



INVITATION TO NEGOTIATE

ITN Number 25-001

**Sale and Development of the Properties Located at
414 10TH STREET WEST (also known as 410 10th STREET WEST),
1002 MANATEE AVENUE WEST, 1007 4TH AVENUE WEST,
1009 4TH AVENUE WEST, AND
1001 4TH AVENUE WEST
BRADENTON, FLORIDA 34205**

**A portion of Parcel Identification Number
3297510004**

and

**Parcel Identification Numbers
3293400002, 3293100059, 3293100109, and 3292900002**

For a Potential Development

July 11, 2025

**Manatee County Property Management Department
Property Acquisition Division
1112 Manatee Avenue West Suite 800
Bradenton, Florida 34205**

INVITATION TO NEGOTIATE (ITN) FOR THE SALE AND DEVELOPMENT OF THE PROPERTIES LOCATED AT 414 10TH STREET WEST (ALSO KNOWN AS 410 10TH STREET WEST), 1002 MANATEE AVENUE WEST, 1007 4TH AVENUE WEST, 1009 4TH AVENUE WEST, AND 1001 4TH AVENUE WEST, BRADENTON, FLORIDA 34205 (A PORTION OF PARCEL IDENTIFICATION NUMBER 3297510004, AND PARCEL IDENTIFICATION NUMBERS 3293400002, 3293100059, 3293100109, and 3292900002)

Manatee County, a political subdivision of the State of Florida (County) is seeking proposals from interested organizations authorized to operate in the State of Florida (Proposers), for the purchase and development of the County-owned, improved properties located at 414 10th Street West (also known as 410 10th Street West) (collectively known as “414 10th Street West”), 1002 Manatee Avenue West, 1007 4th Avenue West, 1009 4th Avenue West, and 1001 4th Avenue West, Bradenton, Florida 34205 (“Properties”).

DATE, TIME, AND PLACE DUE

The Due Date and Time for submission of Proposals in response to this ITN is October 9, 2025, at 3:00 P.M. EST. Proposals must be delivered to the following location: Manatee County Administration Building, 1112 Manatee Avenue West, Suite 800, Bradenton, Florida 34205 and must be time-stamped by an employee of the Property Acquisition Division prior to the Due Date and Time.

SOLICITATION INFORMATION CONFERENCE

There will be no Solicitation Information Conference for this solicitation.

SUBMISSION OF PROPOSALS

In order to receive consideration, Proposers must meet the minimum qualification requirements and comply with the following instructions. Proposals will be accepted from a single business entity, joint venture, partnership, or corporation.

All items listed below are **REQUIRED**. The contents of the sealed package containing the Proposal must include:

TAB 1: Overview

All pages shall be on 8.5”x11” paper. Conceptual drawings and architectural renderings shall not exceed 11”x17” in size.

1. One-page Letter of Interest (double-sided, if necessary).

2. Provide a Project Summary (no more than 3 pages, single-sided maximum).
3. Conceptual design plans for the project.
4. Documentation evidencing that Proposer is a non-profit or for-profit organization authorized to operate in the State of Florida.

TAB 2: Purchase Price and Proof of Funds

1. State the proposed purchase price.
2. Provide a cost breakdown and total estimate for the construction of the proposed improvements.
3. Provide proof of available funds to close on the Properties, proof of the ability to secure adequate financing, or proof of available funds to develop the Properties and to construct the proposed improvements within the timeframe provided by the Proposer. Any resulting contract may include a performance guarantee provision. Credit references should be included and if the project is being financed, a pre-approval letter from a financial institution is required. Cash bidders shall provide proof of funds in the form of a letter from a reputable financial institution.

TAB 3: Development Approach and Design Plans

1. Provide a detailed project approach, including the proposed strategy for the development of the properties, phases, and construction.
2. The Project is designed to create a vibrant, integrated community space that combines parking, residential, commercial, and recreational facilities. Please provide details of what the key components and their intended uses are. The Project must include parking facilities and may also include, but is not limited to the following components:
 - Grocery Store: To provide convenient access to a wide range of fresh produce, groceries, and household items for the local community.
 - Housing Units: Residential units that cater to market rate housing.
 - Fitness Center/Gym: To promote health and wellness within the community by providing access to state-of-the-art fitness facilities and programs.
 - Public Transit: Integrations to public transit may allow for flexibility in the preferred public parking spaces.

3. Provide architectural renderings of the proposed development and any outdoor amenities, innovative and/or energy-efficient design features, etc. that would be applicable.

TAB 4: Perceived Economic Benefits/Impacts

1. Provide a narrative explaining what economic benefits/impacts your proposed development will bring to the community, including job creation and increased local revenue. How will it add value and compatibility to the community while addressing the general needs of the community?

TAB 5: Market Rate Housing

1. Provide a narrative explaining what impact your proposed development will have on Market Rate Housing.

TAB 6: Timeline

1. Provide a comprehensive timeline of the key steps in the development of the project and the anticipated date for any/all certificates of occupancy to be issued. Timeline should depict major project milestones, including but not limited to: any due diligence/inspection work; securing financing, if applicable; obtaining rezoning of the Property and any necessary comprehensive plan amendments, if applicable; etc.

Submit:

- One (1) bound original proposal clearly identifying Proposer and marked "ORIGINAL".
- Two (2) bound copies of the proposal clearly identifying Proposer and marked "COPY" with all required information and identical to the original.
- Three (3) electronic format copy(s) clearly identifying Proposer.

Electronic format copies should be submitted on separate Universal Serial Bus (USB) portable flash memory drives or Adobe Acrobat[®] portable document format (PDF) **in one file that includes TABS 1-6 and the required form in Attachment B, along with any supporting documentation.** Do not password protect or otherwise encrypt electronic proposal copies. Electronic copies must contain an identical proposal to the ORIGINAL.

Submit the Proposal in a sealed package with the following information clearly marked on the outside of the package: ITN Number 25-001, Sale and Development of the properties

located at 414 10th Street West, 1002 Manatee Avenue West, 1007 4th Avenue West, 1009 4th Avenue West, and 1001 4th Avenue West, Bradenton, Florida 34205, Proposer's name, and Proposer's address. Proposals must be received by the Manatee County Property Acquisition Division, located at 1112 Manatee Avenue West, Suite 800, Bradenton, Florida 34205, and must be time-stamped by an employee of the Property Acquisition Division prior to the Due Date and Time stated above.

DEADLINE FOR QUESTIONS AND CLARIFICATION REQUESTS

The deadline to submit all questions, inquiries, or requests concerning interpretation, clarification or additional information pertaining to this Invitation to Negotiate to the Manatee County Property Acquisition Division is September 9, 2025, at 3:00 PM EST.

Questions and inquiries regarding the ITN should be submitted via email to the Property Acquisition Division whose contact information is shown below:

Peter Morrow, Property Acquisition Division Manager

Phone: (941) 748-4501, ext. 6913

Email: peter.morrow@mymanatee.org

Manatee County Property Management Department

Claudia Ruiz, Senior Real Property Specialist

Phone: (941) 748-4501, ext. 6288

Email: claudia.ruiz@mymanatee.org

Manatee County Property Management Department

Property Acquisition Division

Lisa Crabtree, Senior Real Property Specialist

Phone: (941) 748-4501, ext. 3993

Email: lisa.crabtree@mymanatee.org

Manatee County Property Management Department

Property Acquisition Division

Questions and Clarification Requests submitted after the Questions and Clarification Requests deadline will not be accepted. No verbal Questions and Clarification Requests will be honored. Responses to Questions and Clarification Requests will be sent via email from the Property Acquisition Division to the email address from which the Questions and Clarification Request was received.

AUTHORIZED FOR RELEASE:

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Attachment “A”: General Terms and Conditions of the Invitation to Negotiate for the *Sale and Development of the Properties at 414 10TH STREET WEST (also known as 410 10th STREET WEST), 1002 MANATEE AVENUE WEST, 1007 4TH AVENUE WEST, 1009 4TH AVENUE WEST, AND 1001 4TH AVENUE WEST, BRADENTON, FLORIDA 34205 (A portion of PID 3297510004, and PIDs 3293400002, 3293100059, 3293100109, and 3292900002)*

Attachment “B”: Forms (Must be returned with proposal)

- 1. Proposal Certification Form**

Attachment “C”: Legal Description and Sketch of Properties

Attachment “D”: Existing Utilities

Attachment “E”: Chilled Water Lines

Attachment “F”: Aerial Map

1. INTRODUCTION: OVERVIEW & PROPERTY INFORMATION

The Parent tract of the Property, PID 3297510004, is also the location of the Manatee County Administration building complex ("Complex"), the Property area open to this ITN is the Parking Garage located at 414 10th Street West (also known as 410 10th Street West), (collectively "414 10th Street West"), Bradenton, Florida 34205, and is used by the attached County Administration Complex and the Public. The Parking Garage was built in 1989, and is a 7-story concrete structure, plus a top deck, with a base area of 37,986 square feet and consists of approximately 407 parking spaces dedicated to the Complex, 190 paid parking spaces, totaling 625 parking spaces, two (2) elevators, two (2) sets of stairwells and a wet sprinkler system. There are handicapped parking spaces on all levels adjacent to the elevators.

The Property was acquired by Manatee County in 1989 via a Special Warranty Deed and recorded in Official Records Book 1266, Page 3266, of the Public Records of Manatee County, Florida for the purpose of constructing the Complex and Parking Garage.

The Property area open to this ITN also includes the following properties:

The Property located at 1002 Manatee Avenue West, Bradenton, Florida 34205, PID 3293400002, formerly known as the Merrill Lynch Building, is approximately 13,470 square feet or 0.3092 acres with a 2-story building built in 1948 consisting of approximately 21,869 square feet. The Property was acquired by Manatee County in 2004 via Warranty Deed and recorded in Official Records Book 1909, Page 5468; as corrected in Official Records Book 2147, Page 5936, all of the Public Records of Manatee County, Florida.

The Properties located at 1007 4th Avenue West and 1009 4th Avenue West Bradenton, Florida, consisting of Lots 2 and 3 of the Smith's Addition to Braidentown Plat, recorded in Plat Book 1, Page 135 of the Public Records of Manatee County, Florida, formerly known as PID 3293100008, was acquired by Manatee County in 1991 via Warranty Deed and recorded in Official Records Book 1322, Page 2174. In 2022 the County sold a portion of lots 2 and 3 via County Deed as recorded in Official Records as Instrument Number 202241098549, along with a Permanent Ingress/Egress, Construction and Maintenance Easement as recorded in Official Records as Instrument Number 202241098550, all of the Public Records of Manatee County.

The Property located at 1009 4th Avenue West, Bradenton, Florida 34205, is now known as PID 3293100109, and was formerly the location for the Central Records Building. The subject property is approximately 6,078 square feet or 0.1395 acres in land size with a 3-story building consisting of 13,473 square feet under roof. In 2022, the Property was re-acquired by Manatee County via Warranty Deed and recorded in Official Records as

Instrument Number 202441011049 of the Public Records of Manatee County, Florida and a Termination and Release of Permanent Ingress/Egress, Construction and Maintenance Easement was recorded in Official Records as Instrument Number 202441024640 of the Public Records of Manatee County, Florida.

The Property located at 1007 4th Avenue West, Bradenton, Florida 34205, is now known as PID 3293100059, and was the location of a P25 communication tower and 2 structures. The tower was decommissioned and has been removed. The subject property is approximately 3,922 square feet or 0.0900 acres.

The Property located at 1001 4th Avenue West, Bradenton, Florida 34205, PID 3292900002, is a vacant parking lot encumbered with a Memorandum of Lease for allowing for the Hampton Inn's overflow parking as recorded in Official Records Book 2443 Page 6249 of the Public Records of Manatee County, Florida. The property has 28 open air parking spaces and is approximately 10,000 square feet or 0.2296 acres. The Property was acquired by Manatee County in 2004 via Warranty Deed as recorded in Official Records Book 1909, Page 5468; as corrected in Official Records Book 2147, Page 5936, all of the Public Records of Manatee County, Florida.

The Properties are all located in the City of Bradenton and current zoning designation is mostly PD-C with a portion of the northwest corner being Light Manufacturing (LM). The purpose of the LM District is to provide areas for light manufacturing, processing or assembling uses, intensive commercial uses and other light industrial uses in appropriate areas of Manatee County. Planned development districts are intended to be established for: specialized purposes, where a proposed project warrants greater flexibility than a standard district provides; when the Comprehensive Plan requires a planned development review process; or when the ability to attach conditions to a site plan is warranted.

In October 2024, Sweet Sparkman Architecture & Interiors prepared a Design Criteria Package (Package) for the reconstruction of the Manatee County Administration Parking Garage. At that time, the County was seeking to partner with a private developer to redevelop the existing County garage into a multi-use Class A office building. The Package provides a detailed description of the project overview, regional market, regulatory requirements, project site, site development scenarios and design and performance criteria. For your reference, please click this [link](#) to download the Package.

2. THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON

The Community Redevelopment Agency of the City of Bradenton (CRA) is dedicated to revitalizing and improving designated areas within the City. The CRA offers incentives

for redevelopment that will enhance the quality of life for residents, attract new businesses, and stimulate economic growth. Please click the following links <https://cityofbradenton.com/cra> and <https://cityofbradenton.com/crafinance> for more information relating to the CRA or contact CRA@bradentonfl.gov to answer specific questions.

3. COMMUNICATIONS

All communications related to this ITN, including Questions and Clarification Requests, must be submitted in writing or via email to peter.morrow@mymanatee.org, claudia.ruiz@mymanatee.org, and lisa.crabtree@mymanatee.org. All inquiries or Questions and Clarification Requests pertaining to this ITN must be submitted no later than September 9, 2025, at 3:00 PM EST.

4. CRITERIA FOR SALE AND DEVELOPMENT

The purpose of this ITN is to solicit Proposals to develop a 1.67-acre tract of land. The County is seeking Proposals from non-profit or for-profit organizations who have the financial and organizational capacity to develop the Properties by providing a cost-efficient and innovative development to the community.

Proposals must include a minimum of 407 parking spaces for Complex staff, 28 parking spaces for Hampton Inn overflow parking and 190 parking spaces for public use. The total number of preferred parking spaces is 2,000. Additionally, an Interlocal Agreement regarding Operation and Maintenance of Administration Center Public Parking Facilities between the City of Bradenton and Manatee County was agreed to and executed on June 12, 2024.

Proposals must include plans to allow for access for maintenance of the existing utilities, County security lines to the Complex and chilled water lines as depicted in Attachments D and E, as well as the County's backup generator located adjacent to the alleyway. The alleyway running east/west through PID 3297510004 is encumbered with an Ingress, Egress, and Utilities Easement as recorded in Official Records Book 1174, Page 2380 of the Public Records of Manatee County, Florida, and chilled water lines, all of which support the Complex. Relocation of any of the items identified in this paragraph is negotiable.

The Due Date and Time for submission of Proposals in response to this ITN is October 9, 2025, at 3:00 PM EST. Proposals must be delivered to the following location: Manatee County Administration Building, 1112 Manatee Avenue West, Suite 800, Bradenton, Florida 34205 and must be time-stamped by an employee of the Property Acquisition Division prior to the Due Date and Time. Proposals will be opened immediately following

the Due Date and Time at the Manatee County Administration Building, 8th Floor, Suite 800.

Proposal(s) received after the Due Date and Time will not be considered. It will be the sole responsibility of the Proposer to deliver their proposal to the Manatee County Property Acquisition Division for receipt on or before the Due Date and Time. If a proposal is sent by U.S. Mail, courier or other delivery services, the Proposer will be solely responsible for its timely delivery to the Property Acquisition Division. Proposals delayed in delivery will not be considered, will not be opened at the public opening, and arrangements will be made for the return of the Proposal to the Proposer.

Proposer acknowledges that all information contained within their Proposal is public record, as defined in Chapter 119, "Public Records", of Florida Statutes. No information should be labeled confidential unless exempted under said laws.

The successful candidate shall have proven experience in the design, construction, and project management of this type of proposed development. Additionally, the successful candidate shall be environmentally and ecologically sensitive throughout all aspects of the project and bear the full expense and burden of obtaining all relevant approvals in accordance with state and local laws.

5. MINIMUM QUALIFICATIONS TO BE CONSIDERED

A. 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 required in the scope of services in this ITN or contained in the proposal. Proposals may be presented by a single business entity, a joint venture, or partnership, or corporation.

B. Proposers shall demonstrate capability in performing or overseeing the performance of the services described within the scope of services set forth herein with a preference for substantial, current, and verifiable experience. 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 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 ITN for the Proposer.

C. Similar Projects. To validate experience, expertise and capabilities, Proposers shall provide the following details for each of the Proposer(s)' relevant past similar projects:

- The 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 email and telephone for the Clients' contract manager for the project.

After County validates the minimum qualifications have been met, responsive Proposals will be considered by an evaluation committee established by the County Administrator.

6. PROPOSED USE OF PROPERTY AND ZONING DESIGNATION

- The respondent shall indicate what development is proposed for the site and the required zoning needed for this development.
- The respondent is responsible for properly researching the allowable uses and types of structures that can be permitted on the Properties.

7. PROPOSAL REQUIREMENTS

In order to receive consideration, Proposers must meet the minimum qualification requirements and comply with the instructions and requirements found in this ITN. Proposals will only be accepted from organizations authorized to operate in the State of Florida.

All documents issued pursuant to this ITN are distributed electronically and available for download at no charge at <https://mymanatee.org/departments/property-management-department/property-acquisition-division>. Documents may be viewed and downloaded for printing using Adobe Reader® software.

Additionally, the ITN and all related documents are available for public inspection at the Manatee County Property Acquisition Division, 1112 Manatee Avenue West, Suite 800, Bradenton, Florida 34205. Call (941) 748-4501, ext. 6288 or 3993 to schedule an appointment. Documents are available between the hours of 8:00 A.M. and 4:00 PM EST, Monday through Friday, except for County holidays.

The County, at its sole discretion, reserves the right to select Respondents to provide an oral presentation of their Proposal.

8. ORGANIZATION OF PROPOSALS

Proposals must be organized and arranged as described in Submission of Proposals of this ITN. Proposals must clearly indicate the legal name, address, and telephone number of the Proposer. Proposals must be signed by an individual authorized to make representations for the Proposer.

9. REVIEW OF PROPOSALS

The County will conduct a due diligence review of all proposals received to determine if the Proposer is responsible and responsive. To be responsive, a Proposer must submit a proposal that conforms in all material respects to the requirements of this ITN and contains all the information, fully completed attachments and forms, and other documentation required. Proposals that are deemed non-responsive will not be considered or evaluated.

To be responsible, a Proposer must meet the minimum qualification requirements and have the capability to purchase and develop the proposed project. Proposals submitted by Proposers that are deemed non-responsible will not be considered or evaluated.

Proposals that do not clearly demonstrate the Proposer's ability to successfully purchase and develop the Properties as proposed will be deemed ineligible and will not be considered.

The examination and evaluation of the proposals submitted in response to this solicitation generally requires a period of not less than sixty (60) calendar days from the Due Date and Time.

10. EVALUATION FACTORS

Evaluation of proposals will be conducted by an evaluation committee. Each evaluation committee member will evaluate and score the proposals for each of the evaluation criteria.

The committee reserves the right to provide a final score without conducting interviews, presentations, and/or demonstrations with Proposers. Therefore, each Proposer must ensure that its proposal contains all the information requested in this ITN and reflects Proposer's best offer.

The committee will consider all information submitted by each responsible and responsive

Proposer, clarification information provided by Proposer, information obtained during the interview/presentation/demonstration, feedback received from Proposer's references, and any other relevant information received during any investigation of Proposer, to ascertain the ability of the Proposer(s) to perform the scope of services as stated in this ITN.

EVALUATION CRITERIA

The following evaluation criteria have been established for this ITN:

Criteria	Maximum Score
Purchase Price and Proof of Funds	20
Development Approach and Design	20
Perceived Economic Benefits/Impacts	20
Market Rate Housing Component	20
Timeline	20

A. CLARIFICATIONS / INTERVIEWS / PRESENTATIONS / DEMONSTRATIONS

As part of the evaluation process the evaluation committee may request additional information or clarification from Proposers for the purpose of further evaluation of (a) conformance to the solicitation requirements, (b) the abilities of the Proposer, and (c) understanding of the proposal submitted. Additional information and/or clarification must be submitted by Proposer within the requested time-period.

Additionally, interviews, presentations and/or demonstrations may be conducted with Proposers as part of the evaluation process. If conducted, the evaluation committee will decide which of those proposals are deemed by the committee as having a reasonable probability of being selected for award. The Proposers for this 'short-list' of proposals will be invited to meet with the committee. Proposers shall decide to attend the interviews, presentations and/or demonstrations if invited. The interviews, presentations and/or demonstrations are closed to the public to the extent permitted by law.

The committee reserves the right to provide a final score without conducting interviews, presentations, and/or demonstrations with Proposers. Therefore, each Proposer must ensure that its proposal contains all the information requested in this ITN and reflects Proposer's best offer.

B. BEST AND FINAL OFFER (BAFO)

The County may request a BAFO if additional information or modified proposals are necessary for the evaluation committee to complete its evaluation and scoring. The information received from the BAFO will be used by the evaluation committee to re-evaluate and re-score the Proposers.

SCORING OF PROPOSALS

The evaluation committee will determine from the responses to this ITN and subsequent investigation as necessary, the Proposer(s) whose proposal(s) best meet the County's requirements and recommend the County enter into negotiations for an agreement.

In its review, the evaluation committee may take the following actions:

- a. Review all responses pursuant to the evaluation factors stated herein
- b. Short list Proposers to be further considered in oral interview/presentation/product demonstrations
- c. Recommend commencement of negotiations to the County Administrator
- d. Reject all proposals received and cancel the Invitation to Negotiate
- e. Receive written clarification of proposal

C. 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.

Special consideration may be given to Proposals that promote innovative, cost-saving design; flexible design options such as the combination of architectural styles, building forms, and development requirements; and positive features such as orientation toward the street and pedestrian access, without compromising the quality of the prospective housing.

The County reserves the right to accept or reject any and all proposals, to waive irregularities and technicalities, to request additional information and documentation, and to cancel this solicitation at any time prior to execution of the contract. The County reserves the right to award the contract to a responsive and responsible Proposer which in its sole determination is the best value and in the best interests of the County.

The County reserves the right to investigate as it deems necessary to determine the ability of any Proposer to fulfill any aspect of their Proposal. Upon request by the County, Proposer shall provide all such information to the County. Additional information may include, but will not be limited to, current financial statements prepared in accordance with generally accepted accounting practices and certified by an independent CPA or official of Proposer; verification of availability of equipment and personnel; and past performance records.

11. NEGOTIATION OF THE AGREEMENT

A. GENERAL

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

1. The proposal will serve as a basis for negotiating an agreement, but not compel adherence to its terms or conditions.
2. 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 ITN whether or not the proposal is accepted.
3. All products and papers produced in the course of this engagement become the property of the County upon termination or completion of the engagement.

B. NEGOTIATIONS

The negotiation process is designed to establish the terms, conditions and covenants of the contract and assure the County obtains the best value.

The negotiations may be conducted as a single negotiation or with multiple Proposers. Negotiations with multiple respondents may occur either concurrently or consecutively.

The meetings held between the County and the respondent(s) during the negotiation phase may be designated by the County as exempt from being held as public meetings by Section 286.0113 (2)(a)2.(b)1., Florida Statutes.

Negotiation strategy meetings held by the County's staff may be exempt by section 286.0113 (2)(a)2.(b)2., Florida Statutes.

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.

C. AGREEMENT

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

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

All agreements must be in writing and signed by the parties. No oral agreement, offer or other discussion between the County and a Proposer or any employee or officer of the County shall not constitute a valid or binding contract or agreement.

12. PROPOSAL EXPENSES

All costs incurred by Proposer in responding to this ITN will be the sole responsibility of the Proposer. Manatee County shall not be liable for any costs incurred by the Proposer for preparing and submitting any response to this ITN, including participating in any interviews, presentations, demonstrations, travel or for any other activities or occurrences related in any way to this ITN.

13. GENERAL TERMS AND CONDITIONS

Proposers shall comply with the General Terms and Conditions set forth in Attachment "A."

ATTACHMENT “A”

General Terms and Conditions of the Request for Proposals for the *Properties at 414 10TH STREET WEST (ALSO KNOWN AS 410 10TH STREET WEST), 1002 MANATEE AVENUE WEST, 1007 4TH AVENUE WEST, 1009 4TH AVENUE WEST, AND 1001 4TH AVENUE WEST, BRADENTON, FLORIDA 34205 (A portion of PID 3297510004, and PIDs 3293400002, 3293100059, 3293100109, and 3292900002)*

A.01 WITHDRAWAL OF PROPOSAL AND CHANGES TO ITN

Proposers may withdraw Proposals under the following circumstances:

- If Proposer discovers a mistake(s) prior to the Due Date and Time. Proposer may withdraw its proposal by submitting a written notice to the Property Acquisition Division. The notice must be received in the Property Acquisition Division prior to the Due Date and Time for receiving proposals. A copy of the request shall be retained, and the unopened proposal returned to the Proposer; or
- After the Proposals are opened but before a contract is signed, Proposer alleges a material mistake of fact if the mistake is evident in the solicitation document; or Proposer submits evidence which clearly and convincingly demonstrates that a mistake was made in the Proposal. Requests to withdraw a Proposal must be in writing and must be approved by the Property Acquisition Division Manager.

Once a proposal is opened, the County will not accept any request by Proposer to correct errors or omissions in the proposal other than as identified in this paragraph.

Any interpretations, corrections, or changes to this ITN will be made by addenda. Addenda will be posted on <https://mymanatee.org/departments/property-management-department/property-acquisition-division>. All addenda are a part of the ITN, and each Proposer will be bound by such addenda. It is the responsibility of each Proposer to read and comprehend all addenda issued. Failure of any Proposer to acknowledge an issued addendum in its Proposal will not relieve the Proposer from any obligation contained therein.

If the Proposer requests modifications to the ITN documents, the Proposer must provide detailed justification for each modification requested. The County will determine what changes will be acceptable to the County and changes approved by the County will be issued in a written addendum.

Manatee County will not be responsible for oral interpretations given by other sources

including County staff, representative, or others. The issuance of a written addendum by the Property Acquisition Division is the only official method whereby interpretation, clarification or additional information will be given.

A.02 APPLICABLE LAWS

Proposer must be a non-profit or for-profit organization authorized to operate in the State of Florida. All applicable laws and regulations of the State of Florida, ordinances and regulations of Manatee County will apply to any resulting contract.

A.03 TAXES

Manatee County is exempt from Federal Excise and State Sales Taxes. (F.E.T. Cert. Number 59-78-0089K; Florida Sales Tax Exempt Cert. Number 85-8012622206C-6). Therefore, the Proposer is prohibited from delineating a separate line item in its Proposal for any sales or service taxes. The Successful Proposer will be responsible for the payment of taxes of any kind, including but not limited to sales, consumer, use, and other similar taxes payable on account of the work performed and/or materials furnished under the award in accordance with all applicable laws and regulations.

A.04 COLLUSION

By submitting a Proposal in response to this ITN, the Proposer certifies that it has not divulged to, discussed, or compared its Proposal with other Respondents and has not colluded with any other Proposer or parties to this ITN whatsoever. Also, Proposer certifies, and in the case of joint Proposers, each party thereto certifies, as to its own organization that in connection with the Proposal:

- No attempt has been made or will be made by the Proposer to induce any other person or entity to submit or not to submit a Proposal for the purpose of limiting competition.
- The only person or persons interested in this Proposal as principal or principals is/are named therein and that no person other than the person or persons named has any interest in this Proposal.
- 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 except bona fide employees or established commercial agencies maintained by the Respondent for the purpose of doing business.

A Proposal may be disqualified if a Proposer submits more than one Proposal or if there is evidence that collusion occurred.

A.05 PUBLIC ENTITY CRIMES

Pursuant to Subsection 287.133 (2)(a), 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 bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of 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 Florida Statutes 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

In addition, Manatee County 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 County, establishes reasonable grounds to believe the person or business entity will not conduct business in a reasonable manner.

The failure of a Proposer to promptly supply information in response to an inquiry made by the County may be grounds for rejection of a Proposal.

A.06 PUBLIC RECORD DISCLOSURES

Upon receipt, all inquiries and responses to inquiries related to this Request for Proposals become "Public Records" and shall be subject to public disclosure consistent with Florida Statute, Chapter 119.

Proposals become subject to disclosure thirty (30) days after the opening or if a notice of intent to award decision is made earlier than this time as provided by Florida Statutes § 119.071(1)(b). No announcement or review of the proposals shall be conducted at the public opening.

If County rejects all proposals and concurrently notices its intent to reissue the solicitation, the rejected proposals are exempt from public disclosure until such time the County provides notice of an intended decision concerning the reissued solicitation or until County withdraws the reissued solicitation. A proposal is not exempt for longer than twelve (12) months after the initial notice of rejection of all proposals.

Pursuant to Florida Statute 119.0701, to the extent successful Proposer is performing services on behalf of County, successful Proposer must:

- Keep and maintain public records required by public agency to perform the service. That information and data it manages as part of the services may be public record in accordance with Chapter 119, Florida Statutes and Manatee County public record policies. Proposer agrees, prior to providing goods/services, it will implement policies and procedures, which are subject to approval by County, to maintain, produce, secure, and retain public records in accordance with applicable laws, regulations, and County policies including but not limited to Section 119.0701, Florida Statutes.
- Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Florida Statutes, Chapter 119, or as otherwise provided by law.
- Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the successful Proposer does not transfer the records to the public agency.
- Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of contractor or keep and maintain public records required by the public agency to perform the service. If the successful Proposer transfers all public records to County upon completion of the contract, the successful Proposer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the successful Proposer keeps and maintains public records upon completion of the contract, the successful Proposer shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to County, upon request from County's custodian of public records, in a format that is compatible with the information technology systems of County.

A.07 AMERICANS WITH DISABILITIES

Manatee County does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of County's functions including one's access to participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for an information conference or Proposal opening should contact the person named on the cover page of this document at least twenty-four (24) hours in advance of either activity.

A.08 EQUAL EMPLOYMENT OPPORTUNITY

In accordance with Title VI of the Civil Rights Act of 1964, Title 15, Part 8 of the Code of Federal Regulations and the Civil Rights Act of 1992, Manatee County hereby notifies all

Proposers that it will affirmatively ensure minority business enterprises are afforded full opportunity to participate in response to this Request for Qualifications and will not be discriminated against on the grounds of race, color, national origin, religion, sex, age, handicap, or marital status in consideration of award.

A.09 ANTI-HUMAN TRAFFICKING

The Proposer of the awarded proposal as part of the Sale and Purchase Contract, shall provide Manatee County with a sworn affidavit signed by an officer or representative of Proposer under penalty of perjury attesting that Proposer does not use coercion for labor or services, as such items are defined in Section 787.06, Florida Statutes.

ATTACHMENT “B”

Proposal Certification Form

PROPOSAL CERTIFICATION

THE APPLICANT CERTIFIES THAT THE DATA IN THIS APPLICATION AND ITS VARIOUS SECTIONS, INCLUDING BUDGET DATA, ARE TRUE AND CORRECT TO THE BEST OF HIS/HER KNOWLEDGE AND THAT THE FILING OF THIS APPLICATION HAS BEEN DULY AUTHORIZED.

SUBMITTED BY: _____
Name of Agency (Type or Print)

Name (Type or Print)

Signature

Official Title

Date

AUTHORIZED BY: _____
Name (Type or Print)

Signature

Official Title

Date

STAFF USE ONLY:

Proposal received by Manatee County Manatee County Property Management Department on:

_____ at _____ by _____
(date) (time) (Signature Of Staff)

ATTACHMENT “C”

Legal Description and Sketch of Properties

Title: Sketch and Description for Manatee County Parking Garage.

Description:

Lots 1 through 3, Block G; a portion of Lot 4, Block G; and Lots 1 through 8, Block F; all being in Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135 in the public records of Manatee County, Florida, together with Parcel "A" as described and recorded in O.R. Book 1202, Pages 1177 - 1178 in the public records of Manatee County, Florida, and being more particularly described as follows:

Begin at the southeast corner of Block G, said Smith's Addition to Braidentown, as recorded in Plat Book 1, Page 135, Manatee County, Florida; thence N 00°57'04" E along the west right-of-way line of 10th Street, which is also the east line of said Smith's Addition to Braidentown for a distance of 385.00 feet to the northeast corner of Block F, said Smith's Addition to Braidentown; thence N 89°02'56" W along the north line of said Block F for a distance of 200.00 feet to the northwest corner of said Block F; thence S 00°57'04" W along the west line of said Smith's Addition to Braidentown for a distance of 302.55 feet; thence S 89°02'56" E parallel with the north right-of-way of Manatee Avenue West (State Road 64) for a distance of 49.00 feet; thence S 00°57'04" W parallel with the east line of Lot 4, Block G, said Smith's Addition to Braidentown, for a distance of 82.45 feet to the north right-of-way line of said Manatee Avenue West (State Road 64); thence S 89°02'56" E along said north right-of-way line for a distance of 151.00 feet to the Point of Beginning


Containing 1.67 acres, more or less.

Subject to the following encumbrances described and recorded in the public records of Manatee County, Florida:

- 1) O.R. Book 1241, Page 1313
- 2) O.R. Book 1174, Page 2380
- 3) O.R. Book 633, Page 420
- 4) O.R. Book 1322, Page 2174
- 5) O.R. Book 2443, Page 6249
- 6) O.R. Book 1257, Page 936

Certified to: Manatee County, Florida Board of County Commissioners




05/15/2025
Date
Danny R. Swain, P.S.M.
Professional Surveyor and Mapper
Florida License Number 5942

Drawing Path: S:\SURVEY\2025 Jobs\20250331_Manatee County Parking Garage\CAD_DWG's
Sheet: 1 OF 3
Section 26, Township 34 South, Range 17 East
Drawing Date: 05/08/25

Surveyor's Notes:

- 1) Measurements were made in accordance with the United States Standard Foot.
 - a. U.S. Survey Foot definition.
- 2) Basis of Bearings Reference: North and the bearings shown hereon are based on the north right-of-way line of Manatee Avenue West (State Road 64) having a grid bearing of S 89°02'56" E.
 - a. Bearings and coordinates have the following metadata:
 - i. Horizontal Datum:
 1. North American Datum of 1983 with a Realization of 2011, Epoch Date 2010.
 - a. NAD83 (2011)
 - ii. Grid Mapping Projection:
 1. Florida State Plane, West Zone.
 - a. Transverse Mercator
- 3) The sketch shown hereon was prepared for description purposes only and is not a field/boundary survey. An accurate field/boundary survey of the parcel(s) described hereon may result in variations in bearings and/or distances.
- 4) The sketch shown hereon is subject to any facts that may be disclosed by a full and accurate title search.
- 5) The sketch shown hereon is subject to deeds of record, unrecorded deeds, easements, rights-of-way, building setbacks, restrictive covenants, or other instruments which could affect the boundaries or use of the subject property.
- 6) Lands shown hereon were not abstracted for easements, reservations, unrecorded deeds, unrecorded plats, rights-of-way, building setbacks, or restrictive covenants by Danny R. Swain, Florida Professional Surveyor and Mapper.
- 7) Easements are per the recorded plat/deed, if any.
- 8) This sketch and description does not reflect, determine, or guarantee ownership.
- 9) Existing improvements are not shown, if any.
- 10) Underground utilities were not located, if any.
- 11) Overhead utilities were not located, if any.
- 12) No attempt was made to locate any underground foundations.
- 13) Septic/Drain field not located, if any.
- 14) No attempt was made to locate written or unwritten easements or rights-of-way other than those shown hereon.
- 15) Additions or deletions to sketch(es), description(s), or report(s) by other than the signing party or parties is prohibited without written consent of the signing parties.
- 16) This sketch, description, and report or copies thereof are not valid without the original signature and seal of a Florida licensed Surveyor and Mapper.
- 17) The description and sketch are not full and complete without the other.
- 18) No other person(s) and/or entity(ies) other than those certified to above may use this sketch and description or copies thereof, for any reason whatsoever, without the prior written consent of the undersigned.
- 19) Documents used in the preparation of this sketch and description:
 - a. Plat Book 1, Page 80 and Plat Book 1, Page 135, both being recorded in the public records of Manatee County, Florida.
 - b. Deeds of record as recorded in the public records of Manatee County, Florida: O.R. Book 1266, Pages 3266 – 3268, O.R. Book 1202, Pages 1177 – 1178, O.R. Book 1174, Pages 2385 – 2386, O.R. Book 1241, Pages 1313 – 1314, O.R. Book 1174, Pages 2380 – 2384, Instrument Number 202441011049, and Instrument Number 201741095297.
 - c. Manatee County Property Appraiser Maps.
 - d. Manatee Avenue ALTA Boundary & Topographic Survey prepared for Kimley-Horn by MRIC Spatial in July, 2023.
- 20) Unless accompanied by the sheet bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper this sketch is for informational purposes only and is not valid.
- 21) The parcel lines for adjoining landowners and/or parent tract(s) are from the Manatee County Property Appraiser and are for illustrative purposes only.
- 22) This sketch and description and/or survey may not be used for any other purpose beyond its original intent without the expressed written consent of the signing and sealing Professional Surveyor and Mapper.

Survey Date: N/A



Drawing Path: S:\SURVEY\2025 Jobs\20250331_Manatee County Parking Garage\CAD_DWG's
Sheet: 2 OF 3
Section 26, Township 34 South, Range 17 East
Drawing Date: 05/08/25

ATTACHMENT “D”

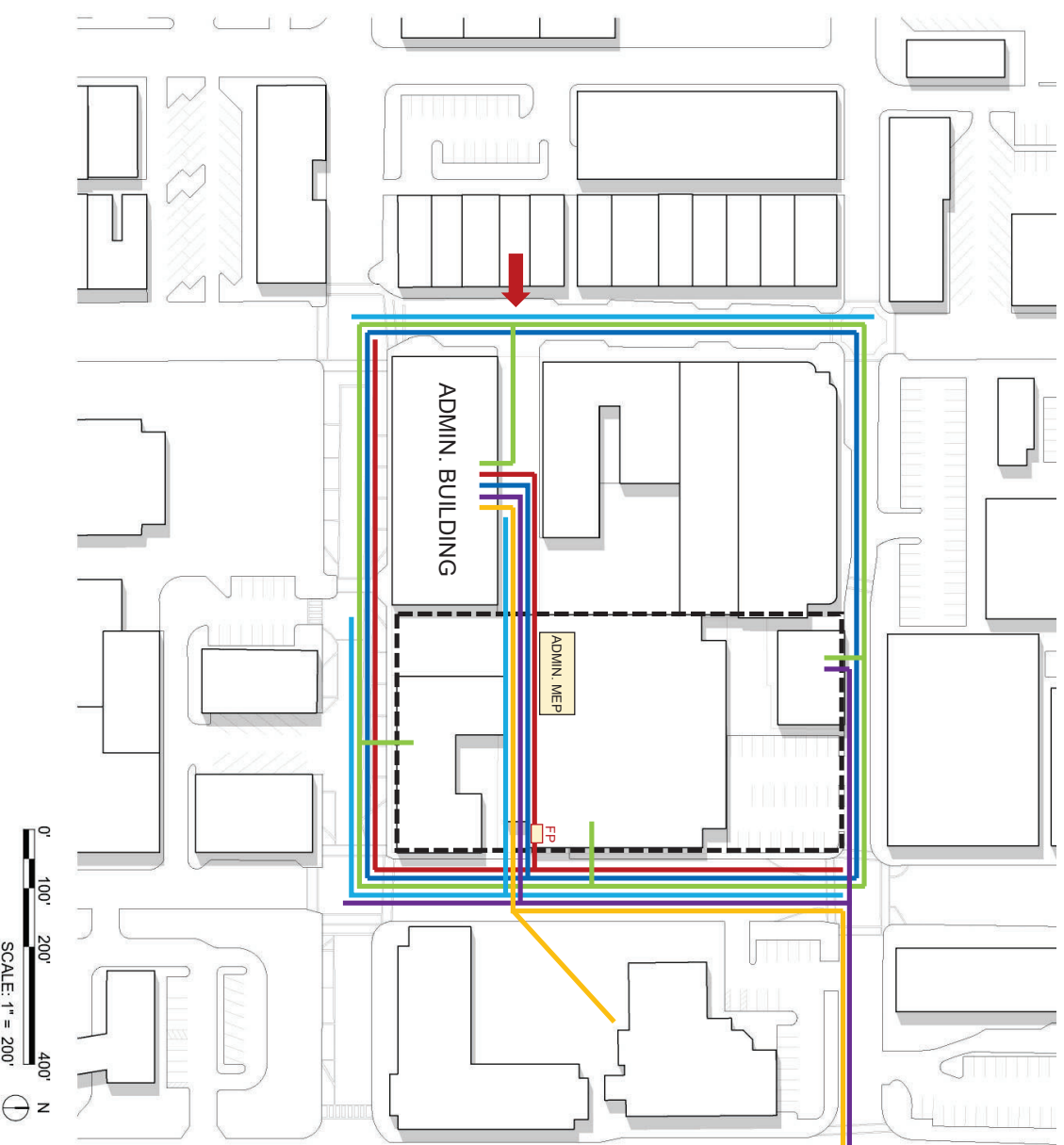
Existing Utilities

Project Site



Existing Utilities

- Potable water
- Fire service
- Emergency services
- Wastewater
- Stormwater
- Chilled water
- Communication
- Gas service

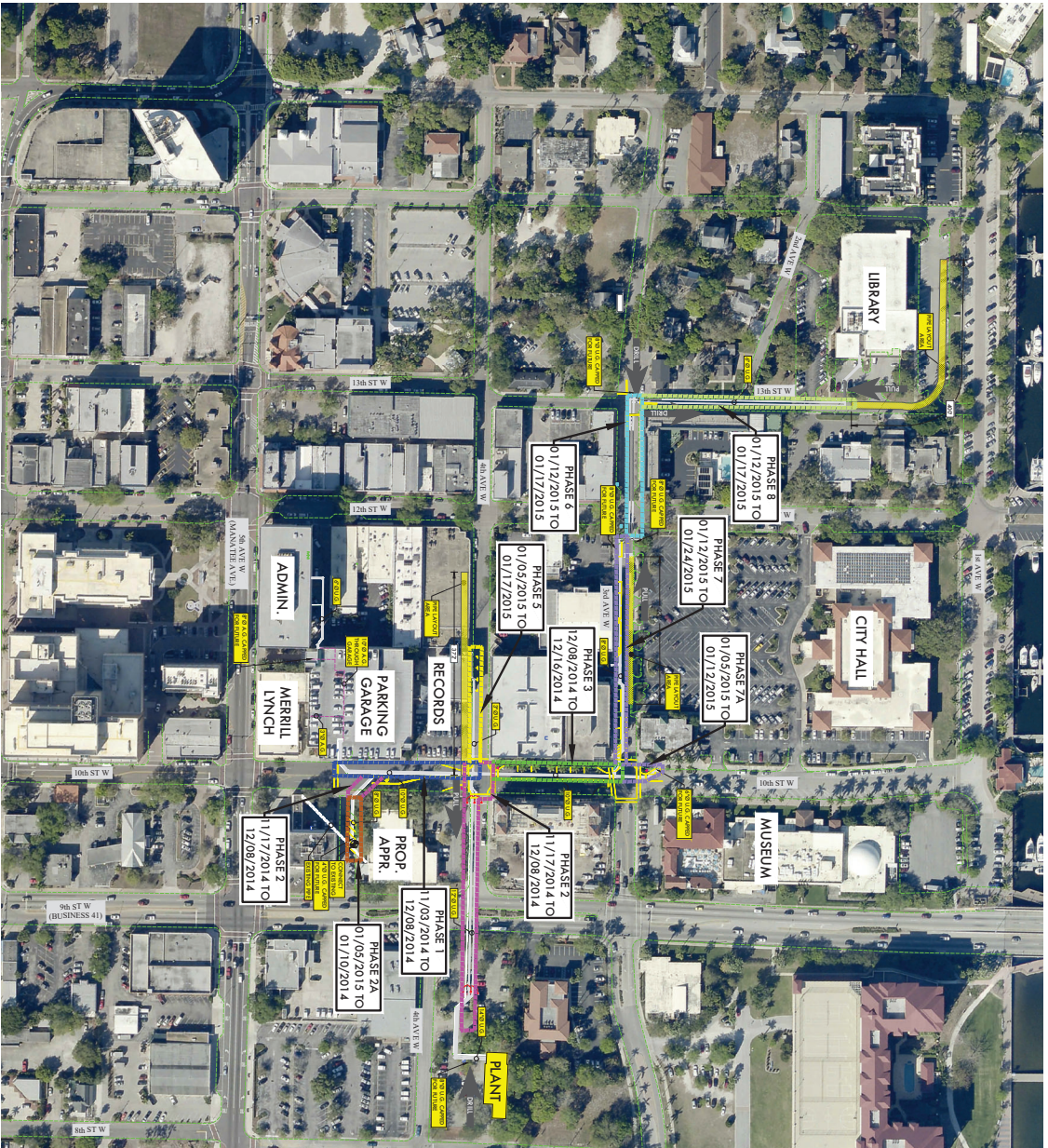


Parking Requirements

Metric	
Displaced Parking (existing)	625 spaces
Staff	407 spaces
Paid	190 spaces
Hampton Inn	28 spaces

ATTACHMENT “E”

Chilled Water Lines



1"=100'

MANATEE COOLED WATER LINE PHASING	
PHASE 1	11/03/2014 TO 12/08/2014
PHASE 2	11/03/2014 TO 12/08/2014
PHASE 3	12/08/2014 TO 12/16/2014
PHASE 4	12/16/2014 TO 01/05/2015
PHASE 5	01/05/2015 TO 01/17/2015
PHASE 6	01/17/2015 TO 01/12/2015
PHASE 7	01/12/2015 TO 01/24/2015
PHASE 8	01/24/2015 TO 01/17/2015
PHASE 9A	01/05/2015 TO 01/12/2015
PHASE 9B	01/12/2015 TO 01/17/2015
INTERSECTION (RD AVE & 1ST STREET)	
PHASE 1 TO 4	12/15/2014 TO 12/22/2014
PHASE 5	01/05/2015 TO 01/17/2015
PHASE 6	01/17/2015 TO 01/12/2015
PHASE 7	01/12/2015 TO 01/24/2015
PHASE 8	01/24/2015 TO 01/17/2015
PHASE 9A	01/05/2015 TO 01/12/2015
PHASE 9B	01/12/2015 TO 01/17/2015

MANATEE COUNTY GOVERNMENT
DISTRICT COOLING PLANT
1323 9TH STREET WEST
BRADENTON, FLORIDA 34205

NATHAN J. KRACIT
PROFESSIONAL ENGINEER #40272

THIS DOCUMENT IS THE PROPERTY OF FPL SERVICES, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FPL SERVICES, LLC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.

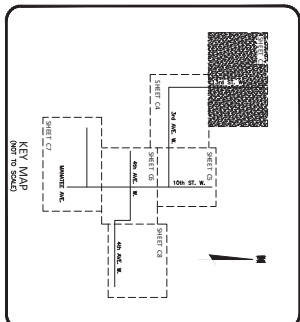
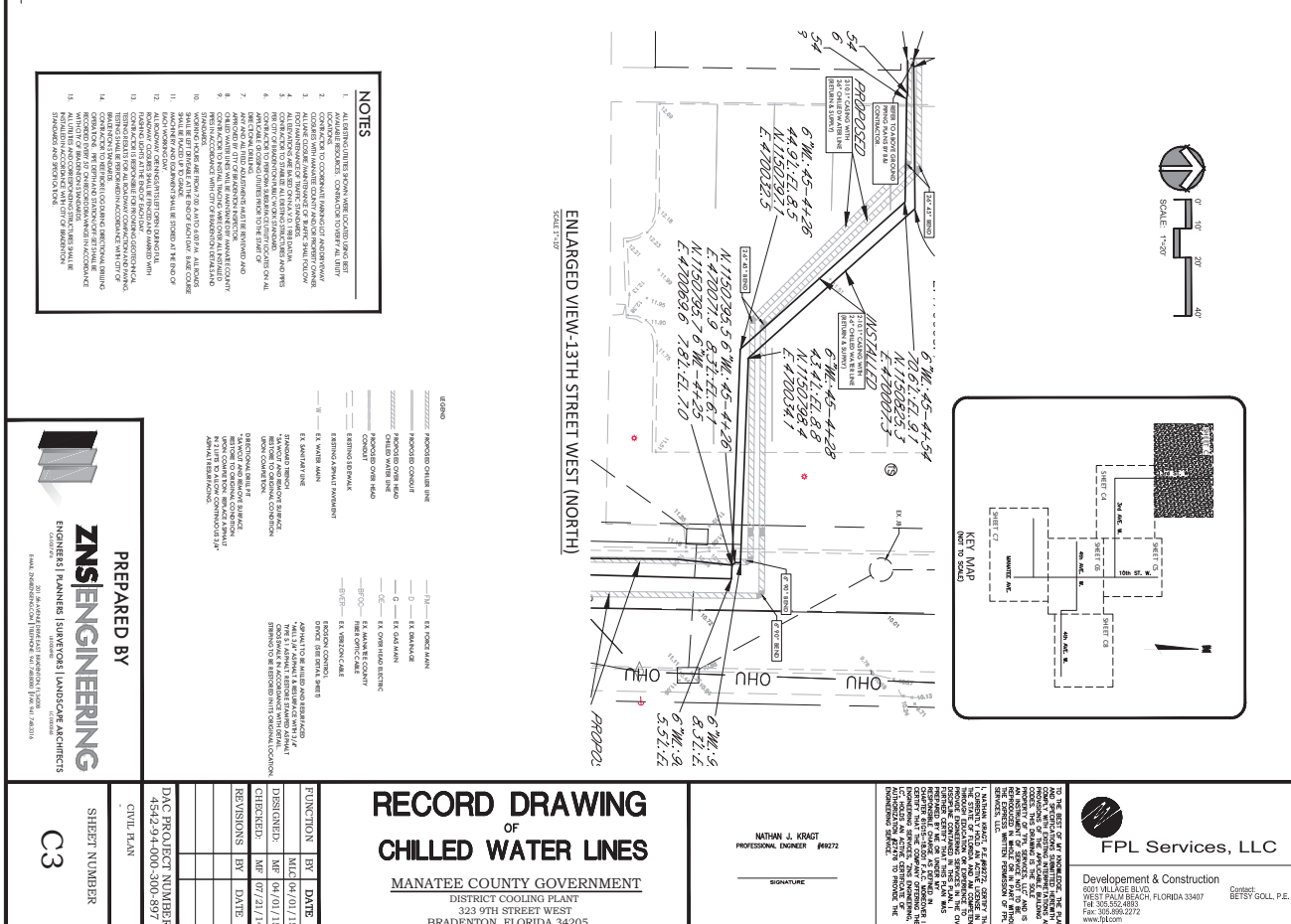
FPL Services, LLC
Development & Construction
6001 VILLAGE BLVD.
WEST PALM BEACH, FLORIDA 33407
Tel: 561.889.2272
Fax: 561.889.2272
www.fpl.com

PREPARED BY
ZNS/ENGINEERING
BUSINESS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS
301 MANATEE BLVD. SUITE 200, BRADENTON, FL 34205
Tel: 941.755.1234
Fax: 941.755.1235
www.zns-engineering.com

SHEET NUMBER
C2

DWC PROJECT NUMBER
4542-9H-000-300-897

AERIAL



 **FPL Services, LLC**

Development & Construction
6001 VILLAGE BLVD.
WEST PALM BEACH, FLORIDA 33407
Tel. 305.552-4893
Fax: 305.896-2272
www.fpl.com

Contact:
BETSY GOLL, P.E.

TO THE BEST OF MY KNOWLEDGE, THE FOLLOWING INFORMATION IS TRUE AND CORRECT, WITH COSTING INTERVENTIONS AS PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE SOLE AND EXCLUSIVE PROPERTY OF THE ENGINEER. AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF PCL SERVICES, LLC.

NATHAN J. KRAGT
PROFESSIONAL ENGINEER #49272

RECORD DRAWING

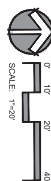
OF

CHILLED WATER LINES

MANATEE COUNTY GOVERNMENT
DISTRICT COOLING PLANT
323 9TH STREET WEST
BRADENTON, FLORIDA 34205

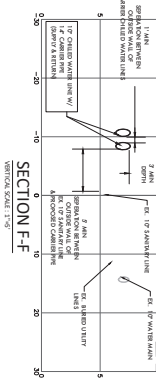
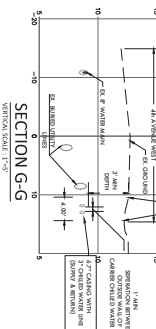
FUNCTION	BY	DATE
DESIGNED:	MLC	04/01/13
CHECKED:	MF	04/01/13
REVISIONS	MF	07/21/13
	BY	DATE
DAC PROJECT NUMBER 4542-9-4-000-300-897 CIVIL PLAN SHEET NUMBER <div style="text-align: center; font-size: 2em;">C3</div>		

ASSEMBLY LEGEND:

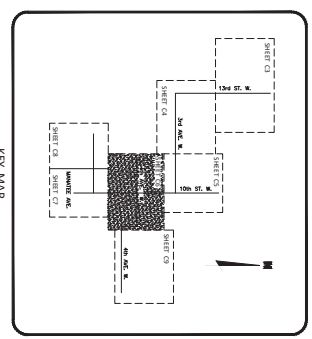
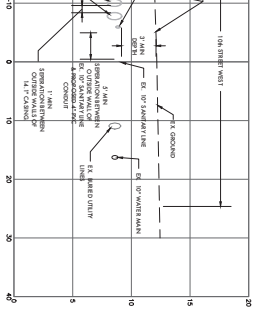
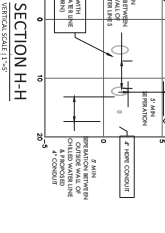
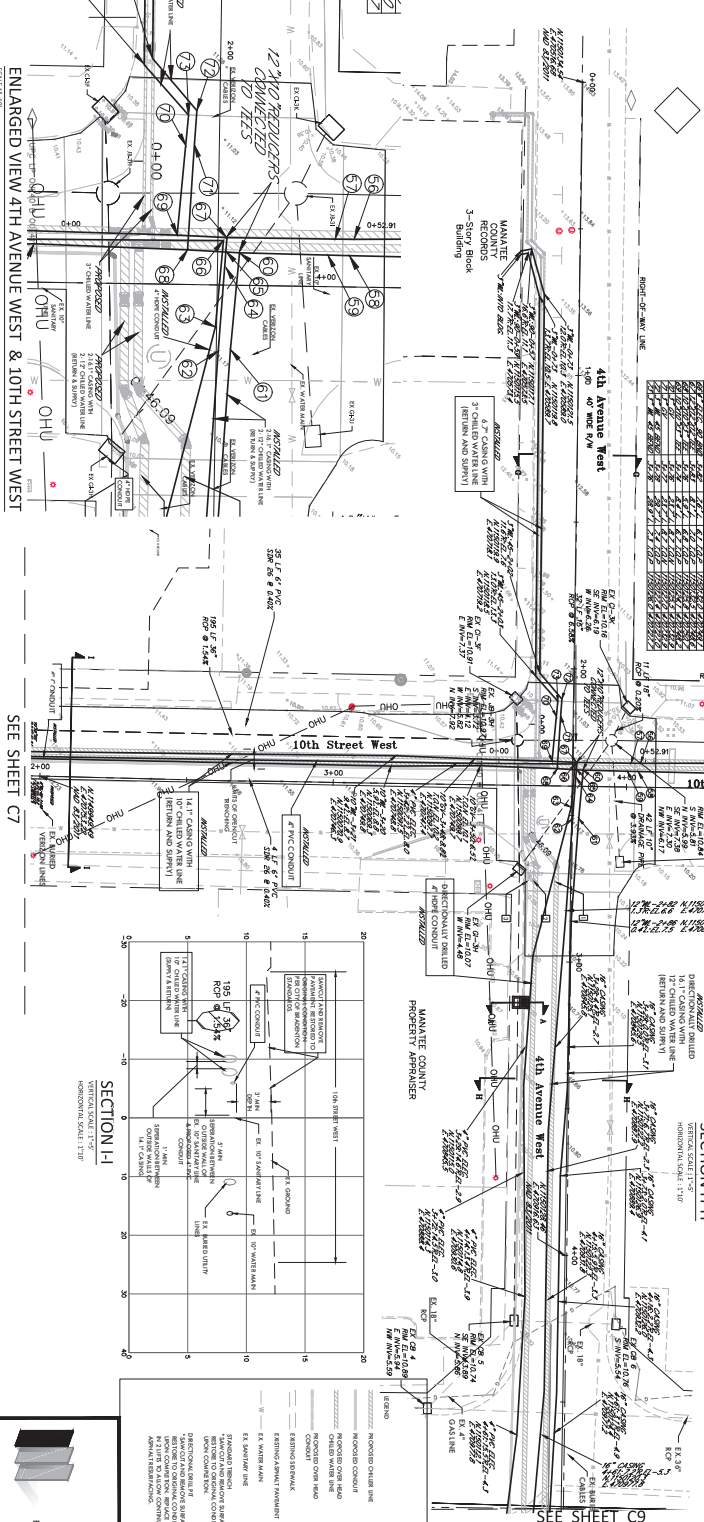


RECORD DRAWING NOTES:

1. ALL RECORD DRAWING INFORMATION SHOWN IN THIS.
2. RECORDS ARE BASED ON N.A.S. 1988 DATA, MANATEE COUNTY RECORDS, AND 1983/2011 AND 27.29.56.7 (N) LINE DATA. SEE SHEET C7 FOR PLAN VIEW.
3. APPROX. SYMBOLS OF UNITS ARE EXPRESSED FOR CLARITY.
4. ALL VALUES NOTED ON CONSTRUCTION PLANS ARE MATERIAL.
5. ALL WATER MAINS WERE INSTALLED WITH (HPE) SPS 11.
6. ALL ASBUILT ELEVATIONS ARE TO THE ACTUAL TOP OF PIPE OR COASING ARE NOTED. ASBUILT ELEVATIONS ARE TO THE TOP OF COASING AT THOSE PARTICULAR LOCATIONS.



ENLARGED VIEW 4TH AVENUE WEST



- ### NOTES
1. ALL RECORDS TO BE CONFORMED TO THE RECORDS OF THE CITY OF BRADENTON.
 2. RECORDS TO BE CONFORMED TO THE RECORDS OF THE CITY OF BRADENTON.
 3. RECORDS TO BE CONFORMED TO THE RECORDS OF THE CITY OF BRADENTON.
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 15. RECORDS TO BE CONFORMED TO THE RECORDS OF THE CITY OF BRADENTON.

PREPARED BY
ZNS ENGINEERING
ENGINEERS (PLANNERS) SURVEYORS (LANDSCAPE ARCHITECTS)
301 N. W. 10th Street, Suite 100
Bradenton, FL 34205
Tel: 941.755.1234
Fax: 941.755.1235
Email: info@znsengineering.com

CIVIL PLAN
SHEET NUMBER
C6

MANATEE COUNTY
DISTRICT COOLING PLANT
323 9TH STREET WEST
BRADENTON, FLORIDA 34205

RECORD DRAWING
OF
CHILLED WATER LINES
MANATEE COUNTY GOVERNMENT
DISTRICT COOLING PLANT
323 9TH STREET WEST
BRADENTON, FLORIDA 34205

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE CHILLED WATER LINES
FOR THE DISTRICT COOLING PLANT OF THE MANATEE COUNTY GOVERNMENT
WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND
THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA
DATE OF CERTIFICATION 04/09/2015
ZNS ENGINEERING, LLC
301 N. W. 10th Street, Suite 100
Bradenton, FL 34205
Tel: 941.755.1234
Fax: 941.755.1235
Email: info@znsengineering.com

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE RECORD DRAWING OF THE CHILLED WATER LINES
FOR THE DISTRICT COOLING PLANT OF THE MANATEE COUNTY GOVERNMENT
WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND
THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF FLORIDA
DATE OF CERTIFICATION 04/09/2015
ZNS ENGINEERING, LLC
301 N. W. 10th Street, Suite 100
Bradenton, FL 34205
Tel: 941.755.1234
Fax: 941.755.1235
Email: info@znsengineering.com

DATE OF FIELD WORK 03/17/15
DATE OF CERTIFICATION 04/09/15
ZNS ENGINEERING, LLC
301 N. W. 10th Street, Suite 100
Bradenton, FL 34205
Tel: 941.755.1234
Fax: 941.755.1235
Email: info@znsengineering.com

FPL Services, LLC
Development & Construction
6001 VILLAGE BLVD
WEST PALM BEACH, FLORIDA 33407
Tel: 561.832.4893
Fax: 561.832.4894
Email: info@fpl.com
www.fpl.com

- RECORD DRAWING NOTES:
 1. ALL RECORD DRAWING INFORMATION SHOWN IN ITALICS.
 2. ELEVATIONS ARE BASED ON M.A.S.D. 1988 DATUM. MANHOLE ELEVATIONS AND RIM ELEVATIONS ARE LISTED AS FOLLOWS: ELEVATION AND RIM ELEVATION (ELEVATION OF THE TOP OF THE CURB) (ELEVATION OF THE CENTERLINE OF THE ROAD). SEE SHEET C-6 FOR PLAN VIEW LOCATION AND LONG. ELEVATION = 5.00.
 3. GRAPHICAL SYMBOLS OF UTILITIES ARE ENCASEGATED FOR CLARITY.
 4. ALL UTILITIES LOCATED ON CONSTRUCTION PAPERS ARE TO BE MAINTAINED BY THE OWNER.
 5. ALL WATER MAINS WERE INSTALLED WITH "P&P" SIZE 11 MATERIAL.
6. ALL RESULT ELEVATIONS ARE TO THE ACTUAL TOP OF PIPE OR CASINGS ARE NOTED. CASUALTY ELEVATIONS ARE TO THE TOP OF CASING AT THESE PARTICULAR LOCATIONS.

[illegible][illegible]

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE RECORD DRAWINGS OF THE UTILITIES SHOWN
SUPERIMPOSED UPON THE DESIGN CONSTRUCTION PLANS ARE TO THE BEST
OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON OBSERVED
IMPROVEMENTS, A TRUE AND CORRECT REPRESENTATION OF THE
IMPROVEMENTS AS SHOWN.

ZNS ENGINEERING, L.C.
P.O. BOX 9449
BRACENTON, FLORIDA 34208

J. N. Gatz
JAMES N. GATZ JR. P.E. 14295
DATE OF FIELD WORK: 03/17/15
DATE OF CERTIFICATION: 04/03/15



FPL Services, LLC

Development & Construction

6001 VILLAGE BLVD.
WEST PALM BEACH, FLORIDA 33407
Tel: 305.852.4893
Fax: 305.899.2272

Contact:
BETSY GOLL, P.E.

SCALE 1"=10'

C:\Mfriles\MC DISTRICT COOLING PLANT (4537)\photo (Current)\REC DIR\RCACDCP-C7.PU

[illegible]

EMAIL: DESIGN@SING.COM | TELEPHONE: 941.748.8080 | FAX: 941.748.3314

C7

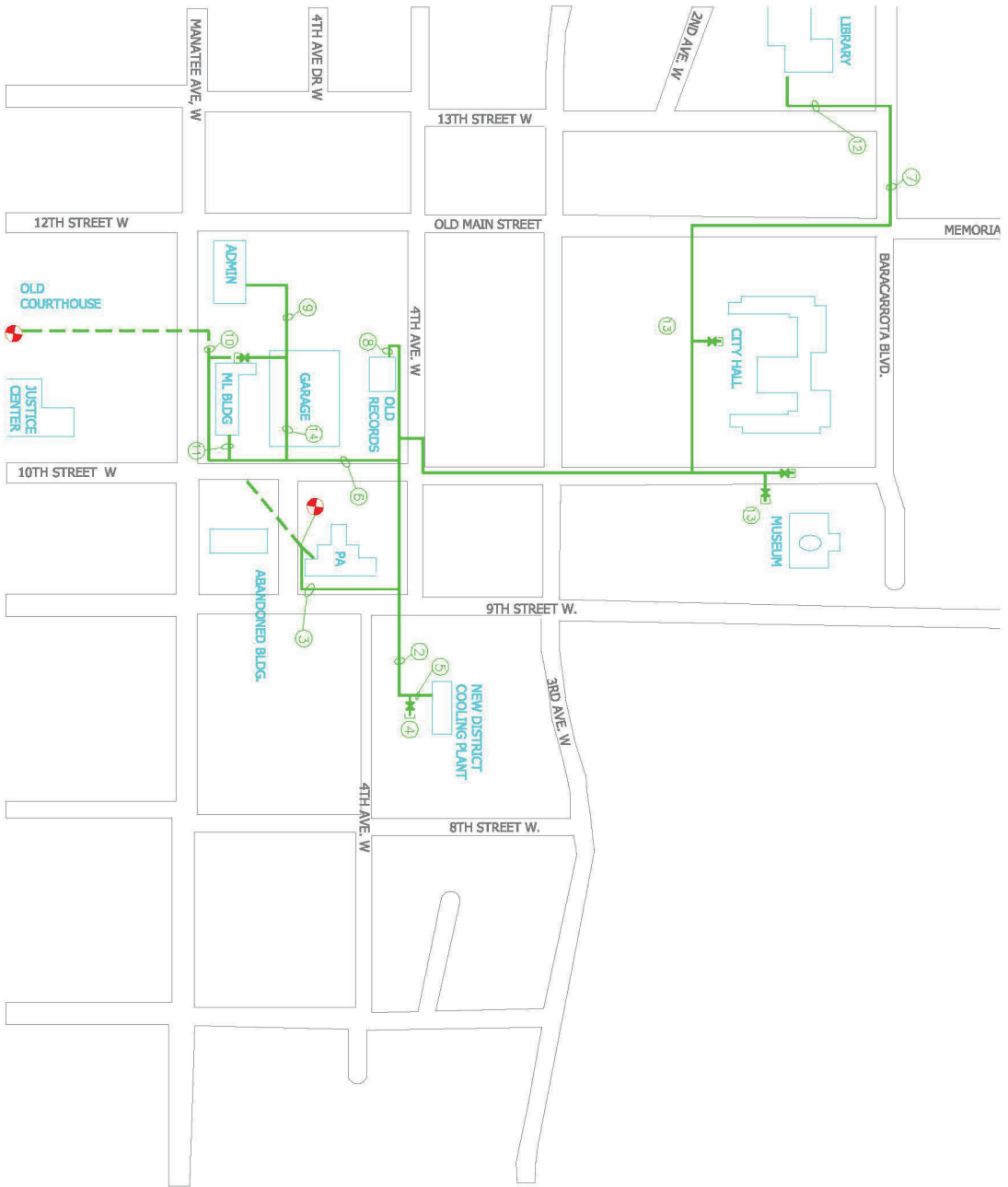
4542-94-000-300-89

1. ALL RENTED VEHICLES SHOULD BE COVERED UNDER THE COMPREHENSIVE AND COLLISION COVERAGE.
2. THE RENTAL CAR SHOULD BE COVERED UNDER THE LOSS DAMAGE WAIVER (LDW) COVERAGE.
3. THE RENTAL CAR SHOULD BE COVERED UNDER THE THEFT COVERAGE.
4. THE RENTAL CAR SHOULD BE COVERED UNDER THE DAMAGE TO RENTED CAR COVERAGE.
5. THE RENTAL CAR SHOULD BE COVERED UNDER THE DAMAGE TO OTHER VEHICLES COVERAGE.
6. THE RENTAL CAR SHOULD BE COVERED UNDER THE DAMAGE TO OTHER PROPERTY COVERAGE.
7. THE RENTAL CAR SHOULD BE COVERED UNDER THE DAMAGE TO OTHER PERSONS COVERAGE.
8. THE RENTAL CAR SHOULD BE COVERED UNDER THE DAMAGE TO OTHER PROPERTY COVERAGE.
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19. THE RENTAL CAR SHOULD BE COVERED UNDER THE DAMAGE TO OTHER PERSONS COVERAGE.
20. THE RENTAL CAR SHOULD BE COVERED UNDER THE DAMAGE TO OTHER PROPERTY COVERAGE.

RECORD DRAWING
OF
CHILLED WATER LINES

MANATEE COUNTY GOVERNMENT
DISTRICT COOLING PLANT
323 9TH STREET WEST

FUNCTION	BY	DATE
DESIGNED:	MLC	04/01/
CHECKED:	MF	04/01/
REVISIONS	MF	07/21/
	BY	DATE



CHILLED WATER UNDERGROUND PIPING SITE PLAN

SCALE: NONE

GENERAL NOTES:

1. PROTECT ALL AS-BUILT PIPING. ALL NEW CHILLED WATER PIPING ROUTED UNDER GROUND SHALL BE ROUTED UNDER THE SIDEWALKS/PARKERS.

KEYED NOTES:

1. 8" CHW AND VALVE FOR FUTURE CONNECTION UNDER THE SIDEWALK/PARKERS. TYPICAL. PREPARE NEW PUMP AND CONNECT TO THE EXISTING UNDERGROUND CHW 8" PIPING.
2. 10" UNDERGROUND CHW 8" PIPING. DAPED AND VALUED FOR FUTURE USE.
3. 12" UNDERGROUND CHW 8" PIPING. DAPED AND VALUED FOR FUTURE USE.
4. 10" UNDERGROUND CHW 8" PIPING. ROUTED UNDER THE EXISTING SIDEWALK.
5. 12" UNDERGROUND CHW 8" PIPING. ROUTED UNDER THE EXISTING SIDEWALK.
6. 10" CHW 8" PIPING. ROUTED THROUGH THE EXISTING DRIVE TO SERVE THE FIRST FLOOR PUMP HOUSE LOCATED IN THE FIRST FLOOR JANITOR CLOSET. ROUTE THE PIPING TO THE LOADING DOCK AND INTO BUILDING AT THE BASE AND PUMP AN 8" UNDERGROUND DAPED VALVE FOR FUTURE CONNECTION. AUTOMATIC BECOME NON-VALUED AND TO UNDERGROUND PIPING SYSTEM AT THE BASE OF THE BUILDING. INSIDE RISER TO CHILLER UNIT BUILDING.
7. 10" UNDERGROUND CHW 8" PIPING TO THE LIBRARY CHW 8" PIPES SHALL CONNECT TO THE EXISTING PUMPS ON THE LIBRARY ROOF.
8. DAPED AND VALUED FOR FUTURE CONNECTION TO LOOP, TYP.
9. 10" UNDERGROUND CHW 8" PIPING. ROUTED THROUGH PARKING GARAGE.

LEGEND

- CONNECT TO EXISTING



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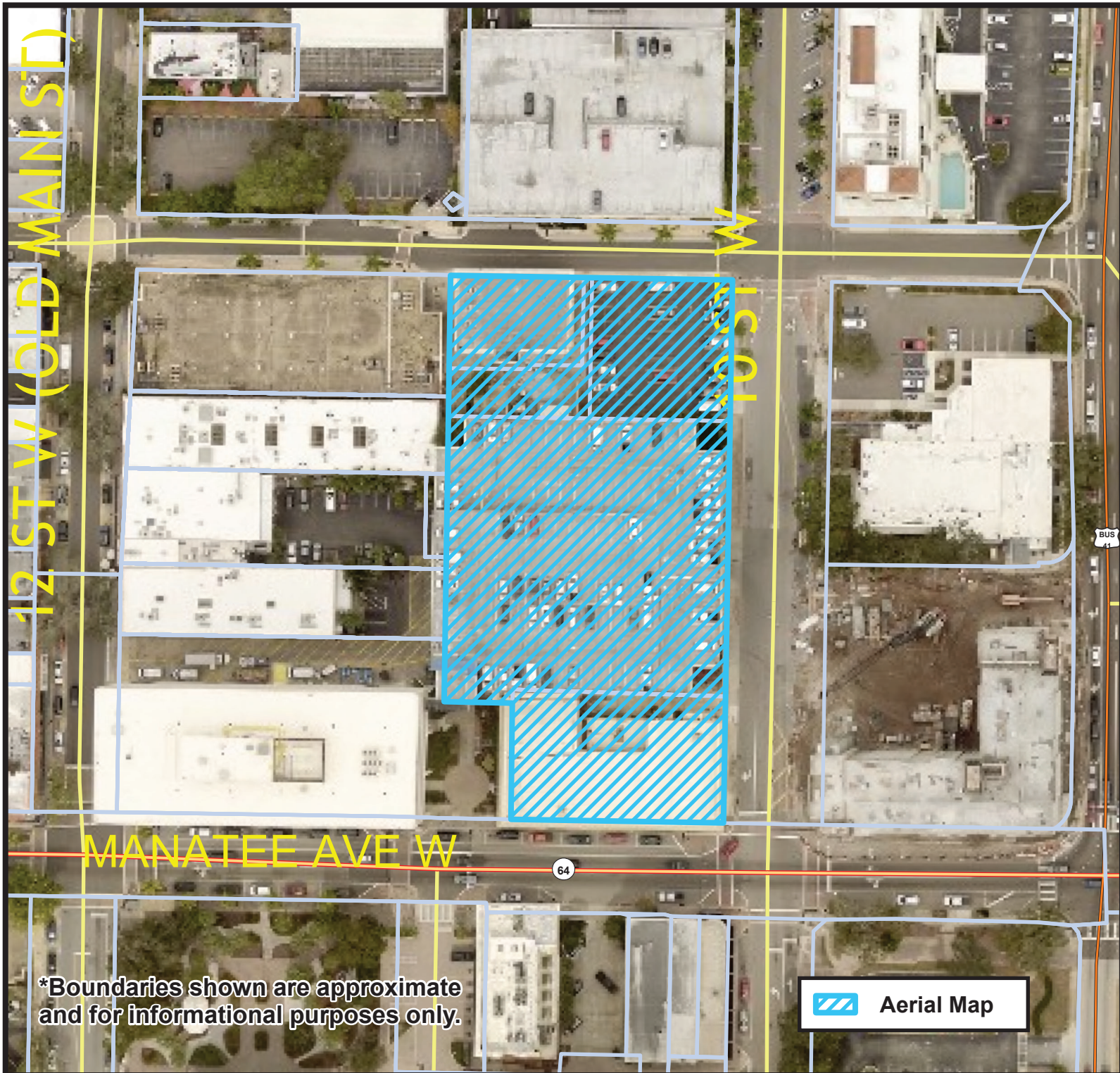
MANATEE COUNTY GOVERNMENT
DISTRICT COOLING PLANT
323 9TH STREET WEST
BRADENTON, FLORIDA 34205

FUNCTION	REV	DATE
DRAWN	TOM	09/11/13
DESIGNED	TOM	09/11/13
CHECKED	CSK	09/01/13
REVISIONS	REV	DATE
ROUTE REV	BG	5-30-13
ALT JC	BG	11-14-13
ALT CH	BG	3-24-14

CHILLED WATER PIPING
UNDERGROUND PLAN
SHEET NUMBER
M3.0

ATTACHMENT “F”

Aerial Map



AERIAL MAP



MANATEE COUNTY
414 (ALSO KNOWN AS 410) 10TH STREET WEST;
1002 MANATEE AVENUE WEST;
1009 4TH AVENUE WEST;
1001 4TH AVENUE WEST;
1007 4TH AVENUE WEST
BRADENTON, FLORIDA 34205



DISTRICT 3 - TAL SIDDIQUE