

REQUEST FOR PROPOSAL #12-1458DW

PRIDE PARK COMMUNITY CENTER

Manatee County, a political subdivision of the State of Florida (hereinafter "Manatee County" or the "County") will receive proposals from individuals, corporations, partnerships, and other legal entities authorized to do business in the State of Florida, to **BUILD, OPERATE, MAINTAIN AND MANAGE A COMMUNITY CENTER FOR PRIDE PARK.**

To insure that all prospective Proposers have sufficient information and understanding of the County's needs, a **Non- Mandatory Site Visit and Information Conference** will be held **May 02, 2012 at 10:00A.M** at the **Manatee County Public Safety Building, 2101 47th Terrace East, Bradenton, Florida 34203, 2nd Floor Merlot Conference Room.** All Proposers are encouraged to attend this information conference. The Site Visit will be held immediately following the Information Conference.

DEADLINE FOR CLARIFICATION REQUESTS: June 06, 2012 at 5:00 PM shall be the deadline to submit all inquiries, suggestions, or requests concerning interpretation, clarification or additional information pertaining to this Request for Proposals to the Manatee County Purchasing Division. This deadline has been established to maintain fair treatment for all potential bidders or Proposers, while ensuring an expeditious transition to a final agreement.

TIME AND DATE DUE: Proposals will be received until **June 13, 2012 at 2:00 P.M.** at which time they will be **publicly opened**. All interested parties are invited to attend this opening.

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Important note: A prohibition of Lobbying is in place. Please review paragraph A.16 carefully to avoid violation and possible sanctions.

FOR INFORMATION CONTACT:

Dennis W. Wallace
Procurement Contracts and Buyer Manager
(941) 749-3039, FAX (941)749-3034
Email: dennis.wallace@mymanatee.org
Manatee County Financial Management Department
Purchasing Division

AUTHORIZED FOR RELEASE: 

SECTION A: INFORMATION TO PROPOSERS

PROPOSERS MUST COMPLY WITH THE FOLLOWING INSTRUCTIONS TO BE CONSIDERED FOR SELECTION.

A.01 OPENING LOCATION

These proposals will be publicly opened at Manatee County Purchasing Division, 1112 Manatee Avenue West, 8th Floor, Suite 803, Bradenton, Florida 34205, in the presence of County officials at the time and date stated on the cover sheet. All Proposers or their representatives are invited to attend.

A.02 PROPOSAL INFORMATION AND PROPOSAL DOCUMENTS

Bids and Proposals on <http://www.mymanatee.org>

Bid or Proposal documents and the Notices of Source Selection related to those Bids or Proposals are available for download in a portable document format (.PDF) file on the Manatee County web page on the Purchasing tab under "Bids and Proposals". You may view and print these files using Adobe Acrobat software. You may download a free copy of this software (Adobe) from the County's web page if you do not have it.

Manatee County collaborates with the Manatee Chamber of Commerce on distributing solicitations using the RFP Tool web page on the Chambers website: <http://www.Manateechamber.com> to post Bid and Proposal documents in a portable document format (.PDF) file. This step is in addition to the posting on Manatee County Government web pages.

Manatee County may also use an internet service provider to distribute Bids and Proposals. A link to that service <http://www.DemandStar.com> is provided on this website under the Tab "DemandStar". Participation in the DemandStar system is not a requirement for doing business with Manatee County.

Note: The County posts the **Notice of Source Selection** seven (7) calendar days prior to COMMENCING NEGOTIATIONS with the selected firms.

IT IS THE RESPONSIBILITY OF EACH PROPOSER, PRIOR TO SUBMITTING THEIR PROPOSAL, TO CONTACT THE MANATEE COUNTY PURCHASING DIVISION (see contact information on page one of this document) TO DETERMINE IF ADDENDA WERE ISSUED AND TO MAKE SUCH ADDENDA A PART OF THEIR PROPOSAL.

SITE VISIT: Site visits shall be made by appointment. To arrange for a site visit, please contact Mr. Ivan Groom, Community Redevelopment Area Coordinator, Manatee County Neighborhood Services Department, at 941-749-6232 or by e-mail at ivan.groom@mymanatee.org.

A.03 REQUIREMENTS FOR FORMAT AND DELIVERY OF PROPOSALS

Any proposals received after the stated time and date will not be considered. It shall be the sole responsibility of the Proposer to have their proposal delivered to the Manatee County Purchasing Division for receipt on or before the stated time and date. If a proposal is sent by U.S. Mail, the Proposer shall be responsible for its timely delivery to the Purchasing Division. Proposals delayed by mail shall not be considered, shall not be opened at the public opening, and arrangements shall be made for their return at the Proposer's request and expense.

Proposals must be submitted in the format specified in Section B hereof. The contents of each proposal shall be **separated and arranged with tabs in the same order as listed in the Subsections within Section C** identifying the response to each specific item thereby facilitating expedient review of all responses.

A.04 CLARIFICATION & ADDENDA

Each Proposer shall examine all Request for Proposal documents and shall judge all matters relating to the adequacy and accuracy of such documents. Any inquiries, suggestions or requests concerning interpretation, clarification or additional information pertaining to the Request for Proposal shall be made in writing through the Manatee County Purchasing Division. The County shall not be responsible for oral interpretations given by any County employee, representative, or agent. The issuance of a written addendum by the Purchasing Division is the only official method whereby interpretation, clarification or additional information can be given.

Addenda shall be posted on <http://www.mymanatee.org>

It shall be the responsibility of each Proposer, prior to submitting their proposal, to contact the Manatee County Purchasing Office at (941)748-4501, ext. 3014 to determine if addenda were issued and to make such addenda a part of the proposal and to acknowledge the same on the Proposal Signature Form (Attachment A).

DEADLINE FOR CLARIFICATION REQUESTS: June 06, 2012 at 5:00 PM shall be the deadline to submit all inquiries, suggestions, or requests concerning interpretation, clarification or additional information pertaining to this Request for Proposals to the Manatee County Purchasing Division.

This deadline has been established to maintain fair treatment for all potential bidders or Proposers, while ensuring an expeditious transition to a final agreement.

A.05 SEALED & MARKED

One signed Original (marked Original) and Four (4) Copies (marked Copy) of your proposal shall be submitted in one sealed package, clearly marked on the outside "**Sealed Proposal #12-1458DW, PRIDE PARK COMMUNITY CENTER**" and addressed to:

Manatee County Purchasing Division
1112 Manatee Avenue West, Suite 803
Bradenton, FL 34205

A.06 LEGAL NAME

Proposals shall clearly indicate the legal name, address and telephone number of the Proposer (company, firm, partnership, individual). Proposals shall be signed above the typed or printed name and title of the signer. The signer shall have the authority to bind the Proposer to the submitted proposal.

A.07 PROPOSAL EXPENSES

All expenses for making proposals to the County are to be borne by the Proposer.

A.08 EXAMINATION OF OFFER

The examination of the proposal and the Proposer generally requires a period of not less than ninety (90) calendar days from the date of the opening of the proposals.

A.09 DISCLOSURE

Upon receipt, all inquiries and responses to inquiries related to this Request for Proposal become "Public Records" and are subject to public disclosure consistent with Chapter 119, Florida Statutes.

Proposals become subject to disclosure thirty (30) days after the Opening or if a notice of intended award decision is made earlier than this time as provided by Florida Statute 119.071(1)(b). No announcement of review of the offer shall be conducted at the public opening. If the County rejects all offers and concurrently notices its intent to reissue the solicitation, initial offers are exempt until the County provides notice of its intended decision or, thirty (30) days after the opening of the new offers.

A.10 ERRORS OR OMISSIONS

Once a proposal is submitted, the County shall not accept any request by any Proposer to correct errors or omissions in the proposal.

A.11 RESERVED RIGHTS

The County reserves the right to accept or reject any and/or all proposals, to waive irregularities and technicalities, and to request resubmission. Any sole response received by the first submission date may or may not be rejected by the County, depending on available competition and timely needs of the County. The County reserves the right to award the contract to a responsible Proposer submitting a responsive proposal, with a resulting negotiated agreement which is most advantageous and in the best interests of the County. The County shall be the sole judge of the proposal, and the resulting negotiated agreement that is in its best interest and its decision shall be final. Also, the County reserves the right to make such investigation as it deems necessary to determine the ability of any Proposer to perform the work or service requested. Information the County deems necessary to make this determination shall be provided by the Proposer. Such information may include, but shall not be limited to: current financial statements prepared by an independent CPA; verification of availability of equipment and personnel; and past performance records.

A.12 APPLICABLE LAWS

Proposer must be authorized to transact business in the State of Florida. All applicable laws and regulations of the State of Florida and ordinances and regulations of Manatee County will apply to any resulting agreement. Any involvement with any Manatee County procurement shall be in accordance with Manatee County Code Chapter 2-26. Procedures and deadlines concerning protests related to this Request for Proposals shall be those which are set forth in § 2-26-61 of the County Code.

A.13 CODE OF ETHICS

With respect to this proposal, if any Proposer violates, directly or indirectly, the ethics provisions of the Manatee County Purchasing Code and/or Florida criminal or civil laws related to public procurement, including but not limited to Florida Statutes Chapter 112, Part II, Code of Ethics for Public Officers and Employees, such Proposer will be disqualified from eligibility to perform the work described in this Request for Proposal, and may also be disqualified from furnishing future goods or services to, and from submitting any future bids or proposals to supply goods or services to, Manatee County.

By submitting a proposal, the Proposer represents to the County that all statements made and materials submitted are truthful, with no relevant facts withheld. If a Proposer is determined to have been untruthful in its proposal or any related presentation, such Proposer will be disqualified from eligibility to perform the work described in this Request for Proposal, and may also be disqualified from furnishing future goods or services to, and from submitting any future bids or proposals to supply goods or services to, Manatee County.

A.14 COLLUSION

By offering a submission to this Request for Proposal the Proposer certifies the Proposer has not divulged to, discussed or compared his proposal with other Proposers and has not colluded with any other Proposer or parties to this proposal whatsoever. Also, the Proposer certifies, and in the case of a joint proposal, each party thereto certifies, as to their own organization that in connection with this proposal:

- a. any prices and/or data submitted have been arrived at independently, without consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices and/or cost data, with any other Proposer or with any competitor;
- b. any prices and/or cost data quoted for this proposal have not been knowingly disclosed by the Proposer prior to the scheduled opening directly or indirectly to any competitor;
- c. no attempt has been made or will be made by the Proposer to induce any other person or firm to submit or not to submit a proposal for the purpose of restricting competition;
- d. the only person or persons interested in this proposal as principal or principals is/are named therein and that no person other than therein mentioned has any interest in this proposal or in the contract to be entered into; and
- e. no person or agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting bona fide employees.

A.15 PUBLIC ENTITY CRIMES

In accordance with Section 287.133, Florida Statutes, a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 for Category Two for a period of 36 months from the date of being placed on the convicted vendor list.

In addition, Manatee Code of Laws Chapter 2-26 Article V prohibits the award of County contracts to any person or entity who/which has, within the past 5 years, been convicted of, or admitted to in court or sworn to under oath, a public entity crime or of any environmental law that, in the reasonable opinion of the Purchasing Official, establishes reasonable grounds to believe the person or business entity will not conduct business in a reasonable manner.

To ensure compliance with the foregoing, the Code requires all persons or entities desiring to contract with the County to execute and file with the purchasing official an affidavit, executed under the pain and penalties of perjury, confirming that person, entity, and any person(s) affiliated with the entity, does not have such a record and is therefore eligible to seek and be awarded business with the County. **Proposer is to complete Attachment "C" and submit with your proposal.**

A.16 LOBBYING

After the issuance of any Request For Proposals, prospective Proposers or any agent, representative or person acting at the request of such Proposer shall not contact, communicate with or discuss any matter relating in any way to the Request For Proposals with any officer, agent or employee of Manatee County other than the Purchasing Official or as directed in the Request For Proposals. This prohibition begins with the issuance of any Request for Proposals and ends upon an award of the final contract, when all solicitations have been rejected, or when the request has been canceled. Violators of this prohibition shall be subject to sanctions as provided in the Manatee County Code of Law Chapter 2-26.

A.17 EQUAL EMPLOYMENT OPPORTUNITY

In accordance with the provisions of Title VI of the Civil Rights Act of 1964 and Title 15, Part 8 of the Code of Federal Regulations, Manatee County hereby notifies all prospective Proposers that they will affirmatively ensure minority business enterprises will be afforded full opportunity to participate in response to this advertisement and will not be discriminated against on the grounds of race, color or national origin in consideration for an award of contract.

A.18 AMERICANS WITH DISABILITIES ACT

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the County's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for the **public meetings** specified herein (i.e. Information Conference or Proposal Opening), should contact the person named on the first page of this document at least twenty four (24) hours in advance of the activity to request accommodations.

END SECTION A

SECTION B: SCOPE OF SERVICES

B.01 Background Information:

The geographic area within Manatee County known as Pride Park is covered by a Community Redevelopment Agency (CRA), and is the focus of concerted efforts on the part of the CRA and County to provide greater economic, wellness, educational, crime reduction and prevention, property value improvements and community involvement opportunities for this community. To this end, the CRA, with the assistance of its advisory board, has identified the creation of a community center with diverse programming and services as a significant potential catalyst to create or further these goals. The CRA and County have therefore devoted years of preparatory work to facilitate the creation of this community center. This effort includes the acquisition of certain real estate located at the northeast corner of 9th Street East and 63rd Avenue East in Bradenton, Florida (with a street address of 907 63rd Avenue). This real estate includes some 4.159 acres of land capable of housing a multi-purpose community center and associated athletic fields and community gathering areas.

B.01.1 Information Related to Land Grant:

This land, currently held by the County, will be deeded to the successful Proposer as part of the contract negotiated between the County and Proposer. The deed will include a restriction requiring construction and continual operation of an approved community center and related programming upon the land. A legally-enforceable reversionary clause will be included within the deed, so as to ensure that the land will not be used for any other purpose, and that should it cease to be used as contracted, it will revert to County ownership.

B.01.2 Potential Financial Grant to Project:

In addition to the grant of land noted above, the CRA has designated up to \$1 million as a potential contribution toward the cost of construction of the community center. Such funds, if needed by the successful Proposer, will be available at an appropriate time after approval of the eventual agreement by the Board of County Commissioners. As noted earlier in this Request for Proposals, proposals not making use of these funds will be favored over similar proposals which do, and no further construction, operating, programming or maintenance support shall be available from the County or CRA.

B.01.3 Specifics Sought in Proposals:

Manatee County is seeking proposals from all interested and qualified parties to design, build, program, operate and manage a community center on the Pride Park land described above. The CRA has identified the following as facility components, programs and services required as a minimum:

- The building must encompass at least 15,000 sq. ft.
- The building must have administrative office space and furnishings sufficient to meet the administrative needs of the various programs run out of the center. Plans which maximize shared administrative spaces shall be favored.
- The building must have classroom space and furnishings sufficient to facilitate after school tutoring, day or evening adult education courses, and similar educational programming. Classroom space must include a secured computer lab with at least 15 work stations.
- The building must have a covered outdoor paved area, surrounding or adjacent to the building, which may be used for outdoor community gatherings.
- The building must be designed with a parking plan realistic to the probable uses of the building, including plans to ensure cars do not park illegally within the neighborhood, nor park in areas of the community center land not designated for parking.
- The building must be designed with a warming kitchen sufficient to permit basic catering and concession services. The kitchen must be designed so as to be approximately located to a roll up service window allowing food service to the outside of the building.
- The building must be designed with a centralized check in location. This location, which must be staffed at all times the facility is open to the public, will allow for secured access to various areas of the building, and will also permit accurate records to be kept of the volume and types of uses of the building by the community.
- The development design must include the creation of a multi-purpose athletic field which could be used, at a minimum, to host soccer and football games. Suitable outdoor storage structures for related equipment must be included within the design.
- The building must be designed and equipped to include one or more fitness rooms with space sufficient to house treadmills, free weights, elliptical bikes and other common fitness equipment; as well as yoga, Pilates or similar classes.
- The building must be designed to include an indoor basketball court which, when not used for that purpose, could also be converted for use by other events drawing large crowds, such as community meetings, weddings/receptions/ parties, dances or similar uses.
- The building, and surrounding developments upon the land, including parking lots, storage areas, lighting fixtures and playing fields must be designed and constructed to meet all Florida Building Code and applicable land development code requirements, including ADA accessibility issues, utility services, storm water management, signage and waste removal.

In addition, the CRA has identified the following as additionally desired facility components, programs and services:

- Space dedicated to the provision of basic medical and/or dental services to members of the community, such as check-ups, wellness exams, healthy baby classes, mental health counseling, or similar programs to help address the medical needs of the community in a low cost manner.
- Space for health, wellness and social programming designed to benefit senior citizens.
- Space and programming to provide veterans' outreach services to the community.
- Space dedicated to basic banking services which may assist members of the community with access to simple services like checking and savings account

maintenance, night deposit capability for area businesses, and financial counseling and education classes to teach community members about the basics of consumer finance and banking.

- Expanded kitchen area which would permit expanded food preparation and sales, and which could be used by the School District or other partner to teach courses in cooking and food service work.
- Space on the footprint of the land which is set aside for and could be used as a community garden by members of the community.
- Enhanced his/her locker room and shower facilities to complement the fitness room(s) are desired.

B.01.4 Governance of Operating Entity:

To ensure no co-mingling of funds and no cross-subsidization occurs, and to ensure in cases where a partnership of Proposers submit a joint proposal to ensure no one partner dominates and that the CRA has a voice in governance, Manatee County seeks to have included in the proposal submitted an agreement that proposers will agree to form a distinct non-profit operating entity (Pride Park Community Center, Inc., or similar name), to be the operating entity. This entity will be governed by a board of directors consisting of dedicated seats for partners in the successful proposer and other community stakeholders, to include at least one resident of the Pride Park community who is not a sitting CRA or CRA advisory board member. Details of the governance model will be established during negotiations.

B.02 Park Description:

Pride Park Community Center site consists of some 4.159 acres of largely unimproved land, currently owned in fee simple by Manatee County.

B.03 Permits:

The successful Proposer shall be responsible for preparing and obtaining, at their expense, all permits applicable for site preparation and construction of the building. Design and construction of the proposed improvements will be in accordance with all local and state requirements.

B.04 Design and Construction of Facilities:

The facility shall be designed to successfully house the various programs and services proposed in the proposal. The proposal shall be all inclusive beginning with the assembly of a professional design and construction team to insure the final design will function as desired by the end user. The Proposal shall provide all personnel, services, plans, & documents necessary during the pre-construction phase and as required to bring the agreed upon design to a permitted status. Upon the Design/Build team's receipt of all permits, it shall cause the Construction Phase to commence.

The successful Proposer shall be responsible for constructing the improvements in accordance with the plans and specifications prepared by a professional architectural/engineering firm, which shall be reviewed and approved by the County.

The Construction Phase shall be properly staffed to insure that the construction schedule is maintained at all times.

The successful Proposer shall, upon completion of the facilities, use the premises for the purposes of providing desired services to the community, as outlined in detail above.

The successful Proposer will be required to be responsible for all equipment, utilities, furniture, fixtures and equipment necessary to the proper conduct of successful Proposer's operations.

B.05 Maintenance and Repair:

The successful Proposer will be required to be responsible for, and shall insure and pay for all maintenance and repair of the land, structures, utilities and facilities located upon the premises during the term of the agreement. The successful Proposer will be required to be responsible for all grounds maintenance and janitorial services of the premises.

B.0.6 Ownership and Use of Documents:

It is understood and agreed that the documents or reproducible copies, including reports, designs, specifications, other documents and data developed by the Proposer, the County, or the County Consultants in connection with this RFP and the Project shall be delivered to and shall become the property of the County as they are received by the County. The Proposer hereby assigns all its copyright and other proprietary interests in the products of the agreement to the County.

END OF SECTION B

SECTION C: FORM OF PROPOSAL

This section identifies specific information which must be contained within each proposal. The contents of each proposal shall be **separated** and **arranged with tabs** in the same order as listed in **Sections C.01 through C.04**, identifying the response to each specific item.

The information that you provide shall be used to determine those Proposers with perceived ability to perform the Scope of Services as stated in this Request for Proposal which may overall best meet the needs of Manatee County. A review with those Proposers reasonably susceptible of being selected for award may be conducted for the purposes of clarification of both ability and benefit to Manatee County. See Section D, Selection.

C.01 MINIMUM QUALIFICATIONS (Licensing) TO BE CONSIDERED: To qualify for any consideration, the Proposer(s) must present proof of any licensing or certification which will be required by law to perform the services set out in the scope of services required in this RFP.

Proposals may be presented by a single business entity, a joint venture, or partnership.

Prior to any consideration of the responses to the criteria in this Request for Proposals, Proposers are to document in their Proposals they have the following experience:

MINIMUM EXPERIENCE TO BE CONSIDERED:

Proposers shall have substantial, current and verifiable experience in performing or overseeing the performance of the services described within the scope of services set forth herein. In the event more than one entity is joining in making this proposal, each entity shall set forth its respective experience and qualifications for those areas the entity intends to perform.

If subcontractors are to be used in your proposal given to meet the minimum qualifications detail the business entities, description of the service provided, and responses in the same level of detail and tabbed order as instructed in this Request for Proposal for the Proposer.

C.01 MINIMUM EXPERIENCE TO BE CONSIDERED (Continued)

To validate experience, expertise and capabilities, Proposers shall provide the following:

For each of the Proposer(s)' relevant past performance of similar projects, provide the following details:

- a. Name and location of the Client and the project, the year of performance and the date the project was fully operational and accepted. The specific details of the project including the components and subcontractors utilized.

Specify the name, title and telephone number for the Clients contract manager for the project; and

- b. Provide the names of your firm's staff and their direct involvement in the project.
- c. The name and telephone numbers of the persons representing the individual agencies with which the identified key staff directly worked; and
- d. Governmental agency, if any, which verified compliance with its requirements or standards, and the names and telephone numbers of the key persons with direct knowledge of this process to achieve compliance.

After Manatee County staff validates the Minimum Qualifications have been met, those Proposals found to be in compliance will be considered by the evaluation committee.

C.02 ADMINISTRATIVE SUBMITTAL

- a. Proposal Signature Form (Attachment A).
- b. Public Contracting and Environmental Crimes Cert. (Attachment C).

C.03 INFORMATION TO BE SUBMITTED REGARDING PROPOSER(S)

Note: Tabs are required to identify each item defined in this Section

C.03.1. Provide a description of each Proposers' **background and size**. Provide a general statement of qualifications to include Proposers' professional credentials, legal status, and experience in providing the service enumerated in this Request for Proposal.

C.03.2 Submit a narrative **explaining the direct economic benefit to Manatee County to be realized by selecting Proposer(s)**. Please include a discussion of the employment, subcontracting, and support services contracting which would be procured within Manatee County.

- C.03.3. Provide an **explanation of the Proposers' legal capacity** to perform all parts of the scope of services. Include a description of corporate or other structure and governance, and detail the legal, financial, and technical capabilities of Proposer(s) relevant to performing the scope of services. If more than one Proposer is teaming up to file a proposal, any prior work any two or more joint Proposers have done before should be detailed.

This Request for Proposals seeks a model wherein individual or joint proposers will create a distinct non-profit corporation with which the County would contract. Proposer(s) must confirm in the proposal the willingness to adopt this model of management and governance.

- C.03.4. This Request for Proposals includes a significant construction component. Provide a list, with **references, of Proposer's construction experience**. Specify which key personnel were responsible for the contracted services. References given must specify employees in senior level management positions with knowledge of the operations to confirm the claimed details. Include the name of the entity the work was completed for, a description of the services provided, the dates of service and the name(s) and telephone number(s) of the contact persons. This list shall be for both Governmental and Private clients for the past five (5) years.
- C.03.5. Identify each **principal of the firm and other "key personnel"** who will be professionally associated with the County. Do not include personnel that will not have a key role in providing services. Describe their respective areas of expertise.

For each identified person, list:

- Full Name
- Professional credentials; Title;
- Area of expertise, individual's roles and duties in providing services
- Office address
- Email address
- Telephone number
- Personalized resumes which identify the qualifications, training and experience of each key personnel.

- C.03.6. **Local Office, Procurement, Hiring.** This Request for Proposal is focused on assisting in the development of a distressed area of Manatee County. Gaining maximum economic impact is paramount. Proposer(s) should therefore describe whether the managing office will be located within the County, and detail what plans and policies will be adopted to help ensure County citizens receive preferential consideration for employment, and vendors located within the County will be used as suppliers of goods and services needed to perform the scope of services. The successful Proposer will also be expected in its contract with the County to agree to conform to the local hiring provisions of § 3 of the federal CDBG Act.

- C.03.7 Disclose **any ownership interest in other entities** involved in design and/or construction services which might reasonably be selected to perform work under the scope of services set forth in this Request for Proposals. This ownership disclosure shall be included, whether such ownership occurs by the Proposer through a parent, subsidiary or holding company or any other form of business entity. Submit entity names and the percent of ownership for each.
- C.03.8 **Provide authorization for a Manatee County auditor and/or financial analysts to have access to your financial records at the primary location of the business entity** explained in response to item B.03, 6, or such other location as may be agreed, for the purposes of verifying your financial representations, review and assessment of the historical and current financial capacity of your business entity and its expected ability to meet ongoing financial obligations to the County as proposed in this proposal to Manatee County. The County's audit and /or financial analyst agents will report their findings in a summary report to the Manatee County Purchasing Official, which will be placed in the proposal files for subsequent use and review.
- C.03.9 Describe and detail any other facilities similar to a community center Proposer(s) previously constructed, or caused to be constructed. For each, give date structure was completed, name of contractor(s), and location and current status of such facilities.
- C.03.10 Include a statement of qualifications that includes Proposer's credentials and experience in providing, operating and maintaining facilities and programs as outlined in the scope of services.
- C.03.11 Submit a staffing plan which details all staffing needs Proposer(s) believe will be required to perform the programs and services proposed in the submitted proposal.
- C.03.12 The proposal must include a detailed phased plan outlining how the requirements in the scope of services will be performed, to include obtaining needed financial resources and regulatory approvals, starting and completing construction, and designing and implementing programming.
- C.03.13 The proposal must discuss a market impact statement. This statement must detail to the County how the proposed programming for the facility will not directly compete with nearby businesses so as to damage their market for selling their goods or services. The intent of the County in seeking proposals in this Request is to create new economic, wellness and educational opportunities which do not already exist within the community to be served. This impact statement must include an outreach plan whereby the operating entity will ensure it listens to the input of such established businesses within the community.

- C.03.14 The proposal must include a detailed description, with preliminary drawings or sketches, of the interior and exterior building, and adjoining athletic or community space facilities proposed to be constructed on the site.
- C.03.15 For the building and adjoining facilities proposed to be constructed, the proposal must include a detailed, realistic time line, financing plan and budget for all construction activities. Such information should include construction cost estimates, land preparation, needed zoning changes, or utility improvement costs, and the costs for installation of any fixtures, furnishings signs, security systems, field lighting and irrigation systems, and similar expenses. Financing plans shall include signed letters of intent or similar financing commitments from financial institutions, grant sources, donors, or other sources of financing to be relied upon by proposer(s).
- C.03.16 The proposal must include a detailed description of each program, service, function, operation or other activity to be conducted in or on the subject community center or adjoining land.
- C.03.17 For each program, service, function, operation or other activity described in C.03.16, Proposer(s) shall provide an individualized one, three and five year budget with realistic, data-supported projections for revenue and expenses. This section will further include a joint overall annual one, three and five year budget joining the expenses and revenues of the individual programs and services into a unified overall budget. In this section, the proposer(s) **must acknowledge that the County will not permit cross-subsidization or co-mingling of funds** and that all revenue, expenses, and capital assets be accounted for separately from any other corporate or business entity's books and records. Proposer(s) **must also specifically acknowledge in their proposal that the proposer or proposal partners acknowledge, understand and agree that neither the CRA nor Manatee County will provide any funding or other direct or indirect support** for the construction, operating and/or programming expenses proposed, and that the land grant and initial construction funding specified herein will be the sole contribution those governmental entities will make.

C.04 ALTERNATIVE PROPOSALS, ADDITIONAL INFORMATION, INVESTIGATIONS

"Alternative" proposals (for instance using public funds vs. not) may be submitted by the same Proposer(s). However, alternative proposals are submitted, they each must be submitted as a complete, separately bound stand alone proposal containing all of the information required by this RFP so as to facilitate ease of review without need to cross-reference different proposals. No evaluation penalty or benefit will result from submitting alternative proposals. Each proposal will be individually reviewed and evaluated, even if from the same Proposer(s). Proposers may submit any other additional information not herein required which would assist the County in the evaluation of the proposal. The County reserves the right to make such investigation and solicit additional information or submittals as it deems necessary to determine the ability of any Proposer to perform the Scope of Services stated in this Request for Proposal.

END SECTION C

SECTION D: SELECTION

D.01 EVALUATION FACTORS

Evaluation of proposals will be conducted by an evaluation committee. The committee's goal will be to identify the proposal which will overall best meet the needs of Manatee County as determined from the proposals received and subsequent investigation by the County. General factors to be applied will be: (1) the perceived ability of the Proposer(s) to perform the Scope of Services as stated in this Request for Proposal in the most timely and efficient manner possible, (2) the legal, technical and financial capabilities of Proposer(s), (3) the experience of Proposer(s) in both constructing significant community center facilities and designing and successfully operating them, (4) proposed budgets which are based on realistic data and projections, and which demonstrate long-term viability of programming without the need to obtain taxpayer support beyond any initial local government investment. While up to \$1 million are available from CRA funds toward building construction, where proposals are otherwise similar in terms and conditions, the evaluation committee will favor proposals which permit the facility specified below to be constructed without the use of such funds, or with only partial use of such funds.

The County and CRA have identified various facility components, programs and services required as a minimum. These minimum requirements are identified in the Scope of Services. Proposals which do not explicitly set forth that these minimum facility components, programs and services will be provided, and detail related budgets for same, shall be deemed as non-responsive and shall not be considered by the evaluation committee. In addition to these minimums, the County and CRA have identified various facility components, programs and services desired to also be included within the proposals. The evaluation committee will give greater consideration to proposals which include realistic strategies to provide as many of these added desired components, programs and services, since the County believes that the community center's chances of meeting the goals of the County and CRA in the long-term will be improved with a facility which is not solely focused on limited areas (such as fitness and athletics), but which offers a broader array of services and programs targeted toward all residents of Pride Park.

These evaluation factors shall determine the successful proposal.

D.02 RELATIVE IMPORTANCE OF EVALUATION FACTORS

Unless noted, no weight will be assigned to the Evaluation Factors stated above.

D.03 PRELIMINARY RANKING

An evaluation committee shall determine from the responses to this Request for Proposals and subsequent investigation as necessary, the Proposer(s) most qualified to be selected to negotiate an agreement.

D.04 REVIEW OF PROPOSERS AND PROPOSALS

In-person reviews may be conducted with responsible Proposers who are deemed reasonably susceptible of being selected for award, for the purposes of assuring full understanding of: (a) conformance to the solicitation requirements, (b) the abilities of the Proposer, and (c) the proposal submitted.

Proposers shall be available for presentations to and interviews with the evaluation committee, upon reasonable notification from the Purchasing Division. The date(s) and time(s) of any such presentations / interviews shall be determined solely by the County, and may be closed to the public in the discretion of the Purchasing Official, and to the extent permitted by law.

D.05 SELECTION FOR NEGOTIATION

The evaluation committee will make a recommendation to the County Administrator as to the Proposer the County should enter negotiations with. The County Administrator will act upon that recommendation and, if accepted, the successful Proposer will be invited to enter negotiations led by the Purchasing Division.

D.06 AWARD

Award of an agreement is subject to the successful negotiations and the approval of either the County Administrator or the Board of County Commissioners (as provided for in the current Purchasing Code and Procurement Procedures).

END SECTION D

SECTION E: NEGOTIATION OF THE AGREEMENT

E.01 GENERAL

The following general terms and conditions apply to the proposal submitted for consideration and the subsequent negotiations:

- a. The proposal will serve as a basis for negotiating an agreement, but not compel adherence to its terms or conditions.
- b. Upon submission, all proposals become the property of the County which has the right to use any or all ideas presented in any proposal submitted in response to this Request for Proposal whether or not the proposal is accepted.
- c. All products and papers produced in the course of this engagement become the property of the County upon termination or completion of the engagement.

E.02 AGREEMENT

The selected Proposer shall be required to negotiate an agreement, in a form and with provisions acceptable to Manatee County.

Negotiated Agreements may or may not include all elements of this RFP or the resulting successful proposal where alternative terms or conditions become more desirable to the County, and the parties agree to such terms.

The parties will negotiate the term of the agreement, and the circumstances in which it may be renewed, assigned or terminated.

The parties will negotiate matters of insurance, liability, record-keeping, auditing, and all other relevant contractual matters.

END SECTION E

ATTACHMENT A**PROPOSAL SIGNATURE FORM****REQUEST FOR PROPOSAL NO. 12-1458DW
Pride Park Community Center**

_____ Firm Name	<u>Mailing Address:</u> _____ _____ _____
_____ Email	_____
() _____ Telephone Number	_____ City, State, Zip Code

Federal Employer Identification Number ("FEIN")

The undersigned represents that by signing the proposal, that he/she has the authority and approval of the legal entity purporting to submit the proposal, and that all of the facts and responses set forth in the proposal are true and correct. If the Proposer is selected by the County to negotiate an agreement, the undersigned certifies that the Proposer's negotiators will negotiate in good faith to establish an agreement to provide the services described in the Scope of Services of this Request for Proposals.

_____ Print or type name of Proposer	_____ Signature of authorized officer
--	---

Print name and title of authorized officer
Date signed: _____
Acknowledgement of Addenda:

Addendum# _____ Dated _____	Addendum# _____ Dated _____
Addendum# _____ Dated _____	Addendum# _____ Dated _____
Addendum# _____ Dated _____	Addendum# _____ Dated _____

ATTACHMENT B

MANATEE COUNTY LOCAL PREFERENCE LAW AND VENDOR REGISTRATION

Vendor Registration

All vendors are encouraged to register with Manatee County using the on-line "Vendor Registration" web page on www.mymanatee.org.

Enclosed is a copy of the current Manatee County law that details the County's Local Preference and definition of a Local Business.

If you assert that your firm meets the stated definition of a Local Business, we ask that in addition to registering on the County's Web page, you fill out the attached "**Affidavit As To Local Business Form**" that is the **last page** in this section of the proposal, have the completed document notarized, and mail the original to the following address: Manatee County Administration Center, 1112 Manatee Avenue West, Suite 803, Bradenton, FL 34205.

Your cooperation in registering your business with Manatee County will enhance our opportunities to identify sources for goods and services, plus identify Local Businesses. This information is used for soliciting quotations up to \$250,000.00 and for competitive solicitations of larger purchases.

You will note that Manatee County collaborates with the Manatee Chamber of Commerce, posting bids on www.manateechamber.com as well as using the same vendor categories for registration. Our staff can assist you with your registration as needed. Our office hours are 8:00 A.M. to 5:00 P.M., Monday through Friday on regular business days. Please call (941) 749-3014 if you wish to have a purchasing staff member assist you.

Quick steps to on line registration:

www.mymanatee.org

A link to "Purchasing" is listed under the "Quick Links" on page one of this County Web Site. On the left hand side of the Purchasing Web page, click on "Vendor Registration."

This will bring up the Vendor Registration form for on-line input. Please note "local business" is defined in the Purchasing Code.

Thank you for reviewing this information and considering registering your business with Manatee County. Registration is not mandatory; however, by taking the time to register, you are helping the County to provide timely notifications of quotation, bid, and proposal opportunities to your business.

MANATEE COUNTY LOCAL PREFERENCE LAW AND VENDOR REGISTRATION

Section 2-26-6. Local preference, tie bids, local business defined.

(a) Whenever a responsible local business bidder and a responsible non-local business bidder are found, upon the opening of bids, to have both submitted the lowest responsive bid, the bid of the local bidder shall be awarded the contract. Should more than one responsible local business bidder match the responsible non-local business bidder's lowest responsive bid, or should no responsible local business bidder match the lowest responsive bid but two or more responsible non-local business bidders submit lowest responsive bids for equal amounts, then the award of the contract shall be determined by a chance drawing, coin toss, or similar tie-breaking method conducted by the purchasing office and open to the public. Any bidders seeking to be recognized as local businesses for purposes of this local business preference provision may be required by the terms of the bid announcement to certify they meet the definition of local business set forth in this section, and to register as a local business with the county in the manner prescribed by the county to facilitate the county's ability to track the award of contracts to local businesses and to allow the county to provide future notifications to its local businesses concerning other bidding opportunities.

(b) Nothing herein shall be deemed to prohibit the inclusion of requirements with respect to operating and maintaining a local place of business in any invitation for bids when the bidder's location materially affects the provisions of the services or supplies that are required by the invitation.

(c) Local business is defined as a business legally authorized to engage in the sale of the goods and/or services to be procured, and which certifies within its bid that for at least six (6) months prior to the announcement of the solicitation of bids it has maintained a physical place of business in Manatee, Desoto, Hardee, Hillsborough, Pinellas or Sarasota County with at least one full-time employees at that location.

(d) Each solicitation for bids made by the county shall contain terms expressly describing the local business preference policies of the county, and shall provide that by electing to submit a bid pursuant to a request for bids, all bidders are deemed to understand and agree to those policies.

(e) For all contracts for architecture, professional engineering, or other professional services governed by Florida Statute § 287.055, the Consultants' Competitive Negotiation Act, the county shall include the local business status of a firm among the factors considered when selecting which firms are "most highly qualified." In determining which firm is the "most qualified" for purposes of negotiating a satisfactory contract, preference shall be given to a local business where all other relevant factors are equal.

(f) Local preference shall not apply to the following categories of contracts:

1. Goods or services provided under a cooperative purchasing agreement or similar "piggyback" contract;
2. Contracts for professional services subject to Florida Statute § 287.055, the Consultants' Competitive Negotiation Act, except as provided for in subsection (e) above;

Section 2-26-6. Local preference, (CONTINUED)

(f) Local preference shall not apply to the following categories of contracts continued)

3. Purchases or contracts which are funded, in whole or in part, by a governmental or other funding entity, where the terms and conditions of receipt of the funds prohibit the preference;
4. Purchases or contracts made pursuant to a non-competitive award process, unless otherwise provided by this section;
5. Any bid announcement which specifically provides that the general local preference policies set forth in this section are suspended due to the unique nature of the goods or services sought, the existence of an emergency as found by either the county commission or county administrator, or where such suspension is, in the opinion of the county attorney, required by law.

(g) To qualify for local preference under this section, **a local business must certify to the County that it:**

1. Has not within the five years prior to the bid announcement admitted guilt or been found guilty by any court or state or federal regulatory enforcement agency of violation of any criminal law, or a law or administrative regulation regarding fraud;
2. Is not currently subject to an unresolved citation or notice of violation of any Manatee County Code provision, except citations or notices which are the subject of a current legal appeal, as of the date of the bid announcement;
3. Is not delinquent in the payment of any fines, liens, assessments, fees or taxes to any governmental unit or taxing authority within Manatee County, except any such sums which are the subject of a current legal appeal.

Ref: Manatee County Purchasing Code § 2-26-6.

MANATEE COUNTY GOVERNMENT

AFFIDAVIT AS TO LOCAL BUSINESS

(Complete and Initial Items B-F)

A. Authorized Representative

I, [name] _____, am the [title] _____

and the duly authorized representative of: [name of business] _____
 _____, and that I possess direct personal knowledge to make informed responses to these certifications and the legal authority to make this Affidavit on behalf of myself and the business for which I am acting; and by electing to submit a **proposal** pursuant to this **Request For Proposals**, shall be deemed to understand and agree to the local business preference policies of Manatee County; and that I have the direct knowledge to state that this firm complies with all of the following conditions to be considered to be a Local Business as required by the Manatee County Code § 2-26-6.

B. Place of Business: I certify that the above business is legally authorized to engage in the sale of goods and/or services and has a physical place of business in Manatee, DeSoto, Hardee, Hillsborough, Pinellas or Sarasota County with at least one (1) fulltime employee at that location. The physical address of the location which meets the above criteria is:

_____[Initial]_____

C. Business History: I certify that business operations began at the above physical address with at least one fulltime employee on [date] _____ [Initial]_____

D. Criminal Violations: I certify that within the past five years of the date of this **proposal** announcement, this business has not admitted guilt nor been found guilty by any court or local, state or federal regulatory enforcement agency of violation of any criminal law or administrative regulation regarding fraud. [Initial]_____

E. Citations or Code Violations: I certify that this business is not currently subject to any unresolved citation or notice of violation of any Manatee County Code provision, with the exception of citations or notices which are the subject of a legal current appeal within the date of this **proposal** announcement. [Initial]_____

F. Fees and Taxes: I certify that within this business is not delinquent in the payment of fines, liens, assessments, fees or taxes to any governmental unit or taxing authority within Manatee County, with the exception of those which are the subject of a legal current appeal. [Initial]_____

Each of the above certifications is required to meet the qualification of "Local Business" under Manatee County Code § 2-26-6.

Signature of Affiant _____

STATE OF FLORIDA

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me this ____ day of ____, 20__, by (name of person making statement).

(Notary Seal) Signature of Notary: _____

Name of Notary (Typed or Printed) _____

Personally Known ____ OR Produced Identification ____ Type of Identification Produced _____

Submit executed copy to Manatee County Purchasing, Suite 803, 1112 Manatee Avenue W., Bradenton, FL 34205

ATTACHMENT "C"

PUBLIC CONTRACTING AND ENVIRONMENTAL CRIMES CERTIFICATION

**SWORN STATEMENT PURSUANT TO ARTICLE 6,
MANATEE COUNTY PURCHASING CODE**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the Manatee County Board of County Commissioners by _____
[print individual's name and title]

_____ for _____
[print name of entity submitting sworn statement]

whose business address is: _____

and (if applicable) its Federal Employer Identification Number (FEIN) is _____. If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____

I understand that no person or entity shall be awarded or receive a county contract for public improvements, procurement of goods or services (including professional services) or a county lease, franchise, concession or management agreement, or shall receive a grant of county monies unless such person or entity has submitted a written certification to the County that it has not:

- (1) been convicted of bribery or attempting to bribe a public officer or employee of Manatee County, the State of Florida, or any other public entity, including, but not limited to the Government of the United States, any state, or any local government authority in the United States, in that officer's or employee's official capacity; or
- (2) been convicted of an agreement or collusion among bidders or prospective bidders in restraint of freedom of competition, by agreement to bid a fixed price, or otherwise; or
- (3) been convicted of a violation of an environmental law that, in the sole opinion of the County's Purchasing Director, reflects negatively upon the ability of the person or entity to conduct business in a responsible manner; or
- (4) made an admission of guilt of such conduct described in items (1), (2) or (3) above, which is a matter of record, but has not been prosecuted for such conduct, or has made an admission of guilt of such conduct, which is a matter of record, pursuant to formal prosecution. An admission of guilt shall be construed to include a plea of nolo contendere; or
- (5) where an officer, official, agent or employee of a business entity has been convicted of or has admitted guilt to any of the crimes set forth above on behalf of such and entity and pursuant to the direction or authorization of an official thereof (including the person committing the offense, if he is an official of the business entity), the business shall be chargeable with the conduct herein above set forth. A business entity shall be chargeable with the conduct of an affiliated entity, whether wholly owned, partially owned, or one which has common ownership or a common Board of Directors. For purposes of this Form, business entities are affiliated if, directly or indirectly, one business entity controls or has the power to control another business entity, or if an individual or group of individuals controls or has the power to control both entities. Indicia of control shall include, without limitation, interlocking management or ownership, identity of interests among family members, shared organization of a business entity following the ineligibility of a business entity under this Article, or using substantially the same management, ownership or principles as the ineligible entity.

Attachment "A" – continued

Any person or entity who claims that this Article is inapplicable to him/her/it because a conviction or judgment has been reversed by a court of competent jurisdiction, shall prove the same with documentation satisfactory to the County's Purchasing Director. Upon presentation of such satisfactory proof, the person or entity shall be allowed to contract with the County.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR MANATEE COUNTY IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT ANY CONTRACT OR BUSINESS TRANSACTION SHALL PROVIDE FOR SUSPENSION OF PAYMENTS, OR TERMINATION, OR BOTH, IF THE CONTRACTING OFFICER OR THE COUNTY ADMINISTRATOR DETERMINES THAT SUCH PERSON OR ENTITY HAS MADE FALSE CERTIFICATION.

[Signature]

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 20____ by _____

Personally known _____ OR Produced identification _____
[Type of identification]

Notary Public Signature My commission expires _____

[Print, type or stamp Commissioned name of Notary Public]

Signatory Requirement - In the case of a business entity other than a partnership or a corporation, this affidavit shall be executed by an authorized agent of the entity. In the case of a partnership, this affidavit shall be executed by the general partner(s). In the case of a corporation, this affidavit shall be executed by the corporate president.