moyle
MOYLE LAW FIRM

BIO: Jon is a member of The Florida Bar, and a graduate of Leadership Tallahassee and Leadership Florida. He is admitted to practice before all state and federal courts in Florida. Jon has received an "AV®" Peer Review Rating™ from Martindale-Hubbell®, the highest such rating awarded. Jon serves on several local and state boards.

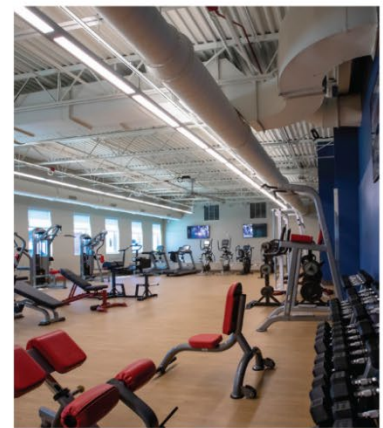
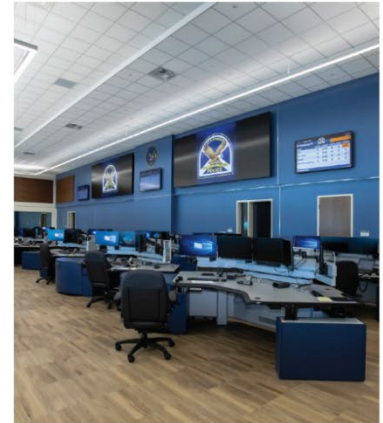
SECTION 3: QUALIFICATIONS & EXPERIENCE



HARVARD • JOLLY ARCHITECTURE

Public safety facilities speak volumes to the surrounding community. They not only provide community resources, but they house public servants who protect and serve. Having designed more than one million square feet of public safety facilities, Harvard Jolly understands the unique attributes required by such facilities and a respect to the owner's needs and desires. Harvard Jolly's public safety design team have specialized expertise in a wide array of public safety facilities, including emergency operations centers (EOC), command and control centers, law enforcement facilities, mission-critical facilities, data centers and communications centers. We have thorough knowledge of the special design requirements as well as the best practices to achieve a functional, aesthetically-pleasing, healthy, and safe environment.

SECTION 3: QUALIFICATIONS & EXPERIENCE



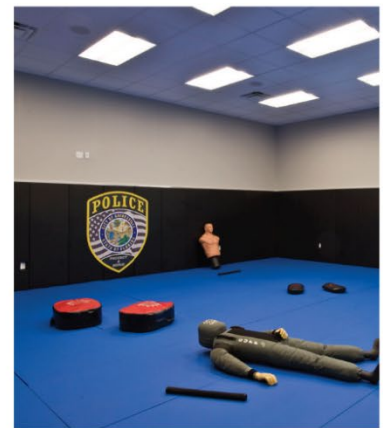
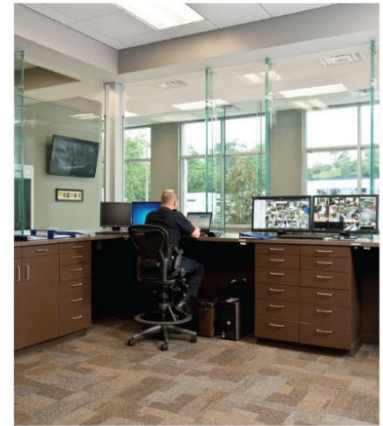
CITY OF ST. PETERSBURG POLICE HEADQUARTERS & EOC ST. PETERSBURG, FL

Harvard Jolly/AECOM designed the City of St. Petersburg's new Police Headquarters. The design meets the needs of a 21st century law enforcement facility, which combines a functional work environment with modern technology to better serve the community. As an Emergency Operations Center (EOC), Communications/ Dispatch (911), the City's Data Center, in addition to Property and Evidence Management, the building utilizes state-of-the-art technology and compact storage. The Training area will serve as accommodations during emergency events. The facility has been designed to withstand 195 mph wind forces. It has redundant services for water, sanitary sewer and generator power to keep operations going for a minimum of 72 hours during and after an emergency event.

OWNER
City of St. Petersburg

SIZE
179,303 SF

SECTION 3: QUALIFICATIONS & EXPERIENCE



GAINESVILLE POLICE HEADQUARTERS & TRAINING FACILITY GAINESVILLE, FL

Gainesville Police Department's desire for a state-of-the-art facility was brought to life with the 41,000 SF Headquarters Building located on the existing campus. The new headquarters provides for the needs of a modern police facility featuring: briefing room, conference rooms, community room, records, operations, investigations, forensics, command staff, Information/Technology and sally-port.

Harvard Jolly renovated the existing 8,800 SF building for Physical Training. This training facility includes a gymnasium, mat room and locker rooms.

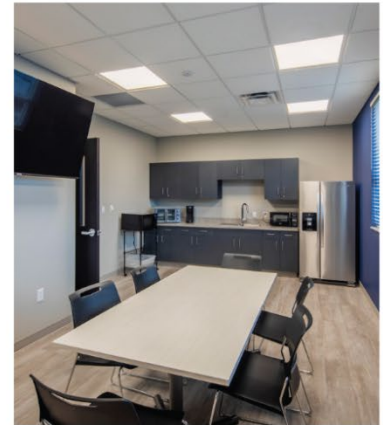
The project design created a "Traditional City", which reinforces the commitment to community policing. The design creates an inviting, vibrant and pedestrian-friendly streetscape. The new building evokes a civic architecture and takes cues from the neighboring historic community.

To minimize disruption to the surrounding neighborhood, privacy fencing and landscape buffers are located between adjoining residences and mechanical equipment and site lighting are thoughtfully placed.

OWNER
City of Gainesville

SIZE
41,000 SF New Construction
8,800 SF Renovation

SECTION 3: QUALIFICATIONS & EXPERIENCE



CITY OF COCOA BEACH POLICE STATION COCOA BEACH, FL

The City of Cocoa Beach recently selected the HJ High/Harvard Jolly Design-Build team to design their new 26,000 SF, three-story facility located at the Municipal Complex site across the street from City Hall. The facility includes a community room, sally port, holding area, Patrol, Investigations, Administration, Property & Evidence and Records departments, as well as a Physical Agility and defense tactics area.

OWNER
City of Cocoa Beach

SIZE
25,388 SF

SECTION 3: QUALIFICATIONS & EXPERIENCE



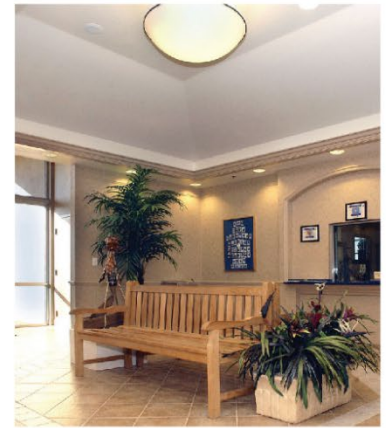
CITY OF MELBOURNE EOC/POLICE DEPARTMENT MELBOURNE, FL

The Melbourne Police Department is currently comprised of two buildings that are 1.8 miles apart. Harvard Jolly conducted a study of the existing facilities and concluded that the buildings are in a deteriorated condition due to age, insufficient design, under-engineered systems and accumulation of moisture-driven mold. Both buildings are also inadequate in size for the department's current and future needs, and the separation of functions is inefficient for daily operations and strategic placement of personnel. Following the study, the City authorized Harvard Jolly to conduct a space needs analysis for a new combination police station and EOC. The new building will be 2 stories, with Patrol, Records, Property & Evidence, Holding, Training and a Community Room on the first floor, and Administration, Criminal Investigations, a Police Command Center, and the City's Emergency Operations Center on the second floor. The new facility will allow for greater efficiency in operations, better service to the public, and improved disaster survivability. As part of the study, Harvard Jolly also evaluated several potential sites in terms of access, environmental issues, elevation and stormwater retention. Harvard Jolly has completed the Design for the new facility and is in the process of completing the Construction Documents.

OWNER
City of Melbourne

SIZE
75,611 SF

SECTION 3: QUALIFICATIONS & EXPERIENCE



CITY OF PUNTA GORDA POLICE/FIRE STATION/EOC PUNTA GORDA, FL

The Punta Gorda Public Safety Complex was built on the same site as the existing facility, which remained in operation until the new building was completed. At nearly 20,000 square feet, the complex serves as a police and fire headquarters, fire station, and dispatch/911 center.

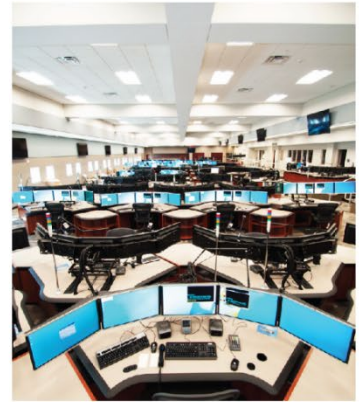
The complex is divided into four separate zones for each department that are accessible from the common entry lobby. The 50-person police department contains records, interview rooms, squad and report rooms, offices for detectives and administration, and a meeting room that is shared with the fire department. The fire department has an apparatus bay, day room, kitchen, locker and bunk rooms, and the city's fire administration offices. A separate building houses an exercise room, impound, wash bay, and an emergency generator that can power the facility in the event of an outage.

With its stucco veneer, arched windows, and Spanish tile roof, the façade resembles the Mission Revival Style, which was influenced by the city's downtown revitalization planning guidelines.

OWNER
City of Punta Gorda

SIZE
19,500 SF

SECTION 3: QUALIFICATIONS & EXPERIENCE



PINELLAS COUNTY SHERIFF'S OFFICE PUBLIC SAFETY LARGO, FL

The Pinellas County Public Safety Facilities and Centralized Communications Center includes four new buildings and one renovated building on the 40-acre site which houses the County's new emergency operations center. The complex encompasses the emergency communications and 911 call center, the emergency medical services, the sheriff's administrative/operational headquarters and dispatch center, and the vehicle maintenance and communications building.

The facility has the capability to withstand hurricane winds of over 200 miles per hour and the forces of a 10,000 year storm event. During a natural disaster or other crisis, the center will remain fully operational to lead recovery efforts and provide for continuous emergency communications. The new center includes many sustainable features to meet LEED certification standards. A new 689-space parking garage and central energy plant also serves the complex.

OWNER
Pinellas County Government

SIZE
269,032 SF



Project Need & Benefit

4

SECTION 4

PROJECT NEED & BENEFIT

Since the early 2000's, when Belle Isle adopted its council-manager form of government to better serve its residents, the City has flourished, and continued its growth trajectory with numerous property annexations and the establishment of essential services like the Belle Isle Police department. Looking forward to the future, in order to maintain the City's quality of life and growth trajectory, the need for new public support facilities has presented itself. Our project concept envisions a new, modern and efficient, 12,000 SF police station that will be designed and constructed with the City of Belle Isle's current and future needs in mind. In order to achieve this, we have contemplated several different factors, such as size and scope of the facility, the location where it will reside, the turnkey cost, and more. Our team's mission is to provide the City with all available options and facts, so the City can make informed decisions in the development of a generational facility that not only meets the public safety and administrative needs of the City today, but also provides resources and flexibility for Belle Isle's future needs. Our team will design and construct the facility to incorporate all current "best practices" for municipal public safety facilities, such as considerations for: safety and security, health and mental wellness, environmental hardening, ongoing training, physical fitness, environmental contaminant control, and a welcoming environment for the Belle Isle community.

Collaborating with the City as a true building partner, our team will deliver a facility that is aesthetically pleasing and welcoming to the citizens of Belle Isle, but also a highly functional, extremely safe, and cost-effective facility for the officers that protect and serve the Belle Isle community. This unsolicited proposal represents our plan and ability to provide the development services needed to deliver a Police Station to Belle Isle efficiently, effectively, and affordably.

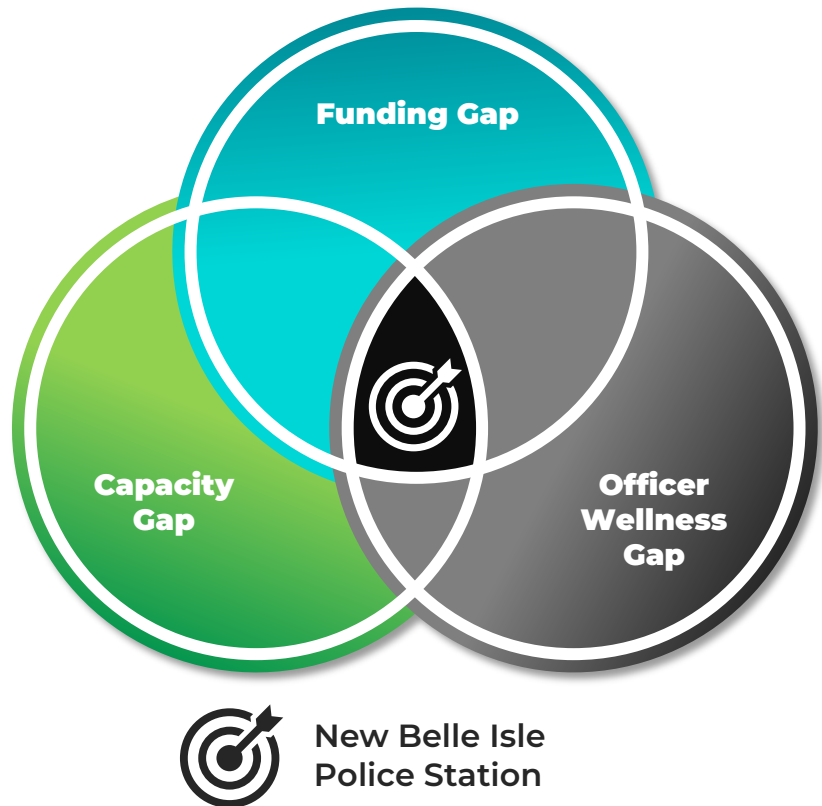
FILLING THE FUNDING GAP – Our proposed financing approach will be structured in collaboration with the City to deliver a solution that is efficient, affordable, and optimizes the project's delivery while reducing risk to the City. Our team will provide the City with all necessary aspects of development from a financial and legal structuring standpoint while also creating an ongoing lifecycle reinvestment fund that will ensure the efficacy and effectiveness of the facility in the years to come.

FILLING THE CAPACITY GAP – The current Belle Isle Police Station is undersized and does not include many safety and security features that Belle Isle's police officers need in order to best serve the Belle Isle community while maintaining a safe and healthy work environment. A new facility designed with these factors in mind will increase the quality of life for these officers, as well as provide them with the resources and facilities needed to do their job to the best of their ability. The result will be a more effective police force, excellent response times, and adequate facilities to support them as they support Belle Isle.

SECTION 4: PROJECT NEED & BENEFIT

FILLING THE OFFICER

WELLNESS GAP – Many advances in our understanding of the reality facing our first responders have been made in recent years. The physical demands and mental stressors our police officers endure have led to unacceptable outcomes regarding police officer lifespan, mental health, physical health, and job satisfaction. In response to these challenges, advancements in facility development that combat these issues through better design and construction have been developed and our team is at the cutting edge of these advancements.



Our proposed facilities will be designed and constructed with these concepts at the forefront. Features such as contaminant control through better mechanical system design, better officer health and wellness via the inclusion of exercise equipment, on-campus training resources (2-lane shooting range, breakout collaboration spaces for training or seminars, and officer mental wellness resources), and durable, hard surfaces for quick cleaning and sanitization that can stand up to the wear and tear of a critical use, 24-hour facility.

In summation, we believe that a new Police Station developed by PSDS fills these crucial gaps that the Belle Isle Police Department currently faces.



Qualifying Project Description

5

SECTION 5

QUALIFYING PROJECT DESCRIPTION

The Project Team proposes to provide the City with a modern, efficient, safe, and healthy Police facility in one of the fastest growing regions in the United States. Every aspect of the project, including project development, civil engineering, permitting and approvals, design, all construction documents, site work, vertical construction and final delivery is included in this turnkey, ready to open Police facility.

The City and Belle Isle Police leadership will be engaged in PSDS's "Collaborative Programming and Design Process" to ensure that the ultimate project outcome, a state-of-the-art new facility, will meet the expectations of officers, the community, and the City. The new Police Station will meet or exceed every local and state governmental requirement.

Project & Process Inclusions:

- Collaborative design review with the City/Police Staff
- All design and architectural deliverables
- All governmental permitting and approvals
- All civil engineering and site plan development
- All specified onsite and offsite work
- Highest quality construction
- Most modern design and construction techniques
- Built with the most up-to-date Police Station safety features
- Client-friendly collaborative construction management
- Gross Maximum Price: Elimination of risk associated with project execution and cost overruns

SECTION 5: QUALIFYING PROJECT DESCRIPTION

Project Description

The proposed project is a one-story, 12,000 SF Police Station built at 1216 Hoffner Avenue in Belle Isle, Florida. Project scope will include the demolition and removal of the existing Masonic Lodge building located at that address, as well as the design, construction, and delivery of a new, state-of-the-art Police Station able to accommodate up to 30 officers serving the Belle Isle community.



Our proposed design concept, which can be tailored exactly to the City's wants and needs, including a welcoming façade that enhances the surrounding community, a commercial grade fitness/weightlifting room, a residential kitchen-style break room, a fully secure public entry point, gear storage, enhanced training features, security features such as a ballistic hardened lobby area, and hard, durable and easily cleaned surfaces that can stand up to the wear and tear of a critical-use, 24 hour/365 day a year Police facility.

SECTION 5: QUALIFYING PROJECT DESCRIPTION

Project Schedule

The following conceptual project schedule represents a summary of project tasks, broken down by development phase, and their anticipated durations. The goal is to provide a high-level snapshot of the overall project timeline.

Phase	Milestone	Duration
STEP 1	Initial Discussions About Project Needs	Completed
STEP 2	Presentation of Unsolicited Proposal	December 2 nd , 2022
STEP 3	City Council Approval For Public Solicitation	1 Week
STEP 4	Public Solicitation for Competitive Proposals	3 Weeks
STEP 5	Review Any Proposals Received	2 Weeks
PHASE 1	Comprehensive Agreement Executed By City Council	4 Weeks
PHASE 2	Architectural & Program Design Collaboration Upon Execution of Comprehensive Agreement	8 Weeks
PHASE 3	Approvals & Permits for Construction Upon Execution of Comprehensive Agreement	8 Weeks
PHASE 4	Site Improvements	12 Weeks From NOC +
PHASE 5	Vertical Construction	40 Weeks From NOC +
PHASE 6	Certificate of Occupancy Issued	42 Weeks From NOC +
PHASE 7	Facility Acceptance by City & Police Staff	Upon Issuance of Certificate of Occupancy
PHASE 8	Convey Warranties & Project Documents	Upon Close-out Procedures

 **CONCURRENT ACTIVITIES**

Financial Information

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SECTION 7

FINANCIAL INFORMATION

The following Exhibits include financial information for consideration of this Proposal by the City.

- EXHIBIT 1: Project Scope of Work*
- EXHIBIT 2: Project Guaranteed Maximum Price*
- EXHIBIT 3: Potential Bond Financing Source

* This Proposal is submitted pursuant to Florida Stat. §255.065, known as the Public-Private Partnership Act and commonly referred to as the P3 Act. This process provides governmental entities, including Municipalities, an alternative flexible, transparent, and cost-effective procurement process. As with any other public procurement process, the City is not committed to enter into a contract with PSDS or any other potential Proposer unless and until the City votes to approve the final Comprehensive Agreement. As such, at any point along the process trajectory, the City may cease to pursue the project and/or our or any other Proposal. PSDS certainly hopes that the City will consider, pursue, and ultimately approve its Proposal. However, in an effort to manage expectations and in order to enable PSDS' fulfillment of its Proposal, particularly as to time and cost, PSDS may withdraw its Proposal in the event that the City does not take any action to consider the Proposal within 45 days of the Proposal submittal date.

ALL documents contained in this Proposal marked with a red margin and identified as Confidential, Proprietary and/or Trade Secret shall be safeguarded and protected from public disclosure. Additionally, Florida's Uniform Trade Secret Act, codified in Chapter 688, Florida statutes, applies. Moreover, Section 119.071(3)(b), F.S., provides among other things that building plans, blueprints, schematic drawings, and diagrams, including draft, preliminary, and final formats, which depict the internal layout and structural elements of a building to be owned or operated are confidential and exempt from public disclosure pursuant to Florida's Public Records Law.

SECTION 7: FINANCIAL INFORMATION

Municipality	City of Belle Isle	
Type of Request	Contract	
Project Name	Belle Isle Police Station	
Development Services Start Date: February 15, 2023	Development Services Completion Date: October 15, 2024	

Requested Amount: \$7,983,000

Contracting Method: Guaranteed Maximum Price

Development Firm: PSDS

Project Scope of Work: The proposed project is a one-story, 12,000 SF Police Station built at 1216 Hoffner Avenue in Belle Isle, Florida. Project scope will include the demolition and removal of the existing Masonic Lodge building located at that address, as well as the design, construction, and delivery of a new, state-of-the-art Police Station able to accommodate up to 30 officers serving the Belle Isle community.

The comprehensive GMP for the Viera project will be \$7,983,000. The cost for services for this GMP Project takes into consideration soft costs and escalations that may occur to deliver this facility. The project provides a Police Station in a growing residential area at a competitive savings to the City of Belle Isle.

Funding Source: To be determined in collaboration with the City.

Development Schedule:

Collaborative Design and Approval:	February 2023
Construction Start:	December 2023
Substantial Completion:	September 2024
Final Completion:	October 2024