

# MANATEE COUNTY GOVERNMENT INTENT TO NEGOTIATE

<b>SUBJECT</b>	RFP 15-0248MW: Manatee County Aquatic & Recreation Center	<b>DATE POSTED</b>	MC 5/5/15 VSE DS 5/5/15 VSE CC N/A
<b>PURCHASING REPRESENTATIVE</b>	Melissa M. Wendel, CPPO	<b>DATE CONTRACT SHALL BE AWARDED</b>	7 days upon successful negotiation of an Agreement
<b>DEPARTMENT</b>	Parks & Natural Resources	<b>CONSEQUENCES IF DEFERRED</b>	None
<b>SOLICITATION</b>	RFP #15-0248MW	<b>AUTHORIZED BY DATE</b>	Melissa M. Wendel, CPPO May 5, 2015 <i>MW</i>

### NOTICE OF INTENT TO NEGOTIATE

Pursuant to RFP 15-0248MW, Manatee County Aquatic & Recreation Center, County Administrator Ed Hunzeker has authorized negotiations commence with **Manatee Lost Lagoon Development, LLLP**.

### ENABLING/REGULATING AUTHORITY

Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy.

Manatee County Code of Law – Procurement Ordinance

### BACKGROUND/DISCUSSION

**PROJECT BACKGROUND:** This Request for Proposal was issued to invite Proposers to submit proposals for the financing, development, design, construction, operation, maintenance and marketing of a first quality Aquatic and Recreation Complex on County owned property within Tom Bennett Park. The objective is to offer a first class recreational amenity to the community and to promote tourism through the provision of a destination which attracts families, teens and youth. In addition, the County desires to establish a venue that will positively and sustainably affect area economic growth and complement other developing programs in the County.

**SOLICITATION RELEASE:** The RFP was advertised on the Manatee County website, DemandStar, provided to the Manatee County Chamber of Commerce for release to its members and directly released to potential proposers. Two (2) proposals were received.

Hans Carl Clausen, Sarasota, FL  
Manatee Lost Lagoon Development, LLLP, Orlando, FL

### EVALUATION COMMITTEE (VOTING) MEMBERS:

Dan Schlandt, Deputy County Administrator, County Administrator's Office  
Charlie Hunsicker, Director of Parks and Natural Resources  
Melissa Wendel, Purchasing Official, Purchasing Division (Chairperson)

<b>ATTACHMENTS</b>	<ul style="list-style-type: none"> <li>• E-correspondence dated 5/5/2015</li> </ul>	<b>FUNDING SOURCE (Acct Number &amp; Name)</b>	N/A  <input type="checkbox"/> Funds Verified <input type="checkbox"/> Insufficient Funds
<b>COST</b>	\$N/A	<b>AMT/FREQ OF RECURRING COSTS (Attach Fiscal Impact Statement)</b>	N/A

**EVALUATION RESULTS:** At its first Committee Meeting, the Evaluation Committee convened on March 27, 2015 to review evaluation committee procedural guidelines to define committee responsibilities and member roles. The Committee began discussions on the two (2) proposals received in response to the formal solicitation announcement. The proposal submitted by Hans Carol Clausen was deemed not responsive to the requirements of the RFP. The Committee proceeded to discuss the qualifications presented in the Manatee Lost Lagoon Development, LLLP response against the evaluative criteria defined in the RFP. As a result of the discussion and based on the content of the proposal the Committee unanimously decided to invite the responsive proposer in for an oral interview.

The second and final Committee Meeting was held on April 24, 2015 for the purpose of conducting oral interviews with Manatee Lost Lagoon Development, LLLP.

The Committee reviewed the short presentation offered by Manatee Lost Lagoon Development, LLLP and engaged in detailed discussion concerning the proposer's proposal. Manatee Lost Lagoon Development demonstrated an exceptional project team with vast experience and brought forth ideas in its proposal which indicate attention to detail, including eco-friendly consideration, sustainability, and environmental concern. In addition, the proposer contemplates an attractive, natural design which complements the site. Operationally, the proposal considers important details such as employee recruitment and training, sustainable interest initiatives and maximizing local participation wherever possible.

Based on the results of the oral interviews in conjunction with the content of the proposals and the written proposal submitted by Manatee Lost Lagoon Development, LLLP, the Committee felt it had adequate information to proceed to a vote. The Committee voted unanimously that Manatee Lost Lagoon Development, LLLP be recommended for moving to negotiations.

**ESTIMATED COST OF SERVICES: N/A**

**FUNDING: N/A**

*The above justifications are a generalized summary of major observations intended only to provide the County Administrator a sufficiently detailed overview of the main observations of a majority of Committee Members. Each Committee Member may have considered one or more facts or factors more or less important than the other Committee Members when voting, and this summary of the Evaluation Committee's decision is not an attempt to exhaustively describe each of the relevant factors which motivated each of the Committee Members to select the rankings described.*

The Evaluation Committee voted 3-0 to proceed with negotiations with Manatee Lost Lagoon Development, LLLP, Orlando, Florida.

The resulting agreements will be managed by the Parks and Natural Resources Department

**Melissa Wendel**

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**From:** Ed Hunzeker  
**Sent:** Tuesday, May 05, 2015 1:33 PM  
**To:** Melissa Wendel  
**Cc:** Dan Schlandt; Charlie Hunsicker; Nicholas Azzara  
**Subject:** Re: RFP 15-0248MW: Manatee County Aquatic & Recreation Center

Please proceed

Sent from my iPad

On May 5, 2015, at 10:55 AM, Melissa Wendel <[melissa.wendel@mymanatee.org](mailto:melissa.wendel@mymanatee.org)> wrote:

Mr. Hunzeker,  
Please let me know if you have any questions/concerns or if I may offer any additional information as you consider this recommendation.

**From:** Melissa Wendel  
**Sent:** Friday, April 24, 2015 5:50 PM  
**To:** Ed Hunzeker  
**Cc:** Dan Schlandt; Charlie Hunsicker  
**Subject:** RFP 15-0248MW: Manatee County Aquatic & Recreation Center

Mr. Hunzeker,  
The Evaluation Committee tasked with evaluating proposals submitted in response to **RFP 15-0248MW, Manatee County Aquatic & Recreation Center**, is recommending contract negotiations commence with **Manatee Lost Lagoon Development, LLLP**. Upon your approval of the recommendation, we will proceed to post the notice of intent and schedule negotiations.

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Pursuant to Request for Proposal 15-0248MW: Manatee County Aquatic & Recreation Center, authorization from the County Administrator is requested to commence negotiations with the following firm: **Manatee Lost Lagoon Development, LLLP**.

**PROJECT BACKGROUND:**

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community and to promote tourism through the provision of a destination which attracts families, teens and youth. IN addition, the County desires to establish a venue that will positively and sustainably affect area economic growth and compliment other developing programs in the County.

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Dan Schlandt, Deputy County Administrator, County Administrator's Office  
Charlie Hunsicker, Director of Parks and Natural Resources  
Melissa Wendel, Purchasing Official, Purchasing Division (Chairperson)

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The Committee voted unanimously to proceed to negotiations with Manatee Lost Lagoon Development, LLLP

The resulting agreement will be managed by the Parks and Natural Resources Department.

Melissa M. Wendel, CPPO  
Purchasing Official  
Manatee County Purchasing Division  
941-749-3054

