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**EXHIBIT A**  
**SCOPE OF PROFESSIONAL SERVICE**

**Parking Garage Feasibility Analysis**

**February 26, 2026**

**Task Summary:** Based upon direction from the City Commission, the City needs to analyze two identified locations regarding the feasibility of a parking garage. This task reviews available materials to evaluate the pros/cons of both locations and provides a recommended plan of action to move forward.

**SCOPE OF SERVICES**

The FIRM will prepare an initial feasibility analysis for a public parking garage at both of the following two locations:

- 12850 Gulf Lane
- 12962 Gulf Boulevard

The FIRM will perform an initial analysis into the feasibility of building a sustainable parking garage at each location. This analysis will be based on preexisting data and materials furnished to the FIRM. The analysis shall consider the following for each location:

- Parking occupancy
- Physical capacity
- Land Use and zoning parameters
- Required permits and agency reviews
- Existing utility agreements

A stand alone public parking garage at each facility without ancillary uses is assumed. Typical costs and design treatments associated with this facility type will be applied. This effort does not assume detailed financial bonding projections or graphical design layouts. Those details may be anticipated following the results of this initial task. The byproduct is to be a documentation of the advantages and disadvantages for both locations using the five considerations.

The FIRM will prepare for and attend an introductory meeting with City staff to identify the project requirements, limitations, available data, and schedule considerations. Coordination with staff regarding City procedures/policies is anticipated, together with monthly progress coordination meetings.

The FIRM will assist City staff with attending one-on-one meetings with each City Commissioner to review the draft findings and to obtain feedback. Five (5) total meetings are anticipated.

The end product of this task will be a letter report that summarizes the pros/cons for each of the two locations. A recommended plan of action of follow-up activities for the City to consider is also anticipated within the report.

**EXHIBIT B  
COMPENSATION AND METHOD OF PAYMENT**

**Project Cost Estimate:** Total: \$51,468

**EXHIBIT C  
TIME AND SCHEDULE OF PERFORMANCE**

**Anticipated Schedule:** 6 - 8 weeks is assumed following the notice to proceed to develop a draft letter report for City staff review. This assumes that all data/materials are provided at the time of notice-to-proceed.