



MANATEE COUNTY FLORIDA

December 3, 2013

TO: All Proposers

SUBJECT:

Request For Proposal (RFP) #14-0287FL
Consulting Services for Infrastructure, Growth Planning and Strategies

ADDENDUM #1

The following items are issued to add to, modify and clarify the Request For Proposal document. Proposals are to be submitted on the specified time and date due, in conformance with the additions and revision listed herein.

A. Clarification Requests as submitted by Proposer's

1. On page 3 it has Deadline for Clarification with no date. Can you please tell when that is?

See the first page of the RFP "Deadline for Clarification Requests".

2. Can you tell me if the work under above referenced RFP will include the potential corridor/highway studies that the County has been contemplating?

No, this RFP does not include specific corridor studies for highways. However, it does include consideration of extension/widening and financing of roads and associated infrastructure. The How Will We Grow? webpage is good for information / background purposes if that helps. There are some YouTube videos of presentations, etc. mymanatee.org/howwillwegrow

3. Has Manatee County established a budget for this project?

An estimated budget of approximately \$500,000 has been established for the implementation of the How Will We Grow? Project which includes this RFP and future projects.

4. Which budgetary accounts will Manatee County use to pay for this project?

At this time it is anticipated that funding will come from the County's General Fund.

FINANCIAL MANAGEMENT – PURCHASING DIVISION
1112 Manatee Avenue West, Suite 803, Bradenton, FL 34205
PHONE: 941.749.3014 * FAX: 941.749.3034
www.mymanatee.org

B. Non-Mandatory Information Conference Notes and Clarifications:

1. Attendance Record is provided as Attachment A to this Addendum.
2. Copy of Mr. John Osborne's presentation is provided as Attachment B to this Addendum.
3. Information Conference Clarification Requests.

- a. Is your lawyer going to lead the way, or do we have to bring legal sources in?

Yes, the County Attorney's Office will be the official decision maker as to how to respond to Koontz decision (June 25, 2013, US Supreme Court – Koontz v. St. Johns River Water Management District) you do not have to bring legal sources.

- b. Will there be any public involvement?

The public will be given a chance to comment through a Board work sessions.

- c. What is the schedule?

As soon as the contract is signed; we would like to have a board workshop late next year (after November).

- d. Is the City of Bradenton involved?

Not directly, the project is for the unincorporated county; the cities will be brought in as appropriate. John Osborne will handle discussions with the cities if required.

- e. What format do you want the sample reports?

Sample reports shall be submitted in both hard copy and electronic format.

- f. What if the sample report is massive, say 200 pages?

If the sample report is substantially large, the hard copy submission may be limited to one copy.

- g. What are the evaluation criteria? Are you looking for an approach and a fee proposal for both Tasks 1 and 2?

Yes, we are looking for an approach and a fee proposal. Refer to Section C of the proposal. Do the best you can and submit a proposal for the extent in which you can give. During negotiations, expectations will become clear and the scope of work will be finalized.

- h. Do you have a list of the members on the selection committee?

Not yet. There will be voting and non-voting members, and that will be explained at a later date.

- i. May we have a copy of the sign in sheet?

A copy of the sign in sheet is attached to this Addendum.

No additional questions will be considered after the issuance of this Addendum.

Proposals are to be prepared as instructed in this Request For Proposals and shall be received at Manatee County Purchasing Office, Suite 803, 1112 Manatee Avenue West, Bradenton, Florida, FL 34205 until **4:00 P.M., December 11, 2013.**

Cordially,

A handwritten signature in dark ink, appearing to read "Frank G. Lambertson", written in a cursive style.

Frank G. Lambertson
Contracts Negotiator

Handwritten initials or a small mark, possibly "JMM", written in dark ink.

ATTACHMENT "A"

**ATTENDANCE RECORD
FROM
11/26/13 INFORMATION CONFERENCE**

**INFORMATION CONFERENCE
ATTENDANCE RECORD**

**CONSULTING SERVICES FOR
INFRASTRUCTURE, GROWTH PLANNING AND STRATEGIES**

RFP: #14-0287FL

DATE: November 26, 2013

TIME: 10:30am

Telephone # Email Address	Name	Representing
941-749-3042 frank.lambertson@ mymanatee.org	Frank Lambertson	MCG-Purchasing
941-708-7450 x7272 clarks.davis@ mymanatee.org	Clarke Davis	MCG/Public Works
+07 657 9210 fponce@tindaleoliver.com	Fabricio Ponce	Tindale-Oliver
813 224 8862 stindale@tindaleoliver.com	Steve Tindale	Tindale Oliver
407-497-0061 NLEPPECITIESMIDWORK	Nick Yoo	Recreation Play Group
727-442-7156 Steve McKim@redusa	Steve Lee	McKimi CREED
741-708-7407	SAGE KANYA	NC / Public Works
941 745 3760	Jim Sewfert	Manatee FMD
	Keith Thompson	man CO BAP S

**INFORMATION CONFERENCE
ATTENDANCE RECORD**

**CONSULTING SERVICES FOR
INFRASTRUCTURE, GROWTH PLANNING AND STRATEGIES**

RFP: #14-0287FL

DATE: November 26, 2013

TIME: 10:30am

Telephone # Email Address	Name	Representing
941-749-3043 frank.lambertson@ mymanatee.org	Frank Lambertson	MCG Purchasing
941-749-3043 jessica.smith@ mymanatee.org	Jessica Smith	mCG Purchasing
(813)882-4373 AWARNER@WADETRIM.COM	AMANDA WARNER	WADE TRIM, INC.
727-415-1200 tvrena@vciplanning.com	Tammy Vrena	Vrena Consulting, Inc.
941 745-3732 dan.schlandt@ mymanatee.org	Don Schlandt	Manatee County

CONSULTING SERVICES FOR INFRASTRUCTURE, GROWTH PLANNING AND STRATEGIES

TIME: 10:30am

[illegible]

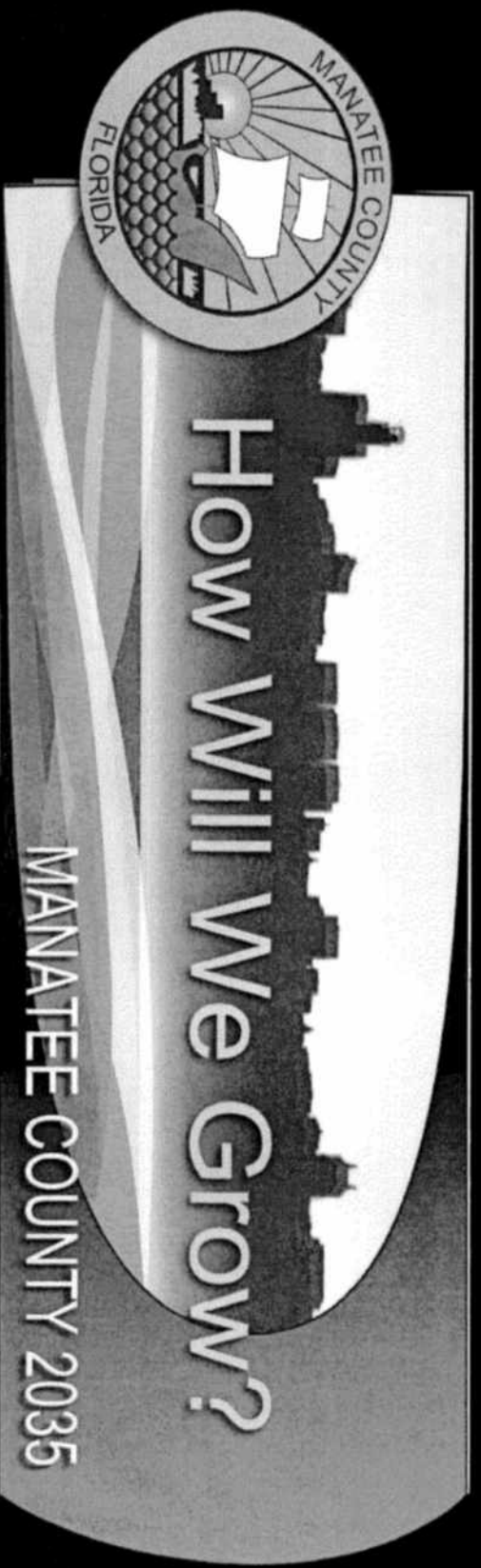
CONSULTING SERVICES FOR INFRASTRUCTURE, GROWTH PLANNING AND STRATEGIES

TIME: 10:30am

[illegible]

ATTACHMENT “B”

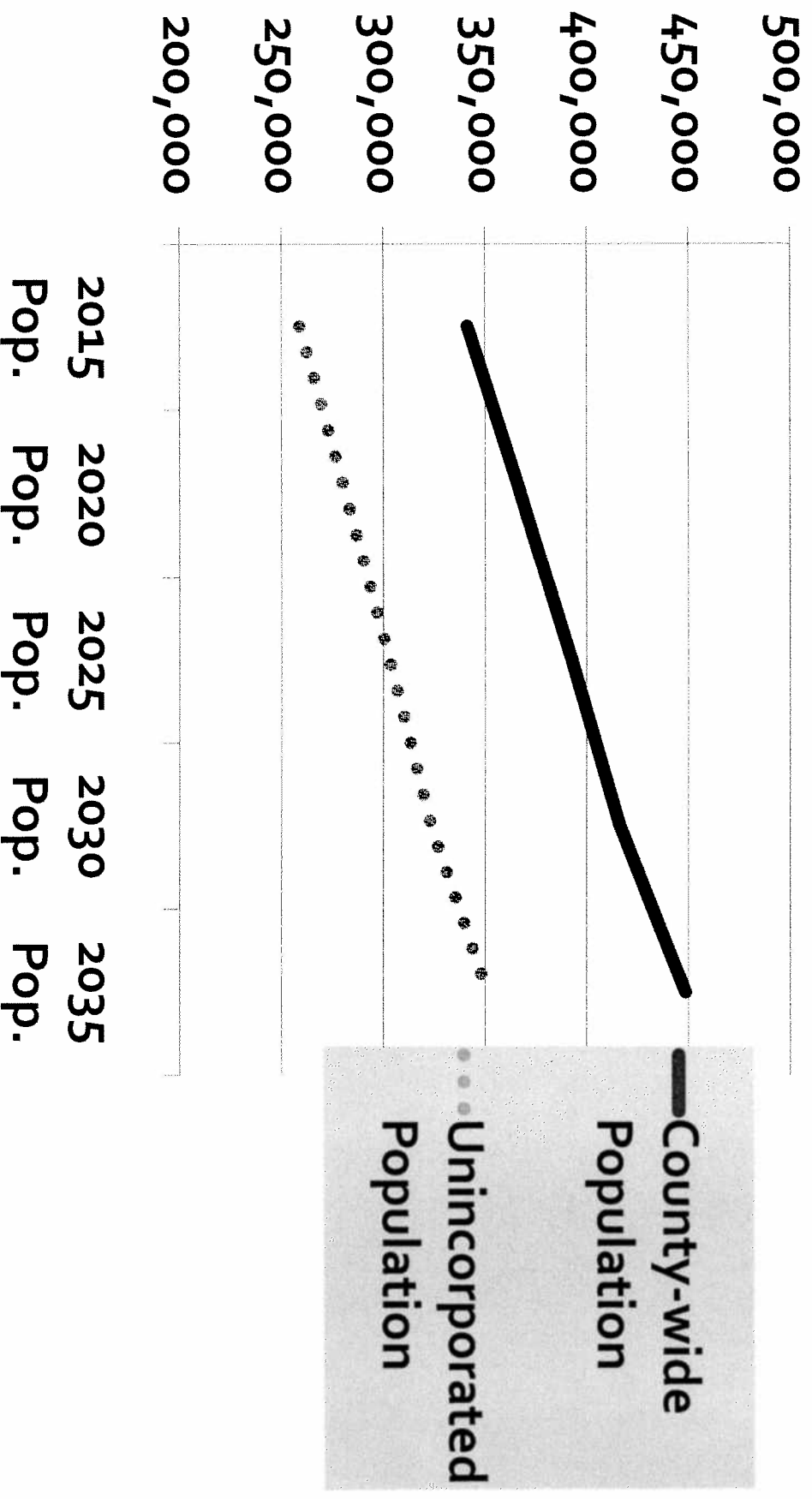
**PRESENTATION “HOW WILL WE GROW?”
FROM
11/26/13 INFORMATION CONFERENCE**



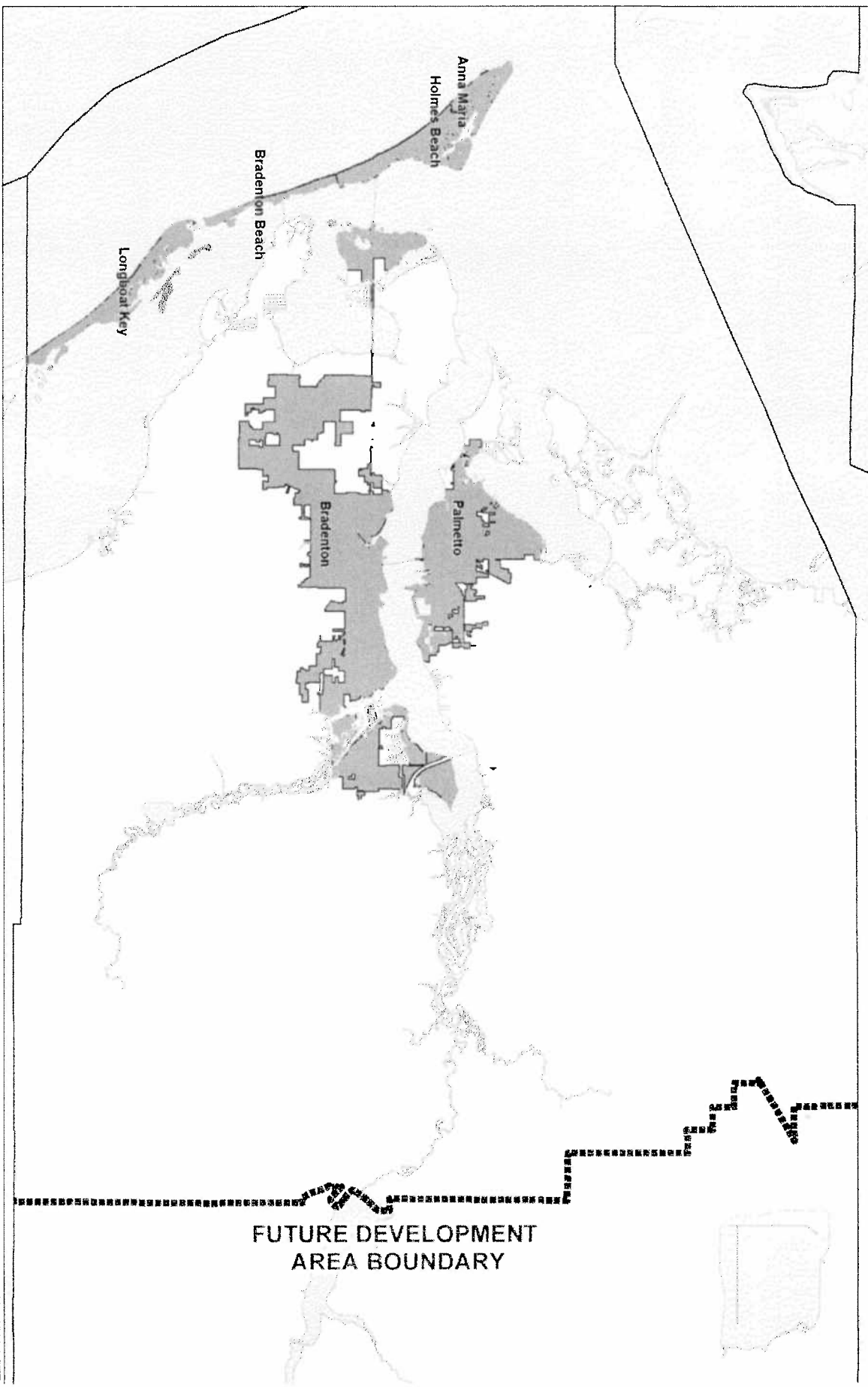
A Conversation with the Community

**John Osborne, AICP
Planning & Zoning Official
Building and Development Services Department**

Manatee County Population



HOW WILL WE GROW - FUTURE DEVELOPMENT AREA BOUNDARY

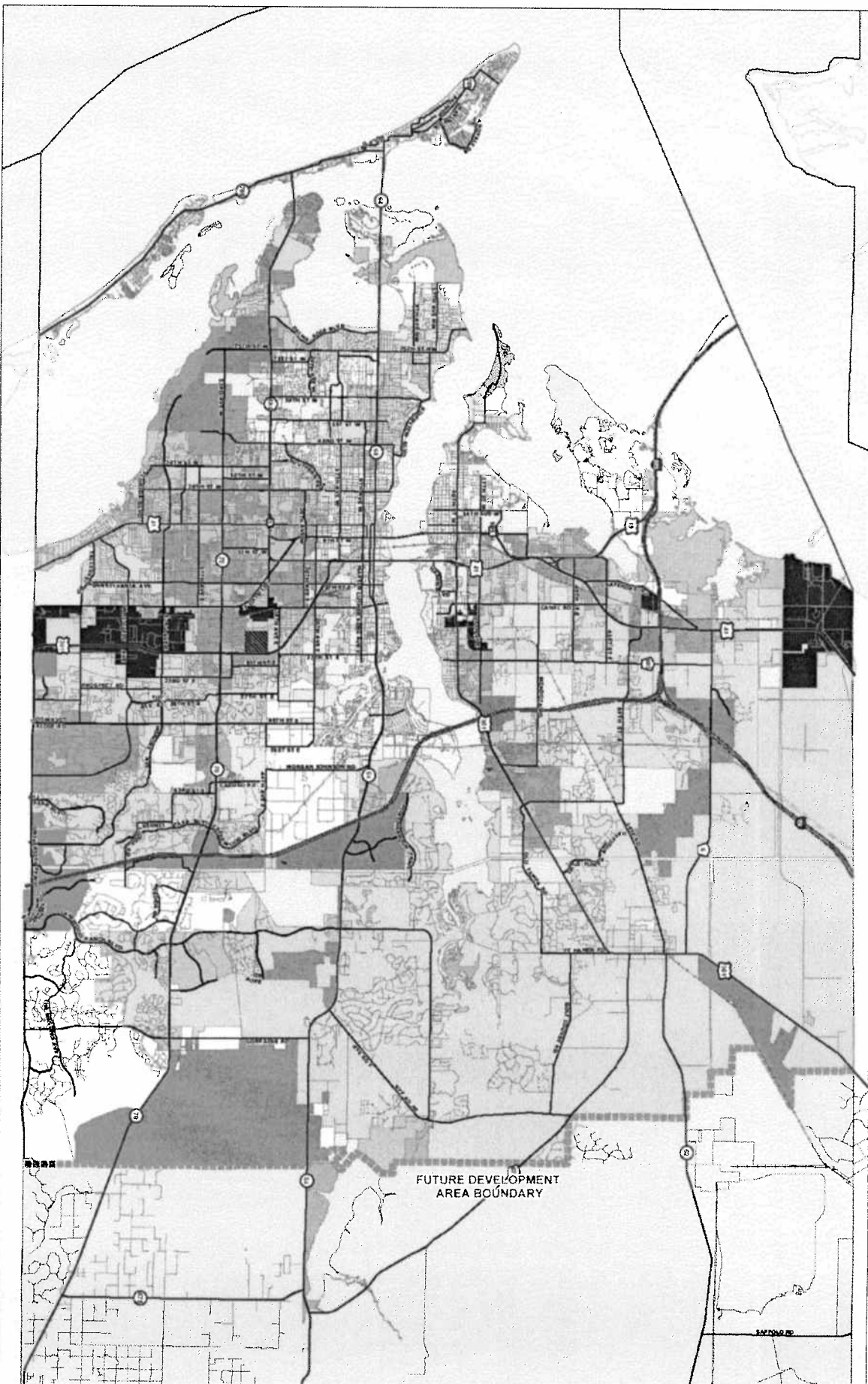


Future Development Boundary
Municipalities



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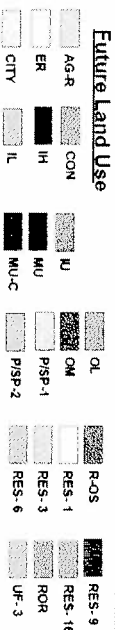
HOW WILL WE GROW - TRANSPORTATION



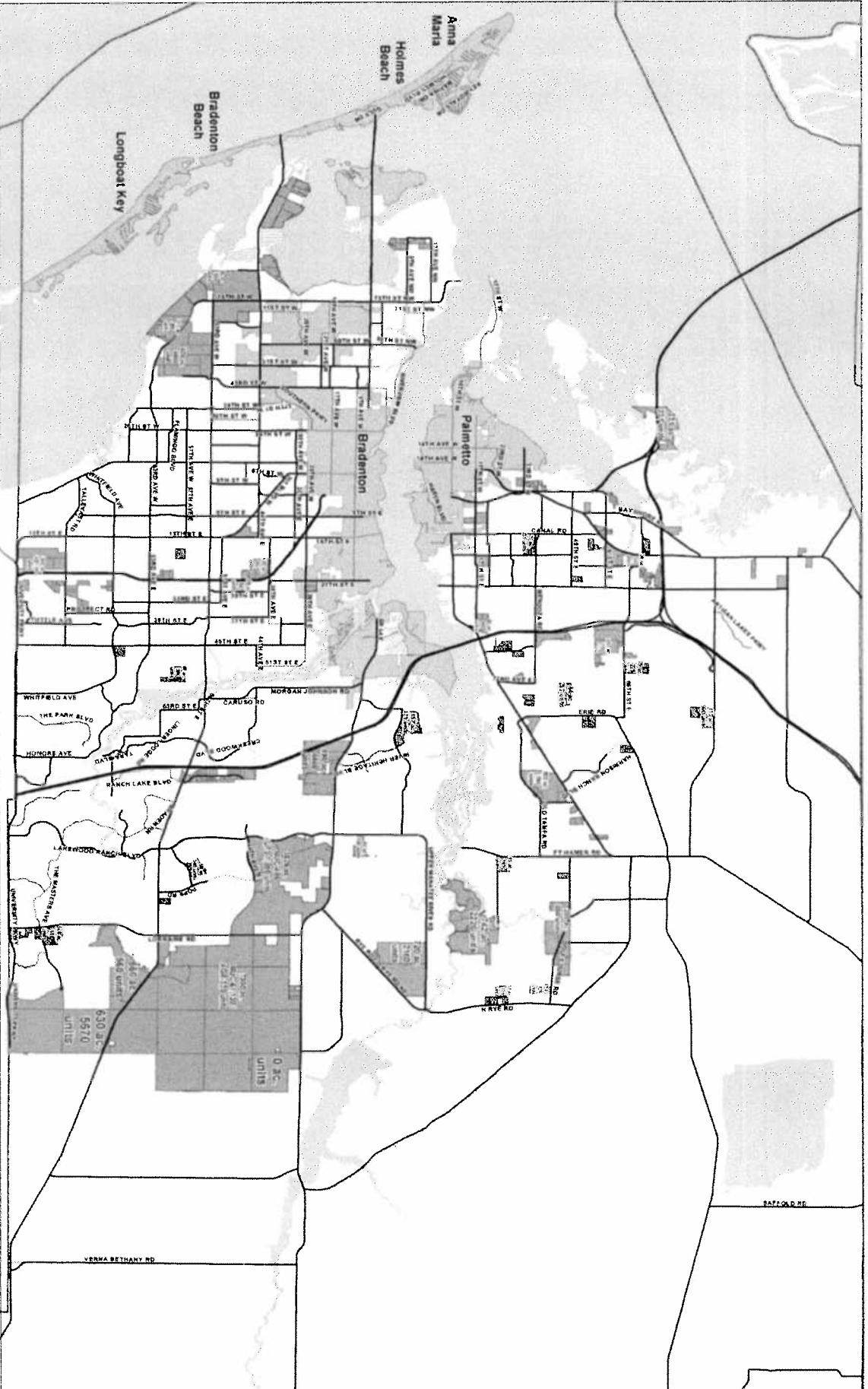
ROADS

Future Development Boundary

Future Land Use



HWWG - VACANT PARCELS



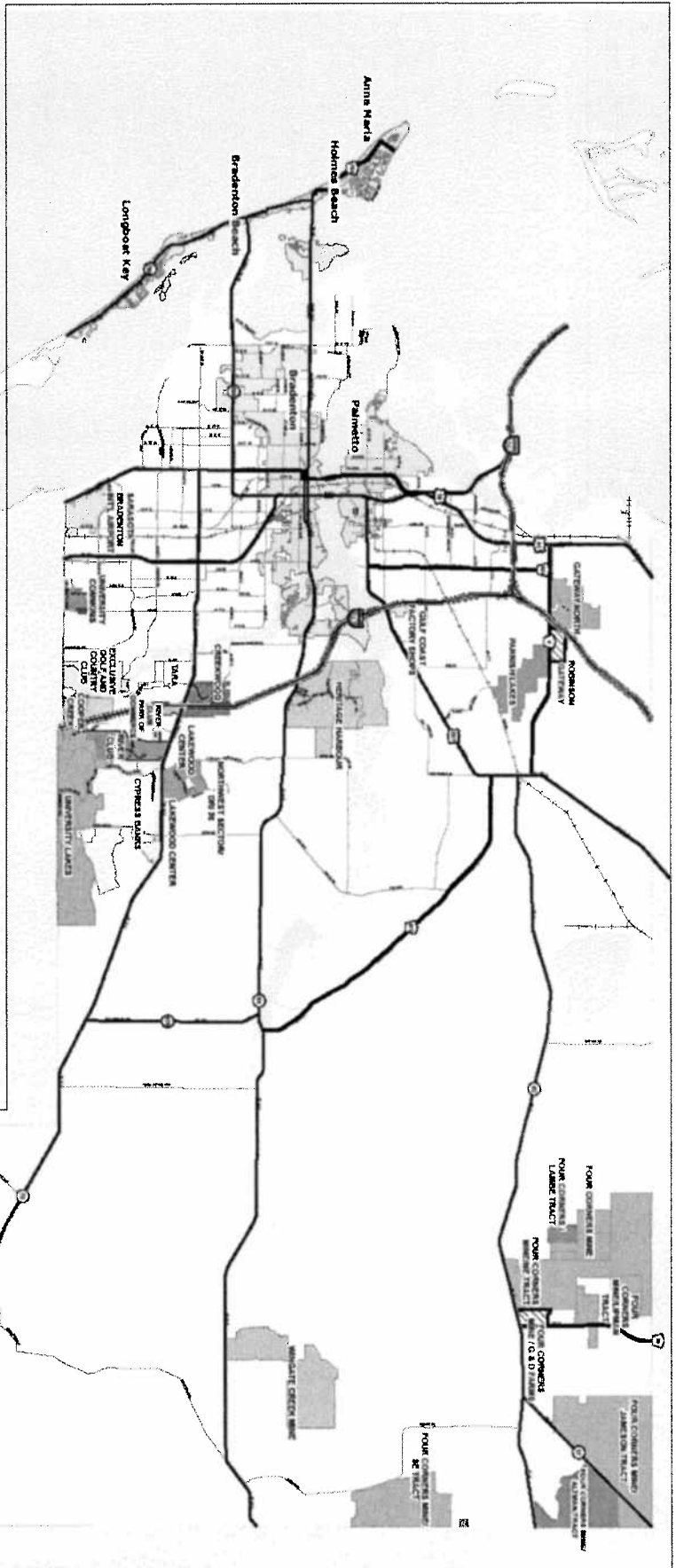
VACANT PARCELS

TOTAL VACANT ACRES = 19,100
POTENTIAL DWELLING UNITS = 104,000



0 1 2 3
Miles

Manatee County Development of Regional Impact (DRI)



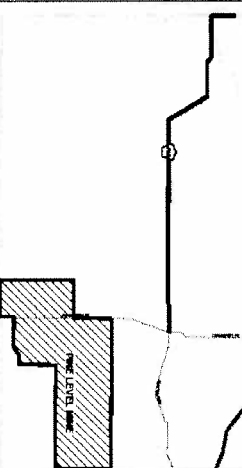
Development of Regional Impact

- | | | | |
|--|---------------------------------|--|---------------------------------|
| | COOPER CREEK | | NORTHWEST SECTOR / DRI 26 |
| | CREEKWOOD | | PARRISH LAKES |
| | CYPRESS BANKS | | RIVER CLUB |
| | EXCLUSIVE GOLF AND COUNTRY CLUB | | RIVER CLUB PARK OF COMMERCE |
| | FOUR CORNERS MINELITHMAN TRACT | | SARASOTA BRADENTON INTL AIRPORT |
| | FOUR CORNERS MINE | | TARA |
| | GATEWAY NORTH | | UNIVERSITY COMMONS |
| | GULF COAST FACTORY SHOPS | | UNIVERSITY LAKES |
| | HERITAGE HARBOUR | | WINGATE CREEK MINE |
| | LAKEWOOD CENTER | | PROPOSED OR ADDITIONS |

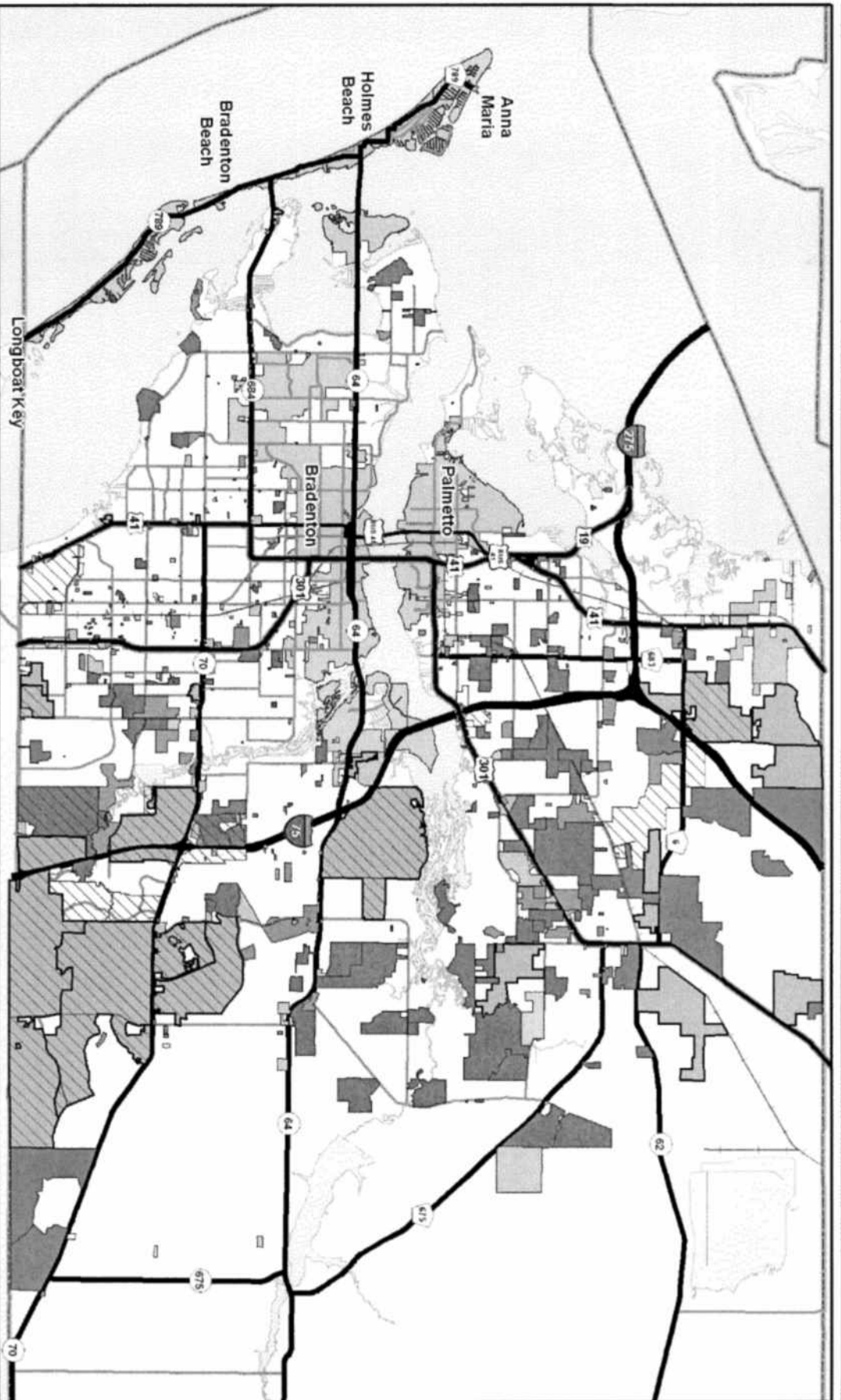
0 2 4 8
Miles



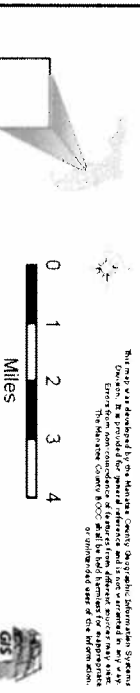
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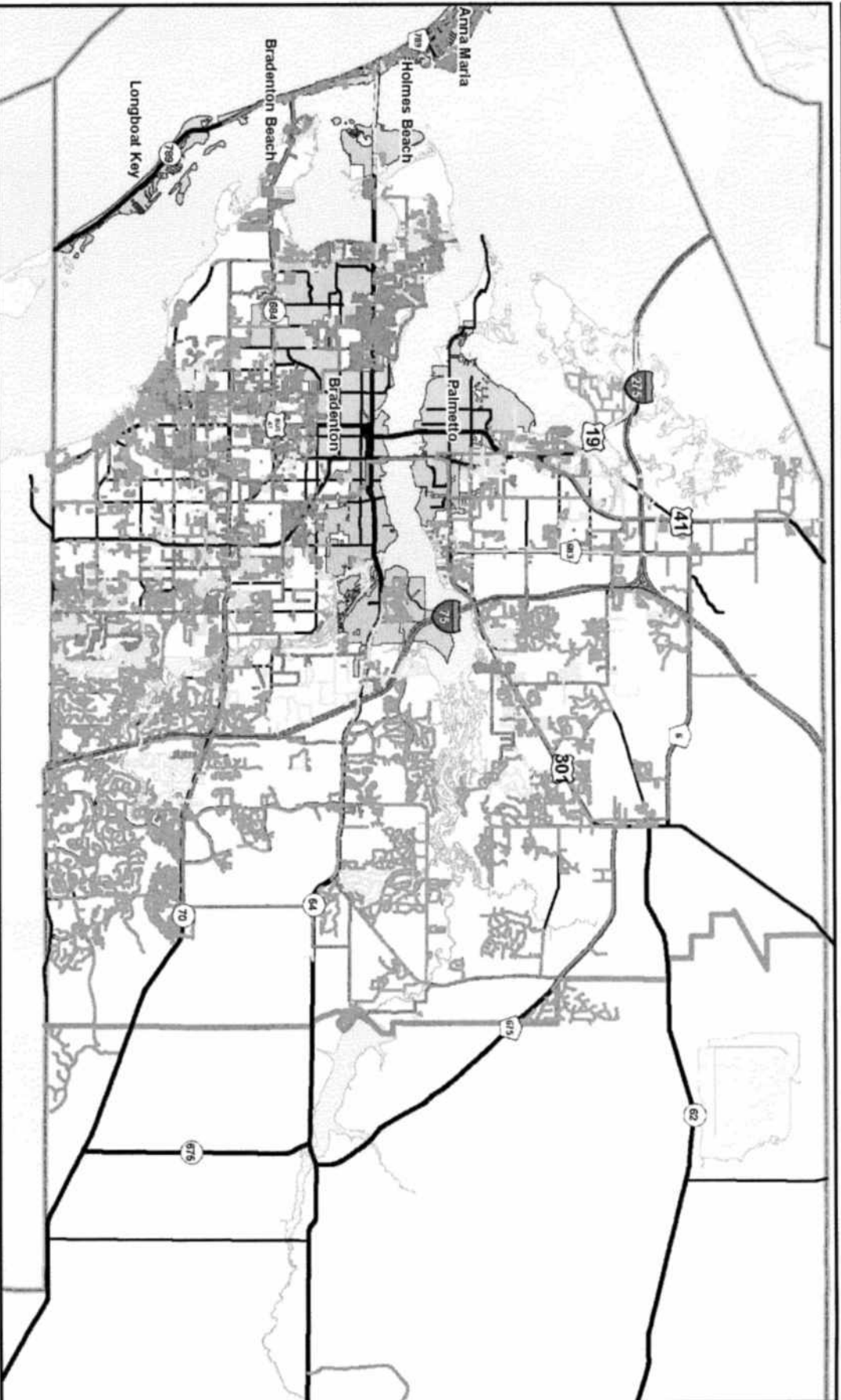
DEVELOPMENT PROJECTS / CONCURRENCY



- | | | | | | | | |
|--|----------------------|--|--------------------|--|--------------------------|--|-----|
| | RESIDENTIAL COMPLETE | | MIXED USE COMPLETE | | NON RESIDENTIAL COMPLETE | | DRI |
| | RESIDENTIAL APPROVED | | MIXED USE APPROVED | | NON RESIDENTIAL APPROVED | | |
| | RESIDENTIAL PENDING | | MIXED USE PENDING | | NON RESIDENTIAL PENDING | | |
- Map Author: GSI
Creation Date: 9/7/2
Map Document Name: 6



AGE OF INFRASTRUCTURE - POTABLE WATER

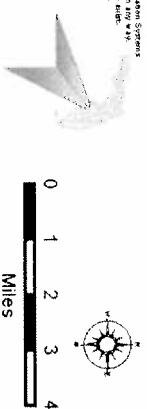


Water Main Installation by Year

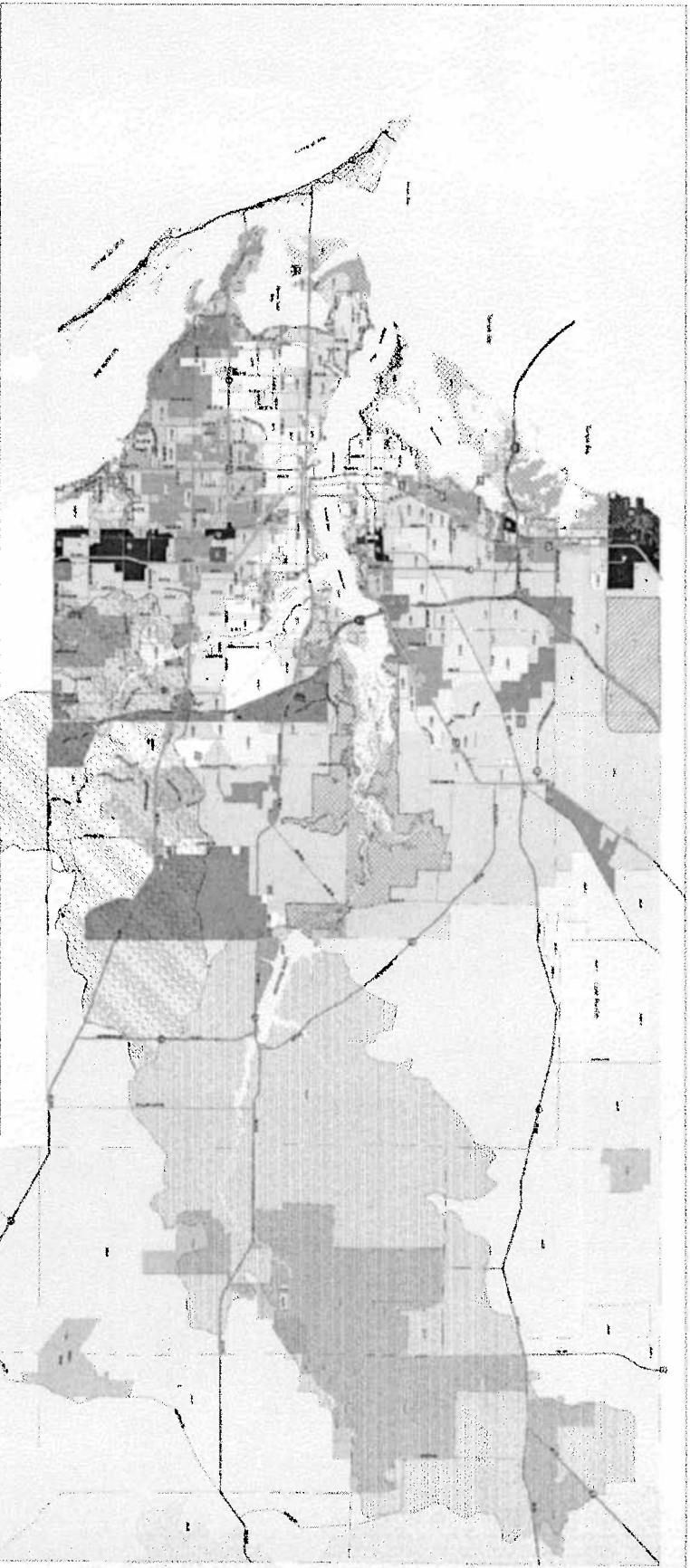
- 1950's - 1979
- 1980 - 1989
- 1990 - 2012

This map was developed by the Manatee County Geographic Information Systems Division in accordance with the Florida Department of Transportation's Map Accuracy Standards. The Manatee County GIS is a public resource for information and is provided "as is" without warranty.

Map Author: Paul J. Smith
Map Date: 10/2012
Map Document Name:



Comprehensive Plan Future Land Use



Future Land Use Districts

AG-R	MU	RES-1
ER	MU-C	RES-3
CITY	OL	RES-6
CON	OM	RES-9
IH	P/SP-1	RES-16
IL	P/SP-2	ROR
IU	R-OS	UF-3
	ICR	

Overlay Districts

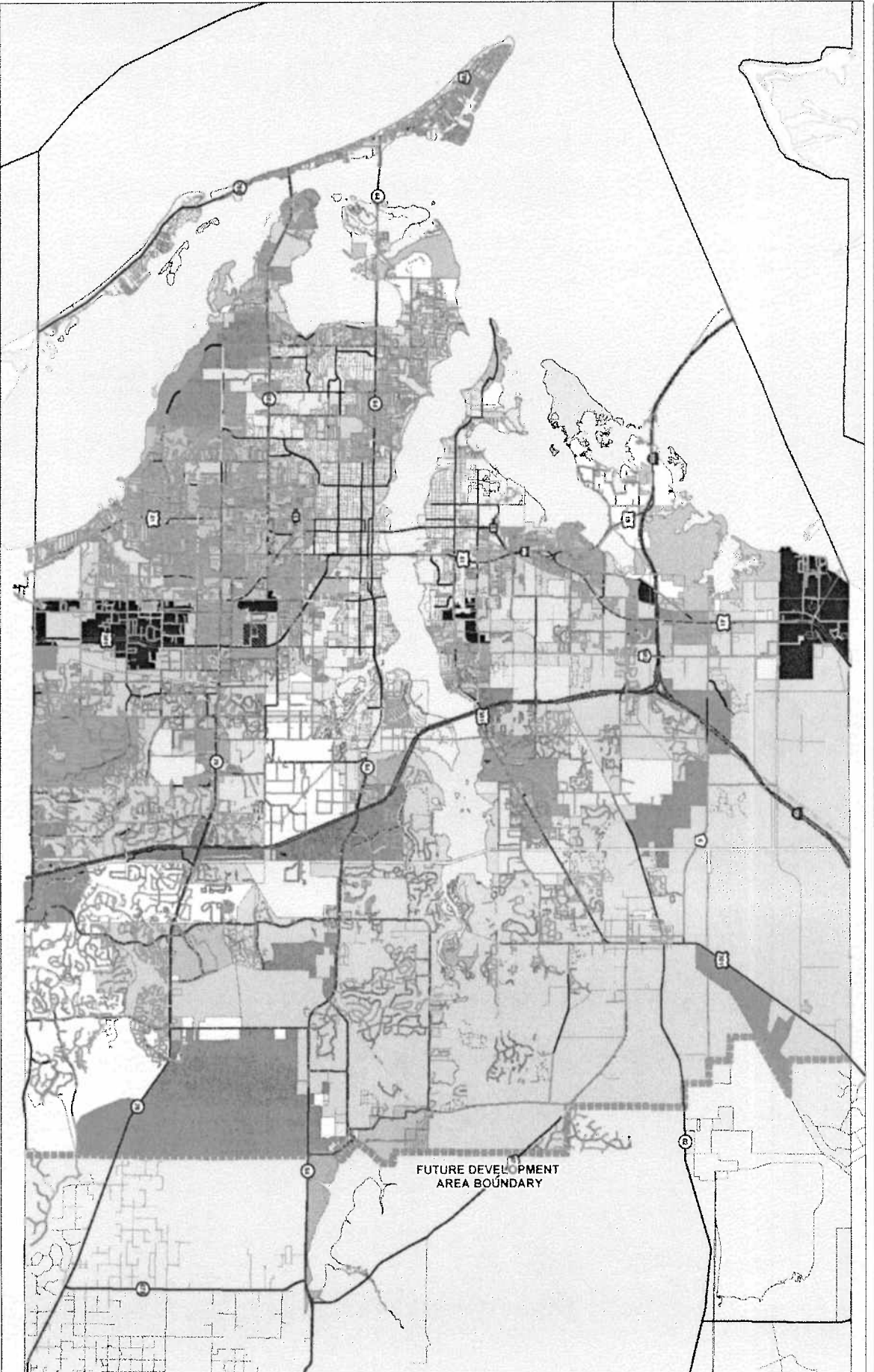
Historical/Archaeological
Peace River Watershed
Manatee Watershed
Evers Watershed
Whitfield Residential
Airport Impact
Coastal Evacuation Area (Hurricane Evac Zone A)
CHHA (Coastal High Hazard Area)
North County Gateway

MAP UPDATED: FEB. 2011

This map was developed by the Manatee County Planning Department. It is a general representation of the future land use plan. It is not intended to be used for legal purposes. The Manatee County Planning Department is not responsible for any errors or omissions on this map.



HOW WILL WE GROW - UTILITIES



ROADS

Future Development Boundary

Cities

Water Main DIAMETER

10 inch

12 inch

14 inch

16 inch

18 inch

20 inch

22 inch

24 inch

26 inch

28 inch

30 inch

32 inch

34 inch

36 inch

4.50 inch

42 inch

48 inch

52 inch

60 inch

0

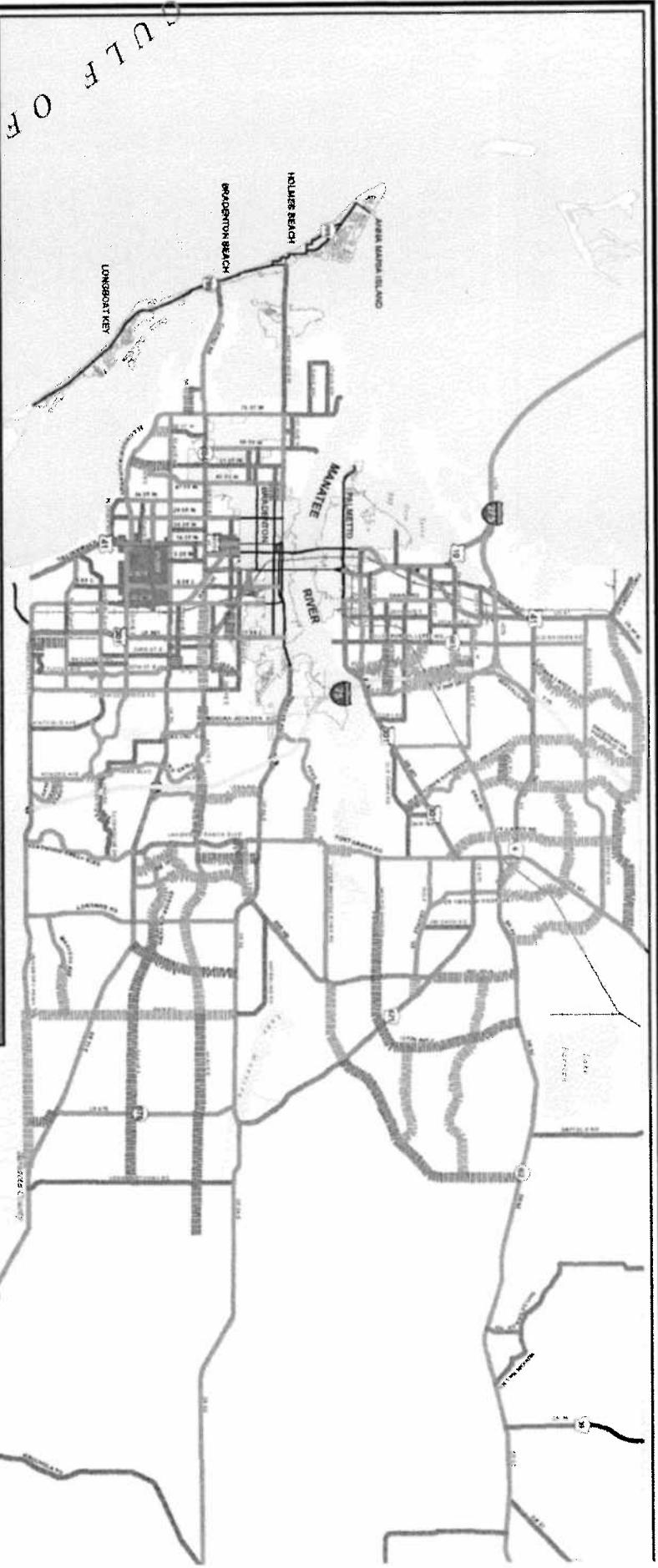
1

2

3

Miles

North Arrow



2030 Future Traffic Circulation Number of Lanes

Map 5 - D

Number of Lanes

Existing Roads

- 2 8
- 4 10
- 6

Proposed Roads

- 2 Future roads line of intent
- 4 to allow flexibility in final alignment
- 6

TCEA BOUNDARIES
(Transportation Concurrence Exception Area)

CITY LIMITS

NOTE: The Traffic Circulation Map Series is a long range planning tool outlining the corridors, lanes and right-of-way needs for the County's thoroughfare system. Detailed planning and engineering will refine alignments.

PA 10-22 / ORD 10-39

Planning Commission 6/16/10

BOCC Transmitted 6/21/10

BOCC ADOPTED 10/12/10

EFFECTIVE 12/27/10

Intersections identified in the Addendum to Table 5-1 shall not have an entitlement for commercial node designation.

Last data update = April 30, 2010



1 inch = 16,539 feet

0 1 2 4
Miles

This map was prepared by the Manatee County Engineering Department. It is intended to provide information and is not intended to be used for legal purposes. The information is provided for informational purposes only. The information is not intended to be used for legal purposes. The information is provided for informational purposes only.

How Will We Grow?

- *How Will We Grow? Report*

- 2013 ULI – SW county focus

- BCC – Hybrid of Alt 2 and Alt 3

- Implementation Planning

- RFP for growth and infrastructure

HWWG Summary - Growth Alternatives

1. Stay the Course

- Suburban

2. West County Focus

- Infill and redevelopment

3. Four Activity Centers

- Port - Parish - SW County - Lakewood Ranch

HWWG Summary

Alternative 1: Stay the Course

Where's school?
Where's the doctor's office?
Where's shopping?
Where's the gas station?
Where is the park?
Where are the restaurants?

Customers per foot?
VMT = x lane miles per capita?



HWWG Summary Alternatives

1. Stay the Course

- Suburban

2. Southwest Focus

- Infill and redevelopment

3. Four Activity Centers

- Port - Parish - SW County - Lakewood Ranch

Consolidated Future Land Use



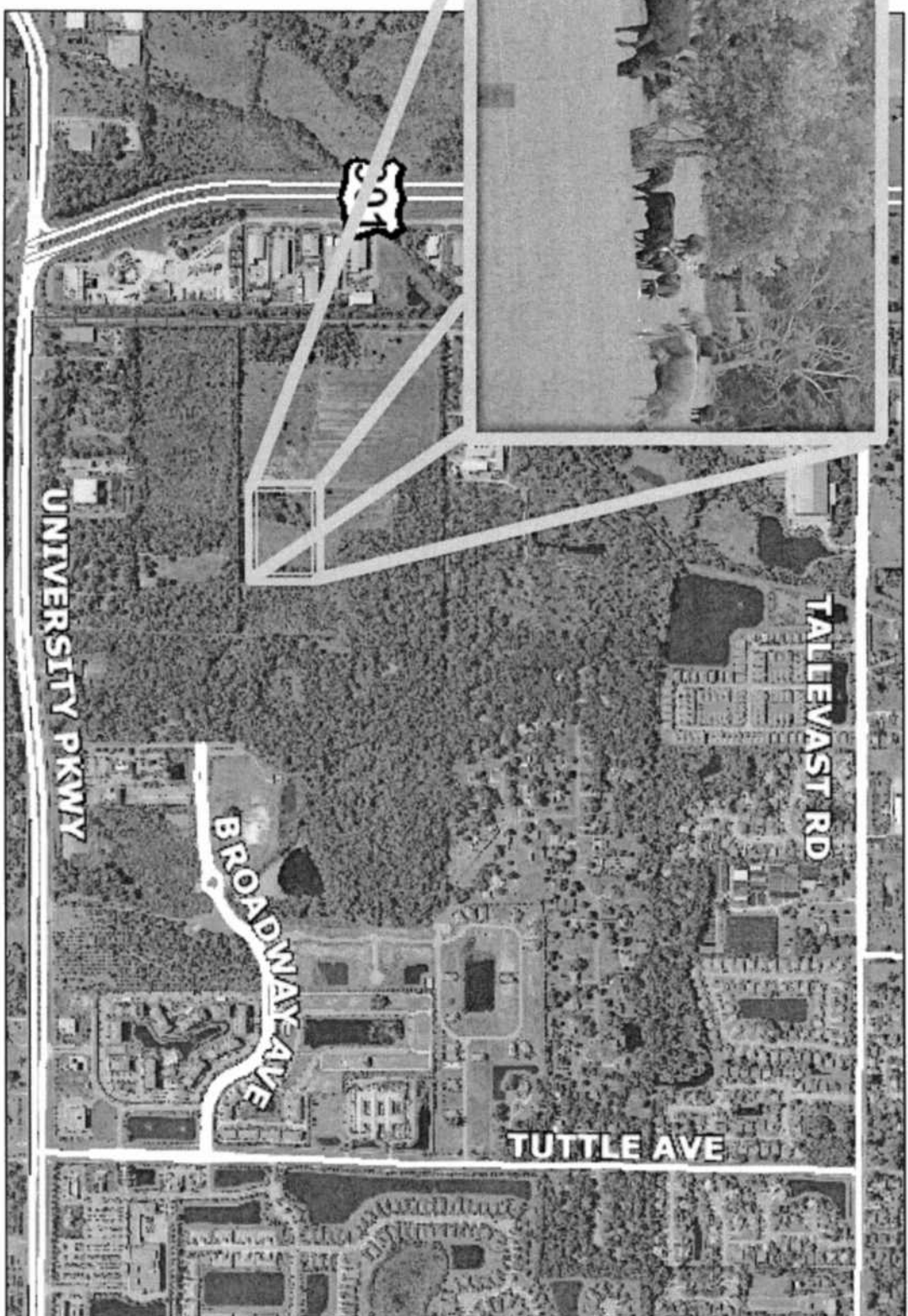
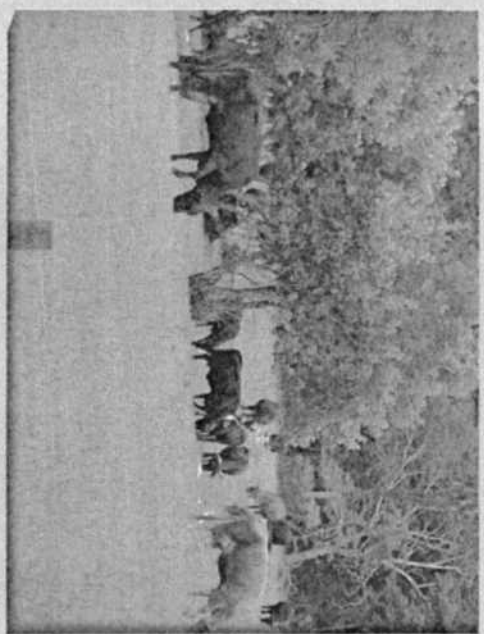
Future Land Use

- RESIDENTIAL
- INDUSTRIAL
- COMMERCIAL
- MIXED USE
- CONSERVATION / AG
- CITY



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HOW WILL WE GROW - UNDERUTILIZED AREAS

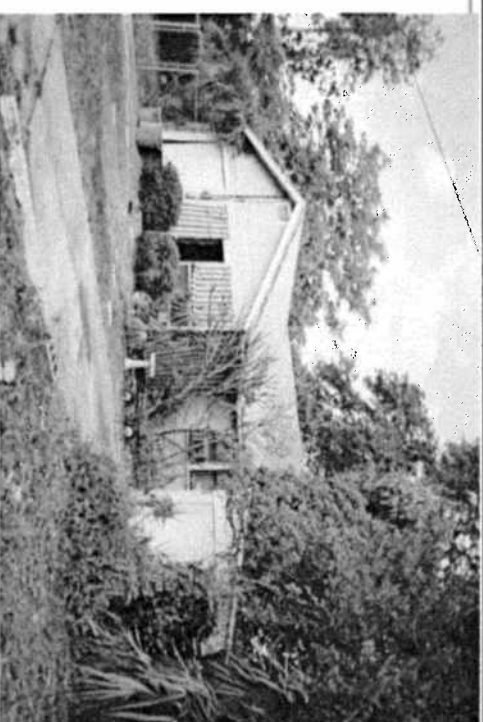
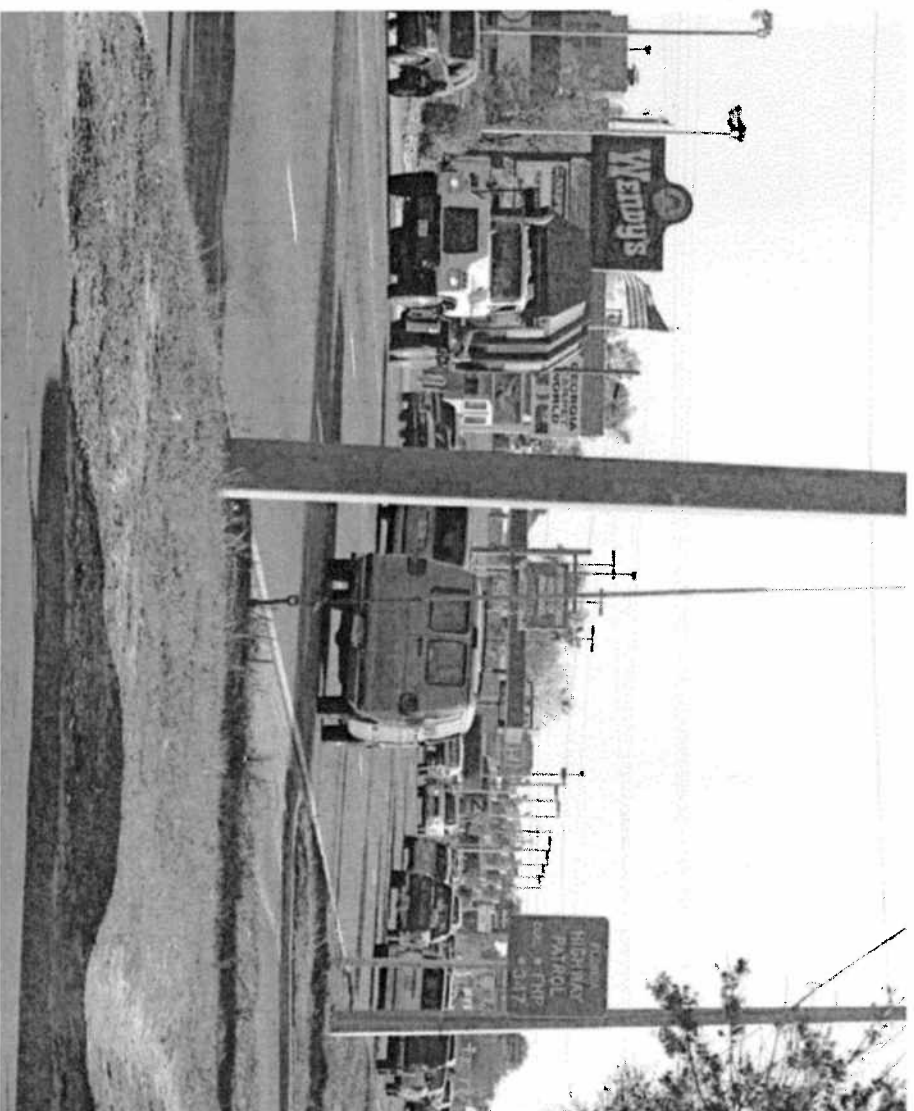


0 500 1,000 1,500 2,000
Feet

Map data by Google Earth
Aerial photography by GeoEye, Inc.
Map data by Google Earth
Aerial photography by GeoEye, Inc.

HWWG Summary

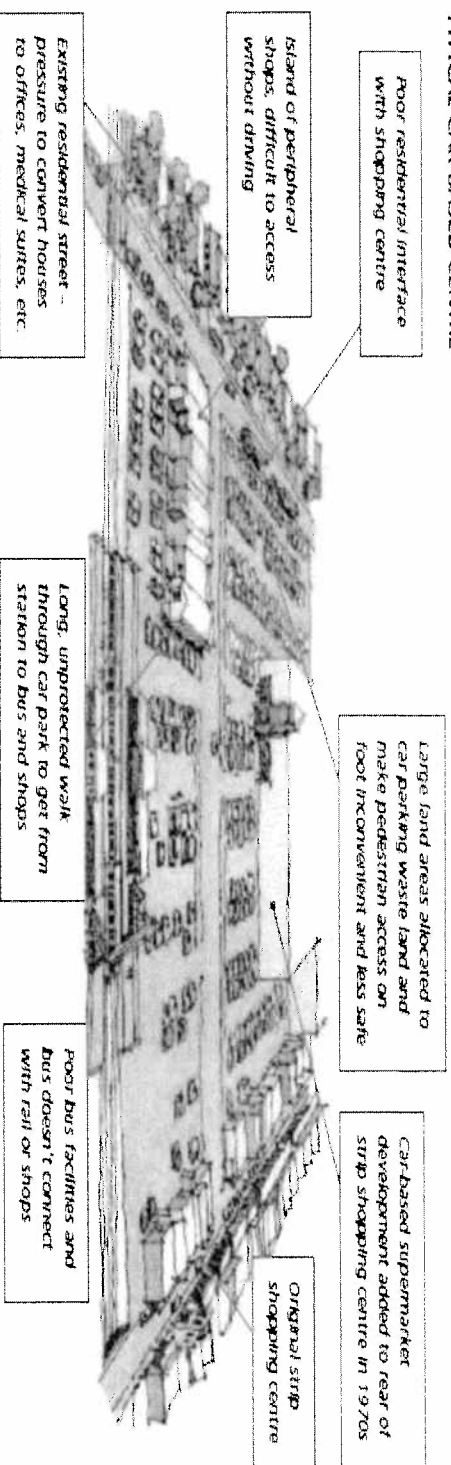
Alternative 2 ----- SW Area Today



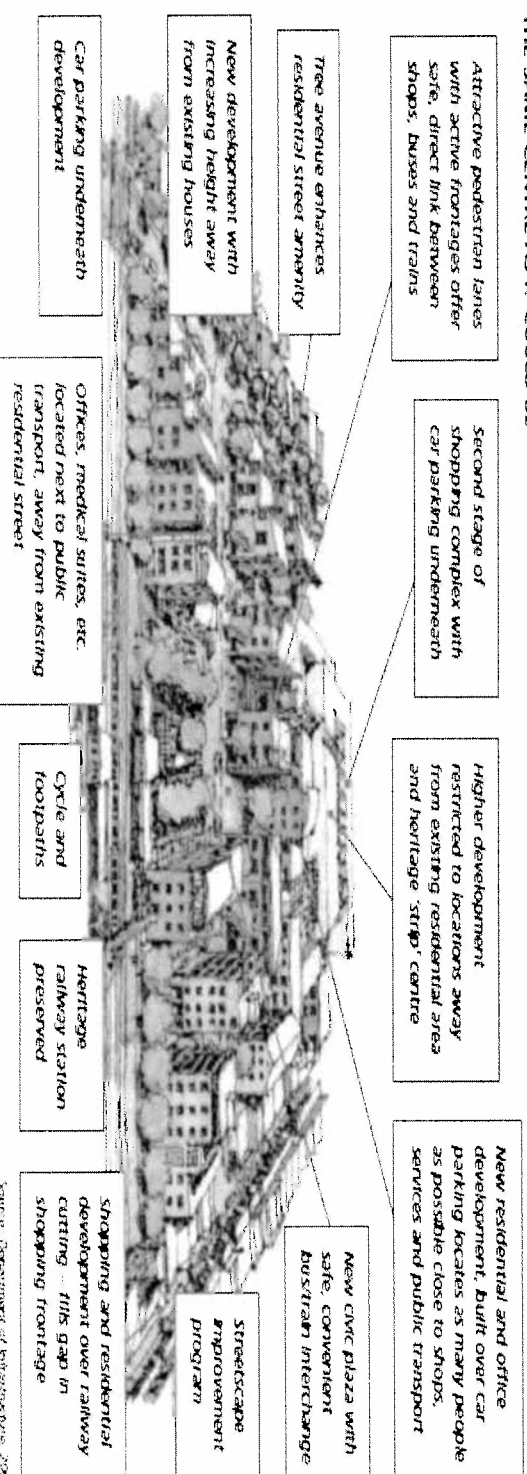
HWWG Summary

Alternative 2

TYPICAL CAR-BASED CENTRE



THE SAME CENTRE AS IT COULD BE



HWWG Summary

Alternative 2 - - -SW Area Today

■ Assets:

- Existing schools, libraries, roads
- Employment core
- Transit system
- Close to beaches
- University of South Florida
- State College of Florida
- IMG Academies
- Sarasota Bradenton Int'l Airport

HWWG Summary Alternatives

1. Stay the Course

- Suburban

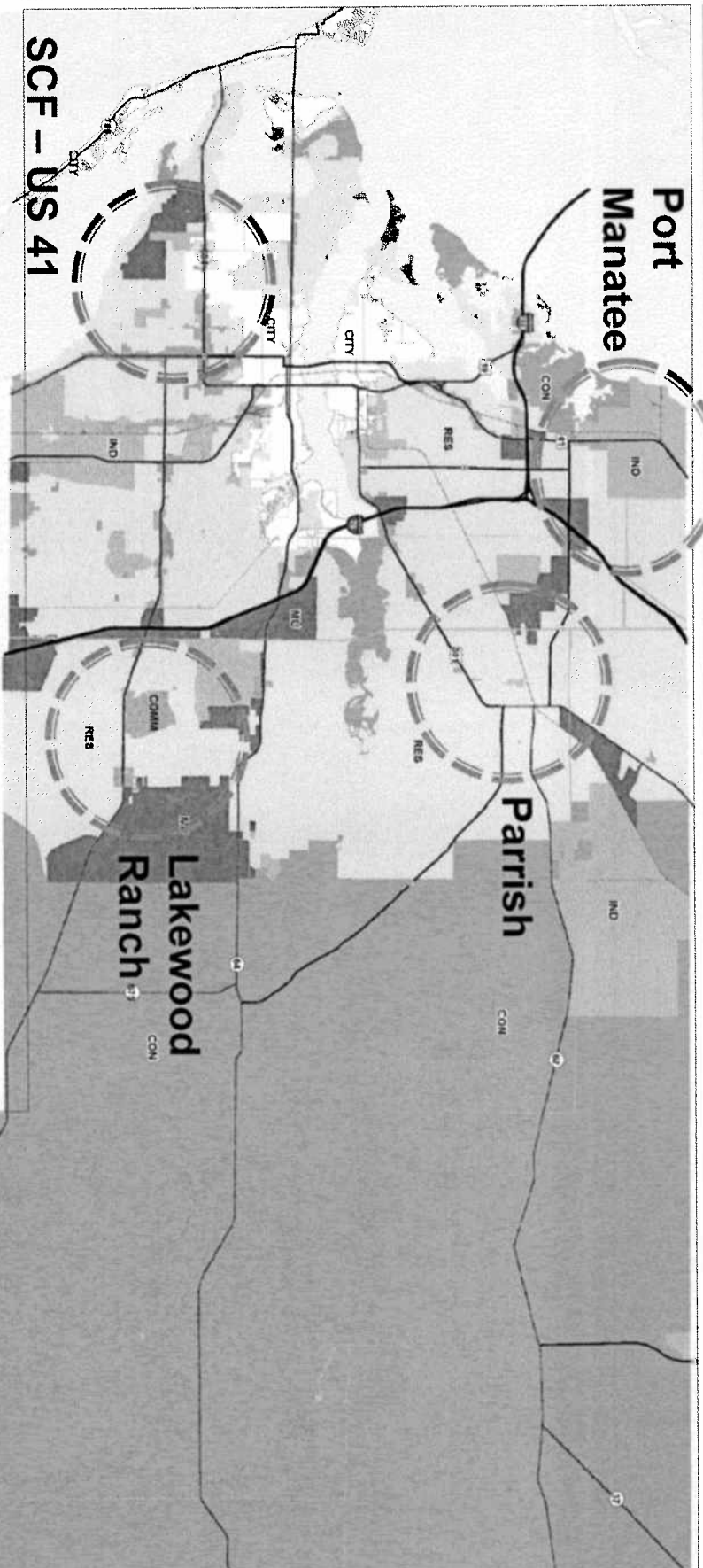
2. West County Focus

- Infill and redevelopment

3. Four Activity Centers

- Port - Parrish – US 41 / SCF - Lakewood Ranch

Consolidated Future Land Use



Future Land Use

- RESIDENTIAL
- INDUSTRIAL
- COMMERCIAL
- MIXED USE
- CONSERVATION / AG
- CITY



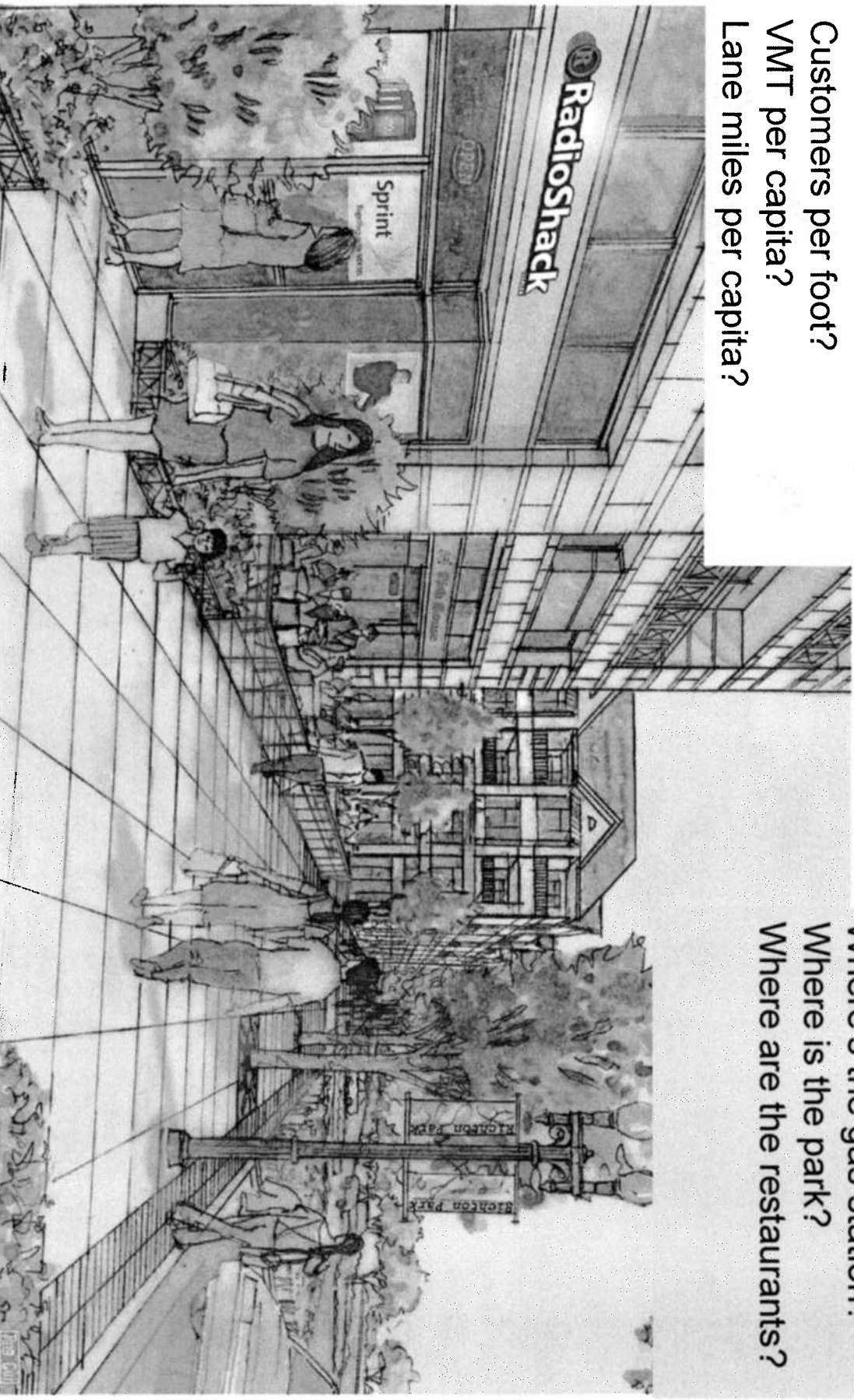
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HWWG Summary

Alternative 3

Customers per foot?
VMT per capita?
Lane miles per capita?

Where's the school?
Where's the doctor's office?
Where's shopping?
Where's the gas station?
Where is the park?
Where are the restaurants?



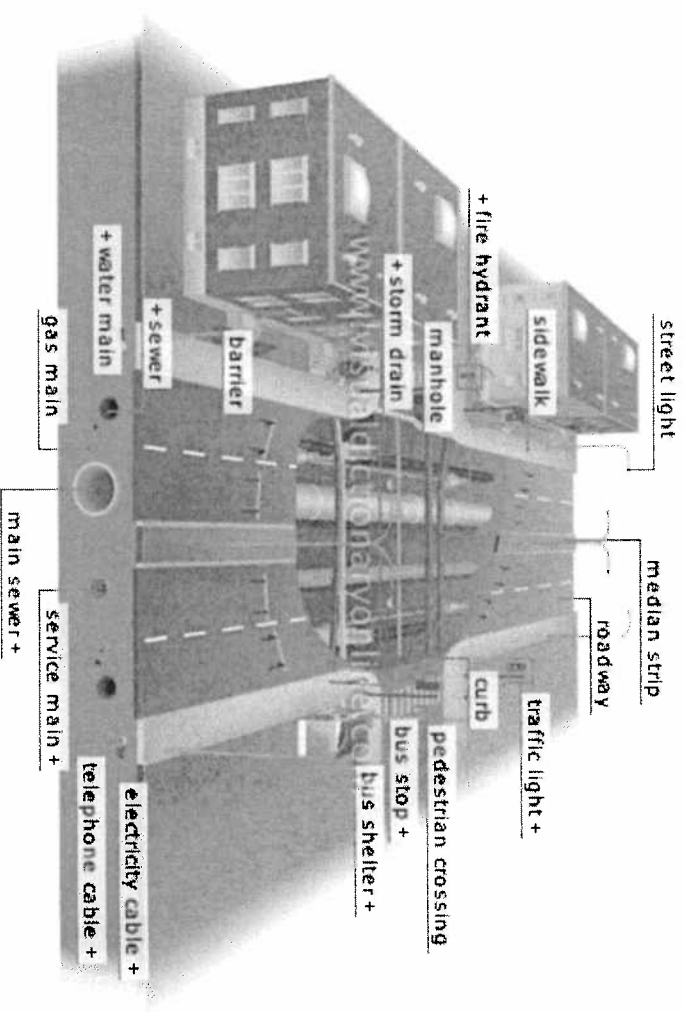
HWWG Report Summary

Trends

Efficiency of Infrastructure & Service Delivery

Customers per foot

Hybrid Alt's 2 & 3 SW County - Activity Centers



How Will We Grow?

- **Outcomes:**
 - Reactionary planning is no longer acceptable nor cost effective.
 - Current tools inadequate to address issues.
 - Process/procedures do not reflect a business mindset for infrastructure.

How Will We Grow?

- Land Development Regulations
 - Comp Plan Policies
 - Land Dev Code
 - Concurrency
- Level of Service Standards
- Impact Fees
- Large utility service area

How Will We Grow?

- **Lacking:**
 - **Proper procedures**
 - **Decision matrices**
 - **Overlap of departmental decisions and infrastructure responsibilities**
 - **Minimum standards**
 - **Customers per foot?**
 - **Density of residential?**

How Will We Grow?

- **Development / CIP Decisions**
 - **No direction or difference:**
 - Location of new development vs. existing infrastructure
 - Cost differential
 - Weighting of projects?

Examples of Growth Issues

- **Utility Extensions**
 - Large service area
 - No extension criteria w/in service area
- **Areas of Utility Capacity**
- **New / Future Roads**

Example – Utility Extension



Existing ROW

Existing End
of Utilities

New
Project

Oak Road

Maple Avenue

Example – Project w/ Utility Extension



Existing ROW

Oak Road

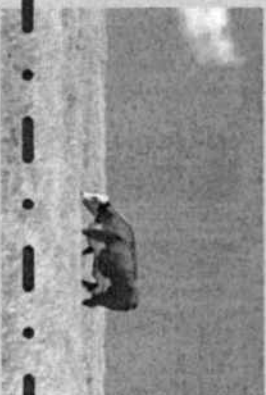
Utilities
Extended &
County Paid
Upsize \$\$\$

New
Project

Maple Avenue

Example – Project w/ Utility Extension

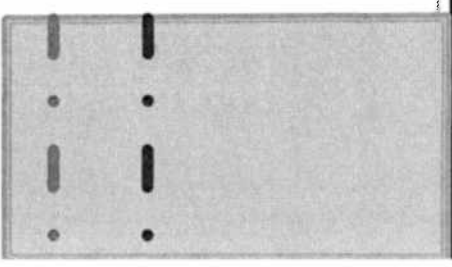
Future ROW



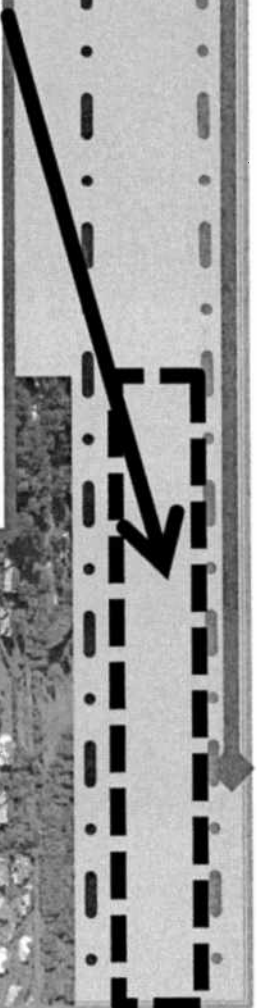
Existing ROW



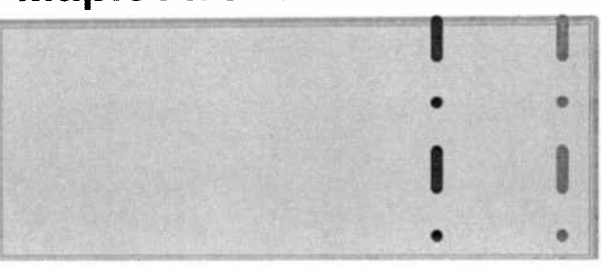
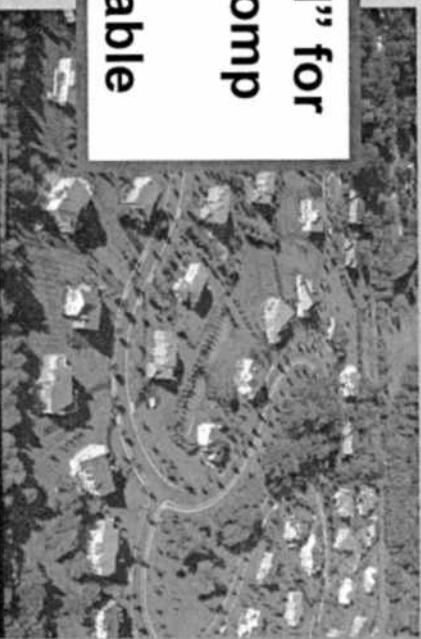
Oak Road



- N portion of property “dedicated” for ROW to facilitate future 4LD per Comp Plan
- Property value impact fee creditable



Maple Avenue



Example – Project w/ Utility Extension

Future ROW



Existing ROW

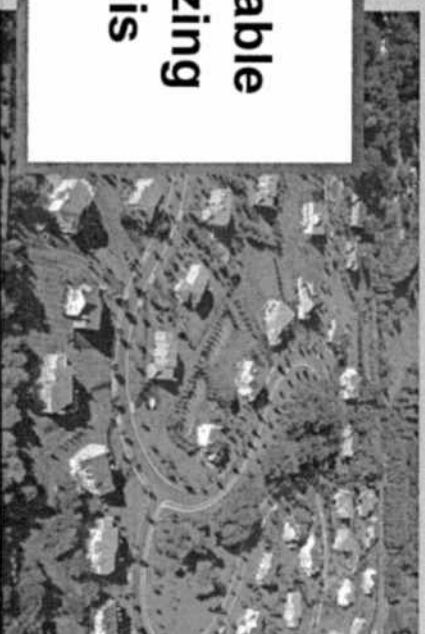


Oak Road

- New projects cause road to be widened – partly impact fee creditable

- County loses investment in upsizing

- CIP projects req'd now shift to this area



Maple Avenue

Example – Project w/ Utility Extension

Existing ROW



Oak Road

- Road project extended utilities
- Utilities consist. w/master plan
- Capacity in new area of county, creating new area for growth and infrastructure, services to be added.

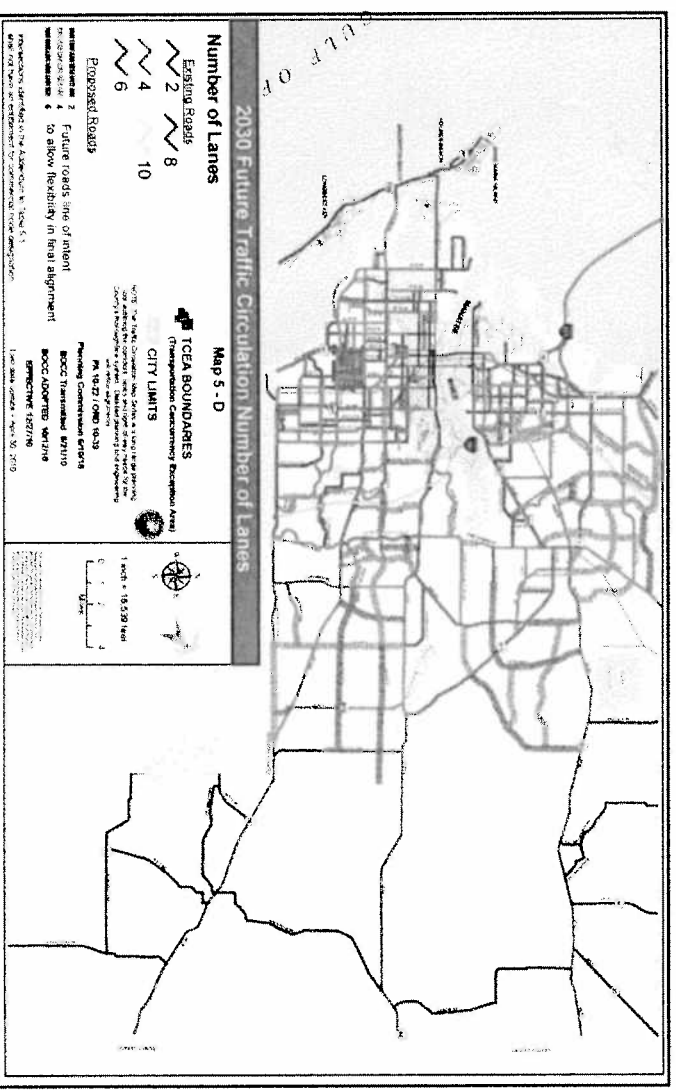
Maple Avenue

Example - Utility Capacity

- Areas of county with existing services and utility capacity.
- But where?
- Utility lines with few customers per linear foot.
- What should be the standard?

Example – Future Roads

- What is process for projects when future road within their project boundary?
- Marriage of traffic study tech. requirements and Comp Plan policy.
- Impact fees steered



RFP

- Task I – Discovery and Findings
- Task II - Recommendations

RFP – Task I

- **Discovery and Findings**

- **Interviews:**

- **Dept. Leadership**
- **County Attorney's Office**
- **Fire District Leaders**
- **School Board Leadership**

RFP – Task I

- Deliverables

- Findings Report

- SWOT Analysis

- Presentations

- County Dept. Leaders

- BCC Worksession

RFP – Task II Recommendations to Improve Efficiencies

- **Infrastructure Investment**

Strategy

- **Recommendations to Land**

Development Regs & Process

- **Comp Plan**

- **Land Dev Code**

- **Decision matrices**

RFP – Task II Recommendations to Improve Efficiencies

- **Recommendations to CIP
Process**

- **Decision matrices**

- **Development of Funding
Strategies**

RFP – Task II Recommendations to Improve Efficiencies

- **Deliverables:**
 - **Recommendations Report**
 - **Alt finance mechanisms**
 - **Strategies**
 - **Ways to improve efficiencies**
 - **Development of specialized revenues**
 - **Impact fees, mobility fees, facility investment fees**

RFP – Task II Recommendations to Improve Efficiencies

- **Deliverables:**
 - **Presentations**
 - **County Dept. Leaders**
 - **BCC Worksession**

Mymanatee.org

- **Questions**

- **Resources:**

- www.mymanatee.org/howwillwegrow

- **John Osborne, AICP**

Planning Official

Manatee County Government

john.osborne@mymanatee.org

941-748-4501 x 6825