

relation to the Petitioner being able to sell low vision devices to patients such employment mentioned above would be consistent with the provisions of Chapter 463, F.S., and Section 463.014, F.S., or in the alternative, if Petitioner decided to work instead as an independent contractor corporation renting space from the facilities mentioned above, whether there would be a conflict of interest if the patients would see both the Petitioner and the OT employed by the Shands Rehabilitation Hospital mentioned above.

Copies of the petition may be obtained by writing: Joe Baker, Jr., Executive Director, Board of Optometry, 4052 Bald Cypress Way, Bin C07, Tallahassee, Florida 32399-3257.

**Section VIII  
Notices of Petitions and Dispositions  
Regarding the Validity of Rules**

**Notice of Petition for Administrative Determination has been filed with the Division of Administrative Hearings on the following rules:**

**NONE**

**Notice of Disposition of Petition for Administrative Determination have been filed by the Division of Administrative Hearings on the following rules:**

**NONE**

**Section IX  
Notices of Petitions and Dispositions  
Regarding Non-rule Policy Challenges**

**NONE**

**Section X  
Announcements and Objection Reports of  
the Joint Administrative Procedures  
Committee**

**NONE**

**Section XI  
Notices Regarding Bids, Proposals and  
Purchasing**

**DEPARTMENT OF EDUCATION**

**NOTICE TO CONSTRUCTION MANAGERS**

The University of Florida Board of Trustees, announces that construction management services will be required for the project listed below:

Project No.: UAA-18

Project Name and Location: South West Stadium Expansion, Gainesville, Florida.

The project consists of approximately the construction of additional new 31,332 (GSF) and the renovation of existing 18,380 (GSF) of offices, meeting rooms, weight room, Interactive Exhibition/Reception area, Gator Room, and support space for the University of Florida's Football Program. The new addition to the stadium must fit contextually with adjacent facilities while also conveying a prominent sense of arrival. This addition to the South West corner of the stadium will serve as a focal point for one of the main intersections on campus, Gale Lemerand Drive and Stadium Road, and the main entrance for the Football Program at the stadium. The project will balance the need to create a facility that clearly conveys a sense of importance, arrival, ease of access and inviting architecture to the new addition with a prominent street-level entry, as well as incorporating into the existing physical facility ease of access to the various spaces and the stadium. This project is not a stadium seating or field expansion. The estimated construction cost is \$12,000,000.00.

The contract for construction management services will consist of two phases. Phase I is pre-construction services, for which the construction manager will be paid a fixed fee. Phase I services include value engineering, constructability analyses, development of a cost model, estimating, and the development of a Guaranteed Maximum Price (GMP) at 100% Construction Document phase. If the GMP is accepted, phase II, the construction phase, will be implemented. In phase II of the contract, the construction manager becomes the single point of responsibility for performance of the construction of the project and shall publicly bid trade contracts. Failure to negotiate an acceptable fixed fee for phase I of the contract, or to arrive at an acceptable GMP within the time provided in the agreement may result in the termination of the construction manager's contract. Selection of finalists for interviews will be made on the basis of construction manager qualifications, including experience and ability; past experience; bonding capacity; record-keeping/administrative ability, critical path scheduling expertise; cost estimating; cost control ability; quality control capability; and qualification of the firm's personnel, staff and consultants. Finalists will be provided with a copy of the building program and the latest documentation

prepared by the project architect/engineer, a description of the final interview requirements and a copy of the standard University of Florida construction management agreement. The Selection Committee may reject all proposals and stop the selection process at any time. The construction manager shall have no ownership, entrepreneurial or financial affiliation with the selected architect/engineer involved with this project.

Firms desiring to provide construction management services for the project shall submit a letter of application and a completed project specific "Construction Manager Qualifications Supplement" available from the website: [www.facilities.ufl.edu](http://www.facilities.ufl.edu) Proposals must not exceed 40 pages, including the Construction Manager Qualifications Supplement and letter of application. Pages must be numbered consecutively. Submittals that do not comply with these requirements or do not include the requested data will not be considered. No submittal material will be returned. All applicants must be licensed to practice as general contractors in the State of Florida at the time of application. Corporations must be registered to operate in the State of Florida by the Department of State, Division of Corporations, at the time of application. As required by Section 287.133, Florida Statutes, a construction management firm may not submit a proposal for this project if it is on the convicted vendor list for a public entity crime committed within the past 36 months. The selected construction management firm must warrant that it will neither utilize the services of, nor contract with, any supplier, subcontractor, or consultant in excess of \$15,000.00 in connection with this project for a period of 36 months from the date of their being placed on the convicted vendor list. The Construction Manager Qualifications Supplement forms, the Construction Manager Project Fact Sheet and instructions for registering as an applicant can be found on the Facilities Planning & Construction website.

Eight (8) bound copies of the required proposal must be received in the Facilities Planning & Construction Division office by 3:00 p.m. (local time), on Friday, June 12, 2006. Facsimile (FAX) submittals are not acceptable and will not be considered.

Facilities Planning and Construction  
 232 Stadium / P. O. Box 115050  
 Gainesville, FL 32611-5050  
 Telephone: (352)392-1256  
 FAX: (352)392-6378  
 Internet: [www.facilities.ufl.edu](http://www.facilities.ufl.edu)

**INVITATION TO BID**

The Florida State University Facilities Purchasing shall receive sealed bids until the dates and times shown for the following projects. Bids may be brought to the bid opening or sent to:

Florida State University  
 Facilities Maintenance, Purchasing  
 114F Mendenhall Building A  
 Tallahassee, Florida 32306

prior to bid opening. Bidder must reference bid number, opening date and time on outside of bid package to insure proper acceptance. Bids submitted by facsimile are not acceptable. For information relating to the Invitation(s) to Bid, contact the

Bid Number: FAC85-06  
 Purchasing Agent: B. J. Lewis, Facilities  
 Pre Bid Conference: May 30, 2006, 10:00 a.m.  
 Location: Housewright Music Bldg., corner of Call and Copeland Street  
 Public Bid Opening: June 8, 2006, 2:00 p.m.  
 FSU-Facilities Maintenance  
 116 Mendenhall Hall, Building A  
 Tallahassee, Florida 32306-4150  
 Facilities Maintenance Purchasing  
 Bid Documents: Re-roofing and Waterproofing Housewright Music Building on Florida State University Campus. Pre-qualification submittal package to be obtained from Architect's office (Manausa Lewis & Dodson Architects, Inc). Turn package in to architect at pre-bid meeting on 5/30/06 at 10:00 a.m. (local time). Construction period to be 120 days.

**CALL FOR BIDS – ITB 06-19**

Made by the University of North Florida Board of Trustees, a public body corporate

PROJECT, NAME, NUMBER AND LOCATION: Physical Plant Infrastructure, Phase IV University of North Florida, 4567 St. Johns Bluff Road, South, Jacksonville, FL 32224

QUALIFICATIONS: All bidders must be qualified at the time of bid opening in accordance with the Instructions to Bidders, Article B-2. Sealed bids will be received on:

DATE AND TIME: May 25, 2006, Until 2:00 p.m.

PLACE: University of North Florida, Building Six, Conference Room, 4567 St. Johns Bluff Road, South, Jacksonville, Florida 32224 at which time and place they will be publicly opened and read aloud.

PROPOSAL: Bids must be submitted in full and in accordance with the requirements of the drawings and Project Manual which may be obtained or examined at the office of: Imaging Technologies, 4613 Phillips Hwy., Suite 202, Jacksonville, FL, (904)399-8946

ARCHITECT/ENGINEER: TLC Engineering FOR Architecture, 1809 Art Museum Drive, Suite 105, Jacksonville, FL 32207-2566, Telephone (904)306-9111

MINORITY PROGRAM: Bidders are encouraged to utilize Minority Business Enterprises certified by the Commission on Minority Business Economic and Business Development (formerly certificate done by Department of Management Services)

**PRE-SOLICITATION/PRE-BID MEETING:** The bidder is required to attend the pre-solicitation/pre-bid meeting. Minority business enterprise firms are invited to attend to become familiar with the project specifications and to become acquainted with contractors interested in bidding the project. The meeting has been scheduled for:

**DATE AND TIME:** May 18, 2006, 2:00 p.m.

**PLACE:** University of North Florida, Building 6 (Physical Facilities), Training Room, 4567 St. Johns Bluff Road, South, Jacksonville, Florida, 32224

**DEPOSIT:** N/A

**REFUND:** N/A

**PURCHASE:** Full sets of Bidding Documents may be examined at the local plan rooms. Full sets may be purchased through: Imaging Technologies, 4613 Phillips Hwy., Suite 202, Jacksonville, FL, (904)399-8946

**PUBLIC ENTITY CRIMES:** As required by Section 287.133, Florida Statutes, a contractor may not submit a bid for project if it is on the convicted vendor list for a public entity crime committed within the past 36 months. The successful contractor must warrant that it will neither utilize the services of, nor contract with any supplier, subcontractor, or consultant in excess of \$15,000.00 in connection with this project for a period of 36 months from the date of their being placed on the convicted vendor list.

The School Board of Bradford County will open bids on May 30, 2006 for the following bids:

10:00 a.m.	Food	06-0530-1
10:15 a.m.	Drinks	06-0530-2
10:30 a.m.	Bread	06-0530-3
10:45 a.m.	Ice-cream	06-0530-4
11:00 a.m.	Snacks	06-0530-8
11:15 a.m.	Paper	06-0530-9

Bid packets may be requested from: Wanda Bolin, (904)966-6013.

**BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND**

Pursuant to Chapter 2003-145, Laws of Florida, all notices for the Board of Trustees of the Internal Improvement Trust Fund are published on the Internet at the Department of Environmental Protection’s home page at <http://www.dep.state.fl.us/> under the link or button titled “Official Notices.”

**WATER MANAGEMENT DISTRICTS**

Request for Proposal 05/06-045 LA

Approved Appraiser List

To ensure a consistent level of quality in appraisal reports and reduce administrative costs, the Suwannee River Water Management District (District) maintains a list of appraisers who are pre-qualified for District assignments.

Appraisers interested in being considered for District appraisal work should complete an Appraiser Respondent Form and deliver to District prior to 4:00 p.m., June 6, 2006.

Additional information and RFQ packages may be obtained by logging on to [www.mysuwanneeriver.com](http://www.mysuwanneeriver.com) or by contacting Gwen Lord, Administrative Assistant, (386)362-1001 or (800)226-1066 (Florida only).

**EXPRESSWAY AUTHORITIES**

NOTICE TO PROFESSIONAL ENGINEERING CONSULTANTS

The Orlando-Orange County Expressway Authority requires the services of a Professional Engineering Consultant in connection with the design of improvements at the S.R. 417/Innovation Way Interchange, identified as Project No. 417-302, in Orange County, Florida. Shortlist consideration will be given to only those firms who are qualified pursuant to law, and as determined by the Authority, based on information provided by the firms, and who have been prequalified by FDOT to perform the indicated Types of Work.

**MAJOR TYPES OF WORK:** Group 3.2, Major Highway Design; Group 3.3, Controlled Access Highway Design; Group 4.1, Minor Bridge Design; Group 14, Architecture.

**ADDITIONAL TYPES OF WORK REQUIRED:** Group 6.3, Intelligent Transportation Systems Analysis, Design, and Implementation; Group 7, Traffic Operations Design; Group 8, Surveying and Mapping and Group 9, Soil Exploration, Material Testing and Foundations.

**DESCRIPTION:** The work to be performed under this project will include final geometric design for a new interchange at S.R. 417 and Innovation Way (Alafaya Trail) Additional elements include: ramp toll plaza design, surveying, right-of-way mapping, drainage evaluation and design, permitting, lighting, signalization, signing and pavement markings, maintenance of traffic, utility design and coordination, geotechnical analysis, scheduling and project control, progress reporting and other tasks and associated activities.

**LETTERS OF INTEREST SUBMITTAL REQUIREMENTS:** Consultants wishing to be considered shall submit six (6) sets of a Letter of Interest package. The letter shall be a maximum of ten (10) pages exclusive of attachments and resumes. The packages shall include the following:

1. Experience – Details of specific experience for at least three (3) projects, similar to that described above that involve limited access highway reconstruction, completed by the consultant's Project Manager and other key project team members including the name of client contact person, telephone number, and physical address;
2. Personnel Experience – Resumes of the consultant's proposed Project Manager and other key personnel presently employed by the consultant who will be assigned to the project. The Project Manager shall have a minimum of five (5) years of specific experience in complex highway and/or bridge design projects;
3. Project Team - Anticipated subconsultants shall be identified and the roles that each will play in providing the required services. Resumes should be provided for subconsultants that may be involved in key roles;
4. Prequalification Documentation – A copy of the Notice of Qualification issued by the FDOT showing current qualification in the Types of Work specified above;
5. Office Location – The office assigned responsibility and its physical address shall be identified. It is required that the consultant have an office and key staff located within the Orlando area.

Failure to submit any of the above required information may be cause for rejection of the package as non-responsive.

**SELECTION / NEGOTIATIONS:** The Authority may shortlist up to five (5) firms based on its evaluation of the Letters of Interest and qualifications information received. Shortlisted firms will proceed to the next step in the process which includes preparation and submittal of a Technical Proposal and an oral presentation or interview. The Authority will provide the shortlisted firms with a comprehensive outline of the Scope of Services for use in preparing the Technical Proposal. Each firm will be evaluated and ranked by the Authority's Consultant Recommendation Committee based on the Technical Proposal and oral presentations/interview. As part of its evaluation process, the Committee will also consider the consultant's willingness to meet time requirements, consultant's projected workload, and consultant's use of Minority/Women Owned Businesses.

**EQUAL OPPORTUNITY STATEMENT:** The Orlando-Orange County Expressway Authority, in accordance with the provisions of Title VI and Title VII of the Civil Rights Act of 1964, hereby notifies all firms and individuals that it will require affirmative efforts be made to ensure participation by minorities.

**MINORITY/ WOMEN/ DISADVANTAGED BUSINESS ENTERPRISE PARTICIPATION:** Minority/ Women/ Disadvantaged Business Enterprises will not be discriminated against on the basis of race, color, sex, or national origin in consideration for qualification or an award by the Authority.

**NON-SOLICITATION PROVISION:** From the first date of publication of this notice, no person may contact any Authority Board Member, Officer or Employee or any selection committee member, with respect to this notice or the services to be provided, except as related to the Submittal Requirements detailed above. Reference is made to the lobbying guidelines of the Authority for further information regarding this Non-Solicitation Provision.

**LETTER OF RESPONSE DEADLINE:**

June 2, 2006, 3:00 p.m., Orlando local time

**AUTHORITY CONTACT PERSON:**

Mr. Joseph A. Berenis, P.E.

Deputy Executive Director

Telephone: (407)316-3800

**LETTER OF RESPONSE ADDRESS:**

Orlando-Orange County Expressway Authority

525 S. Magnolia Avenue

Orlando, FL 32801

Re: S.R. 417/Innovation Way Interchange

Project No. 417-302

ORLANDO-ORANGE COUNTY EXPRESSWAY  
AUTHORITY

Michael Snyder, P.E.

Executive Director

**DEPARTMENT OF MANAGEMENT SERVICES**

**PUBLIC ANNOUNCEMENT FOR ROOFING  
CONTRACTORS – TO PROVIDE CONSTRUCTION  
MANAGEMENT SERVICES FOR CONTINUING AREA  
CONTRACTS, AREA 7, 8, AND 9 COMBINED**

The State of Florida, Department of Management Services, Division of Real Estate Development and Management requests qualifications from licensed roofing contractors, to provide roofing construction management services in Area 7, 8, and 9 combined, counties of, Area 7, Charlotte, Collier, DeSoto, Glades, Hendry, Highlands, Lee, Area 8, Indian River, Martin, Okeechobee, Palm Beach, St. Lucie, Area 9, Broward, Dade, Monroe and other counties as may be determined necessary by the owner.

For details please visit the Department's website listed below and click on "Search Advertisements – Division of Real Estate Development and Management." [http://fcn.state.fl.us/owa\\_vbs/owa/vbs\\_www.main\\_menu](http://fcn.state.fl.us/owa_vbs/owa/vbs_www.main_menu)

**DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Pursuant to Chapter 2003-145, Laws of Florida, all notices for the Department of Environmental Protection are published on the Internet at the Department of Environmental Protection's home page at <http://www.dep.state.fl.us/> under the link or button titled "Official Notices."

**DEPARTMENT OF HEALTH**

NOTICE TO PROFESSIONAL CONSULTANTS  
PUBLIC ANNOUNCEMENT FOR PROFESSIONAL  
SERVICES FOR ARCHITECTURE – ENGINEERING  
CONTINUING CONTRACT

The State of Florida, Department of Health, Division of Administration, Bureau of General Services, Office of Design and Construction announces that professional services are required for the project listed below. Applications are to be sent to Mr. Tom Matthias, Senior Architect, Florida Department of Health, Office of Design and Construction, 4052 Bald Cypress Way, Bin B #06, Tallahassee, Florida 32399-1734, Phone (850)245-4444, ext. 3166.

PROJECT NUMBER: 20060002

PROJECT NAME: Architectural/Engineering Continuing Contract, West Florida Catchment Area

SERVICES TO BE PROVIDED: Architectural/Engineering Services

ESTIMATED CONSTRUCTION BUDGET: Multiple projects as required by the Department with individual project construction budgets estimated not to exceed \$1,000,000. Depending on development of projects and funding the possibility exists that the contract may expire with no projects being assigned. Work may include all aspects of Architectural projects and attendant Engineering to provide for construction of new facilities and additions to existing facilities (satellite County Health Department Facilities, support structures, etc.), repair and renovation to existing facilities, including but not limited to roofing work, code compliance modifications, reconfiguration of spaces, replacement of finishes, mechanical system modifications, electrical system modifications, site improvements and minor Studies (Study fee not to exceed \$50,000). Service Area shall be the West Florida Catchment area and other locations as determined to be in the best interests of the Department of Health. The West Florida Catchment area shall include the following counties: Escambia, Santa Rosa, Okaloosa, Walton, Holmes, Washington, Bay, Jackson, Calhoun, and Gulf. For selection Pensacola will be the point used to calculate distance from Firm to site. Continuing Contracts selection is for a contract period of one year, renewable annually for up to two years at the discretion of the Department of Health.

RESPONSE DUE DATE: By 4:00 p.m., May 4, 2006, Local Time.

INSTRUCTIONS: Submit three (3) bound copies of the following:

1. Letter of interest.
2. A modified copy of Department of Management Services Professional Qualifications Supplement [October 1997 Edition of the Professional Qualifications Supplement (PQS)]. A copy can be obtained from the Department of Health by calling (850)245-4066. All forms provided are mandatory for qualification. Substitutions and attachments are not acceptable.
3. A copy of the firm's Florida Professional License renewal. (Proper registration at the time of application is required.)
4. (CORPORATIONS ONLY) Current Corporate Certification providing evidence of validation date and the designation of professional or professionals qualifying the corporation to practice Architecture and/or Engineering.
5. Completed Standard Form 254.
6. Completed Standard Form 255.
- In Article 8, Work by Firm or Joint-Venture Members, list only projects designed, under construction, and/or completed within the past five (5) years.
7. A stamped self-addressed envelope if you desire notice of selection results.

\* Applicants are urged to limit their submittal content to fifty (50) pages, excluding front and back covers and all section dividers. However, this is not a mandatory requirement.

All proposal information submitted becomes the property of the Department of Health, will be placed on file, and not returned. Applications that do not comply with the instructions set forth above and/or do not include the qualification data required will be considered improper and disqualified. Proposals submitted by qualified firms shall be evaluated in accordance with Section 287.055, Florida Statutes.

SHORTLIST SELECTION PROCESS: From the proposals received, the Department shall shortlist a minimum of three (3) firms.

The qualified, responsive Firm will be required to be registered with MyFloridaMarketPlace before a contract can be executed. However they will be exempt from the one per cent fee.

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**EARLY LEARNING COALITION OF OSCEOLA COUNTY**

Invitation for RFQ

Notice is hereby given that the Early Learning Coalition of Osceola County will receive sealed RFQ's (Request for Qualifications) up to 5:00 p.m. on Friday, May 19, 2006 for Auditing Services. The purpose of these services is to meet OMB Circular A-133, and State of Florida Chapter 10.650, Rules of the Auditor General, single audit requirements for fiscal year 2005-2006.

RFQ specifications may be requested by emailing: Early Learning Coalition of Osceola County, Executive Director, at [ssunka@earthlink.net](mailto:ssunka@earthlink.net) The sealed proposal should be submitted to:

Early Learning Coalition of Osceola County  
 1631 E. Vine Street, Suite E  
 Kissimmee, Florida 34744  
 ATTN: Procurement Committee

**FLORIDA DEVELOPMENTAL DISABILITIES COUNCIL**

**Request for Proposals (RFP)**

The Florida Developmental Disabilities Council, Inc. (FDDC) announces the availability of a Request for Proposals (RFP). Copies of the RFP can be downloaded from the FDDC website ([www.fddc.org](http://www.fddc.org)) or copies may be requested by writing: FDDC, 124 Marriott Drive, Suite 203, Tallahassee, Florida 32301 or calling (850)488-4180, 1(800)580-7801 (Toll Free), 1(888)488-8633 (TDD). To register to receive electronic mail (email) notices of future RFPs, please visit our website ([www.fddc.org](http://www.fddc.org)) and click on the “RFPs” button near the top of the page, then click on the “sign up” button and follow the directions.

The Florida Developmental Disabilities Council, Inc. (FDDC) is pleased to announce that this request for proposals (RFP #2006-CM-4100) is released in order to further the Council’s support of the self determination movement in the state of Florida. FDDC has set aside federal funds for a period not to exceed one (1) year for fiscal support of this RFP. Interested parties should obtain a copy of RFP #2006-CM-4100 for specific information related to funding amounts.

The deadline for submitting written questions and letters of intent for this ITN is June 12, 2006 by 4:00 p.m. (DST). In order for your proposal to be considered, your letter of intent must be received by the above referenced deadline. Letters of Intent will only be accepted by fax, mail, or hand delivery. Letters of Intent by email will not be accepted. All answers to written questions will be posted on the FDDC website during the week of June 26, 2006. The deadline for submitting proposals for this RFP to FDDC is July 28, 2006, by 2:00 p.m. (DST).

**Request for Proposals (RFP)**

The Florida Developmental Disabilities Council, Inc. (FDDC) announces the availability of a Request for Proposals (RFP). Copies of the RFP can be downloaded from the FDDC website ([www.fddc.org](http://www.fddc.org)) or copies may be requested by writing: FDDC, 124 Marriott Drive, Suite 203, Tallahassee, Florida 32301 or calling (850)488-4180, 1(800)580-7801 (Toll Free), 1(888)488-8633 (TDD). To register to receive electronic mail (email) notices of future RFPs, please visit our website

([www.fddc.org](http://www.fddc.org)) and click on the “RFPs” button near the top of the page, then click on the “sign up” button and follow the directions.

The Florida Developmental Disabilities Council, Inc. (FDDC) is pleased to announce that this request for proposals (RFP #2006-HO-4000) is released in order to find a provider who will develop a comprehensive written assessment regarding benefits planning and housing needs and options and for individuals with developmental disabilities living in Florida. FDDC has set aside federal funds for a period not to exceed eight (8) months for fiscal support of this RFP. Interested parties should obtain a copy of RFP #2006-HO-4000 for specific information related to funding amounts.

The deadline for submitting written questions and letters of intent for this ITN is June 12, 2006, by 4:00 p.m. (DST). In order for your proposal to be considered, your letter of intent must be received by the above referenced deadline. Letters of Intent will only be accepted by fax, mail, or hand delivery. Letters of Intent by email will not be accepted. All answers to written questions will be posted on the FDDC website during the week of August 21, 2006. The deadline for submitting proposals for this RFP to FDDC is July 28, 2006, by 2:00 p.m. (DST).

**SARASOTA MEMORIAL HOSPITAL**

Request for Proposals #05-03-06  
 Sale and Conversion of  
 Waldemere Medical Plaza  
 Issued by the Sarasota County Public Hospital Board  
 on behalf of Sarasota Memorial Hospital  
 Sarasota, Florida

This Request for Proposals is offered by:  
 Sarasota Memorial Hospital  
 1700 South Tamiami Trail  
 Sarasota, FL 34239

Note: This RFP packet consists of this cover page and 14 additional pages.

**A. BACKGROUND AND CONTEXT**

Sarasota County Public Hospital District is an independent special district authorized by Chapter 2003-359, Laws of Florida, as amended, to own and operate hospitals and health facilities. As such, it owns and operates the “Sarasota Memorial Health Care System,” including Sarasota Memorial Hospital (the “Hospital”), located at 1700 South Tamiami Trail, Sarasota, Florida and Waldemere Medical Plaza, located at 1921 Waldemere Street, Sarasota, Florida. Sarasota is located approximately 50 miles south of Tampa, on Florida's west coast. The main hospital campus, along with the adjacent Waldemere Medical Plaza, is depicted in the aerial map below.

As a public entity, Sarasota Memorial Hospital is subject to the requirements of Section 286.011, Florida Statutes, known as the "Sunshine Law;" and Chapter 119, Florida Statutes, known as the "Public Records Act."

B. HOSPITAL OBJECTIVES

The Sarasota County Public Hospital Board desires to enter into a sale and purchase agreement with a qualified buyer/developer to both sell Waldemere Medical Plaza and convert the medical offices therein to condominium units or another type of entity ownership. The Board seeks an arrangement that will:

- (1) Ensure that the Hospital receives full fair market value for the sale of the existing building.
- (2) Provide the Hospital with an opportunity to purchase approximately 16,781 sq ft B.G.S.F of the existing 161, 234 sq ft B.G.S.F. condominium units in an ownership entity;
- (3) Provide to all physicians and others who are presently leasing office space within the building a first right to purchase their units (in the case of a condominium conversion) or to purchase an equity interest (in the case of an entity conversion);
- (4) Comply with the Hospital's Master Campus Plan;
- (5) Comply with the City of Sarasota's comprehensive plan and land development regulations; and
- (6) In case of condominium conversion, ensure the completion of the conversion within 12 months or less of closing of the sale and purchase transaction.

C. SITE INFORMATION

1. Description:

The Waldemere Medical Plaza is situated at 1921 Waldemere Street, Sarasota, Florida, adjacent to Sarasota Memorial Hospital's building. Specifically, the building is situated at the southeast corner of Waldemere Street and Lasula Court. The Sarasota County Property Appraiser's Parcel ID number for the property is 2037-08-0051; 2037-08-0056.

The subject property consists of an 8-story medical office building. The parent tract contains approximately 52,597 square feet of land. The office building itself contains approximately 161,234 B.G.S.F. square feet of interior space, 5,399 is interstitial space. The building is of steel, masonry and glass construction with a 2 story atrium lobby, a rotunda entry, spandrel and vision panels, faux stone panel wall finishes, decorative columns, and marble/tile flooring. The existing lobby contains a built-in coffee/snack bar and information desk facilities. Second level pedestrian bridges connect the building to the Lasula Court parking garage, Waldemere parking garage and card access to the main hospital building level 3.

There is a central public elevator/staircase core with three 3,500 pound capacity elevators and one 4,500 pound capacity elevator. Public area/corridor finishes include ceramic tile and carpet flooring, wall papered/paint drywall walls, acoustical tile ceilings, and fluorescent lighting. In addition to the wide

variety of office configurations, the building offers conference, training/meeting room facilities, and a small auditorium and board room facility.

A compliance survey, together with a detailed analysis of the property, may reveal that the building does not conform in certain respects to the requirements of the ADA. If so, the building may require alterations in order to meet these requirements.

Waldemere Medical Plaza was originally constructed in 1990. Attached as Appendix A are representative photographs of both the exterior and interior features of the building, along with representative floor plans for each of the eight floors.

2. Site Utilities: Waldemere Medical Plaza is currently providing the following services:

Water, sanitary sewer, electricity, telephone, cable television and gas are all available to the site. As part of this agreement, services will be segregated from Sarasota Memorial Hospital.

Service	Provider	Telephone
Water	City of Sarasota	941-955-2325
Sanitary Sewer	City of Sarasota	941-955-2325
Electricity	Florida Power & Light	941-927-4237
Cable Television	Comcast	941-342-2112
Gas	TECO	941-342-4006

3. Environmental Conditions:

Any documentation in possession of the Hospital regarding environmental conditions on the property will be made available to all interested proposers. Nevertheless, the Hospital makes no representations or warranties, expressed or implied, about the existing or future environmental condition of the property, including possible present or future pollution of the air, water or soil from any sources such as but not limited to underground migration or seepage (including radon gas). The Hospital expressly disclaims any liability for any type of damages, whether direct, indirect or consequential, which the various properties or any person may suffer because of any existing or future environmental conditions.

4. Comprehensive Plan Designation:

The property is currently designated in the Comprehensive Plan of the City of Sarasota as follows: Metropolitan Regional.

5. Zoning:

The property is currently zoned by the City of Sarasota as follows: Sarasota Memorial Hospital.

The intent and purpose of these zoning districts, along with regulations applicable to the districts, are available in the Zoning Code on the City of Sarasota's website, www.sarasota.gov.com. Condominium conversion shall comply with the applicable zoning district requirements.

D. PROCESS

1. Submittal of Proposals:

Respondents shall submit written proposals in accordance with the requirements outlined in this Request for Proposals (“RFP”).

2. Evaluation and Ranking of Proposals:

An evaluation committee will evaluate the proposals using the evaluation criteria outlined in this RFP. The evaluation committee will consist of:

- Bill Lyons, Board Member
- Phyllis Cobb, Board Member
- Greg Carter, Board Member
- Bob K. Strasser, Board Member
- Gwen MacKenzie, President & CEO
- Michael Harrington, COO
- Deborah Taylor, Operations Director, Corporate Business Development
- Tom Perigo, Construction Manager

The evaluation committee may conduct interviews of any or all of the respondents. The evaluation committee will rank the proposals and forward its recommendations to the Hospital Board. The Hospital Board, with staff input, will determine the final ranking of the proposals, after which the Hospital will transmit written notice of the final ranking to all proposers. Substitution of evaluation committee members may be made as circumstances warrant.

3. Sale and Purchase Agreement:

Following the ranking of the proposers, Hospital staff will commence negotiation of a Sale and Purchase Agreement with the first ranked buyer/developer. If a tentative agreement cannot be reached with the first ranked buyer/developer within ninety (90) days of announcement of the final ranking, the Hospital may in its discretion commence negotiations with the next ranked buyer, and so on, until an agreement has been reached with a qualified buyer.

The Sale and Purchase Agreement will include, but not be limited to, the following subjects:

- (a) A purchase price representing fair market value;
- (b) The terms and timetable for conversion of the building to condominium units or other form of ownership entity; and
- (c) Requirements for coordination and communication with all present tenants within the building.

4. Buyer Deposit:

No payment is required to be made in conjunction with submission of a proposal. The Hospital will require a non-refundable buyer deposit of \$25,000.00 to be made by the first ranked buyer within ten (10) days of receiving written notice of the Hospital’s ranking. In the event that a sale and purchase agreement cannot be successfully negotiated with the first ranked buyer, the second and subsequent ranked buyers shall make a non-refundable deposit of \$25,000.00 within ten (10) days of written notification from the Hospital.

5. Contact Person:

Procedural questions related to the RFP process should be directed to:

Deborah Taylor

Operations Director, Corporate Business Development

[http://www.smh.com/sections/corporate/Construction\\_Renovations/Projects\\_RFPs.html](http://www.smh.com/sections/corporate/Construction_Renovations/Projects_RFPs.html)

1991 Main Street, Suite 245

Sarasota, FL 34236

(941)917-1426 (telephone)

(941)917-1875 (facsimile)

e-mail: [Deborah-Taylor@smh.com](mailto:Deborah-Taylor@smh.com)

Requests for substantive clarification or information should be submitted in writing to the same address. All responses to written requests will be posted on the Hospital’s web site:

[http://www.smh.com/sections/corporate/Construction\\_Renovations/Projects\\_RFPs.html](http://www.smh.com/sections/corporate/Construction_Renovations/Projects_RFPs.html)

6. Schedule:

It is anticipated that important dates within the RFP process will be as follows:

Event	Date
Request for Proposals is advertised	FL Administrative Weekly 05/12/06 & 05/19/06 Sarasota Herald Tribune 05/12/06 & 05/19/06
Pre-submittal conference is conducted	06/15/06
Deadline for written requests for additional information	12:00 p.m. (Noon), 06/23/06
Due date for proposals	06/26/06
Evaluation Committee short-lists proposals	06/27/06 thru 07/11/06
Evaluation Committee interviews short-listed proposers and ranks proposers	07/25/06
Evaluation Committee makes recommendations to the Hospital Board, (Mission & Planning)	08/03/06
Hospital Governess Board determines final ranking	08/21/06
Proposers are notified of final ranking	Telephone 08/22/06 Written 08/25/06
Top-ranked proposer is notified and negotiations begin	08/31/06

E. EVALUATION CRITERIA

The evaluation of the proposals will occur in two stages. The first stage will consider evaluation criteria 1 and 2 below. This first stage review of threshold-level abilities will be used to determine viable proposals. Using these criteria, a determination will be made of proposals that will be considered in stage two.



The second stage will include an evaluation of viable proposals using all criteria listed below.

1. Background, experience and qualifications of the Respondent.
2. Financial stability of the Respondent.
3. Demonstrated ability of the Respondent to complete the project.
4. Demonstrated ability of the Respondent to meet the objectives outlined in the RFP.
5. Whether a firm is a State Certified Minority Business Enterprise certified in accordance with Section 287.0943, Florida Statutes, and/or whether a portion of the work effort will be performed by a State Certified Minority Subcontractor/Subconsultant certified in accordance with Section 287.0943, Florida Statutes.

The Hospital reserves the right to reject any or all proposals, waive informalities, request additional information and to negotiate an agreement with the most qualified proposer on such terms as the Hospital deems to be fair, competitive and reasonable.

F. SUBMITTAL REQUIREMENTS

1. Deadline for submittal of responses to this RFP:  
Proposals must be received by the Hospital before 12:00 p.m. (Noon), on June 26, 2006.

2. Form and number of copies:  
Each proposer shall submit one unbound original and 10 bound copies of its proposal in 8 1/2 inch x 11 inch format. The proposals shall be submitted in a sealed opaque envelope marked in bold:

Sarasota Memorial Hospital RFP #05-03-06  
Sale and Conversion of Waldemere Medical Plaza

3. Address for submittal:  
Proposals shall be delivered to:

If by hand delivery: Sarasota Memorial Hospital  
Construction/Renovation  
Attn: Tom Perigo  
1833 Hawthorne Street  
Sarasota, FL 34239

If by mail: Sarasota Memorial Hospital  
Construction/Renovation  
Attn: Tom Perigo  
1700 S Tamiami Trail  
Sarasota, FL 34239

If by courier: Sarasota Memorial Hospital  
Construction/Renovation  
Attn: Tom Perigo  
1700 S Tamiami Trail  
Sarasota, FL 34239

4. Minimum contents of proposals:  
Respondents shall submit the following information in their proposals in the order listed below.

- a. Name and address of Respondent and the name, mailing address, phone number and e-mail address of the representative authorized to act on behalf of Respondent.
- b. A signature on the proposal provided by an authorized individual of the Respondent’s organization, committing the organization to the performance of the services described by the RFP. This signed document shall identify the form of the business organization including state of incorporation or formation of partnership, if any. The document shall also identify one individual authorized to negotiate on behalf of the proposer.
- c. A list of major team members with a description of the role of each member of the team and a description of the Respondent’s organizational structure.
- d. The financial terms, including purchase price for the property and any proposed contributions by the Hospital, financial or otherwise.
- e. A summary of how the Respondent’s proposal meets each of the Hospital’s objectives outlined in this RFP.
- f. Audited financial reports, or other corporate financial records acceptable to the Hospital, demonstrating the Respondent’s financial capability to guarantee completion of the project.
- g. A demonstration of the Respondent’s ability to secure (i) financing from a financial institution for this undertaking, (ii) liability insurance coverage, and (iii) performance bonding.
- h. A graphic and written description of representative development projects, of a similar scale and character, carried out by the Respondent. Describe the role of individual team members in each of these projects.
- i. The Respondent’s lead team members’ professional qualifications and experience in producing projects of a similar scale and character.
- j. A list of references for lead team members, including contact names, addresses, telephone and facsimile numbers.

G. DISCLOSURES AND DISCLAIMERS

The information contained in this Request for Proposals (“RFP”) is provided solely for the convenience of the respondents. The Hospital has assembled the information in a good faith effort to assist in the disposition process; however, the Hospital makes no representation, warranty or guarantee as to the accuracy of the information. It is the responsibility of the Respondent to verify that the information presented is accurate and complete and any reliance on the information contained herein or on communications with the Hospital’s representatives or its advisor(s) is and shall be at the respondent’s sole and exclusive risk.

The Hospital reserves the right to accept any proposals deemed to be in the best interest of the Hospital, to waive any irregularities in any proposals, or to reject any and/or all submittals and/or proposals and to re-advertise for new proposals.

The Hospital assumes no financial or other obligation to any respondent. Any proposal submitted in response to this RFP is at the sole financial risk and responsibility of the party submitting such proposal.

The Respondent will not pay a brokerage, finder's or referral fee, however styled, to any party in connection with this RFP, which includes the Sarasota County Public Hospital Board and employees of Sarasota Memorial Hospital.

The responsibility for submitting a proposal to this RFP on or before the stated time and date will be solely and exclusively the responsibility of the Respondent. No proposal received after the stated time and date will be considered.

Each Respondent shall examine all RFP documents and shall judge all matters relating to the adequacy and accuracy of such documents. The Hospital shall not be responsible for oral interpretations given by any Hospital employee, representative, or others. The issuance of a written addendum by the Hospital is the only official method where interpretation, clarification, or additional information may be given. If any addenda are issued to this RFP, the Hospital will attempt to notify all prospective firms who have secured the same.

However, it shall be the responsibility of each firm, prior to submitting a proposal, to contact: Ms. Deborah Taylor, (941)917-1426, to determine if addenda were issued and to submit a proposal in accordance with such addenda.

All written responses, other submissions, correspondence, and all records made thereof, as well as negotiations conducted pursuant to this Request for Proposals, shall be handled in compliance with Chapters 119 and 286, Florida Statutes. The Hospital gives no assurance as to the confidentiality of any portion of the proposal once submitted.

By offering a submission to the RFP, the Respondent certifies that the Respondent has not divulged to, discussed or compared its competitive response with other responders and has not colluded with any other responders or parties to this competitive response whatsoever.

SARASOTA MEMORIAL HOSPITAL  
REQUEST FOR PROPOSALS #05-03-06  
TERMS AND CONDITIONS

1. Responses must comply in all respects with the RFP requirements. Deviations from requirements may, at the option of the Hospital, render the proposal non-responsive and the proposer ineligible for award.
2. The Hospital assumes no responsibility for proposals received after the advertised deadline or at any office or location other than that specified herein, whether due to mail delays, courier mistake, mishandling, or any other reason.
3. The Hospital reserves the right to waive and/or accept minor irregularities when, in the sole opinion of the Hospital, such waiver or acceptance is deemed to be in the best interest of the Hospital.
4. The Hospital reserves the right to reject any or all proposals, in whole or in part, for any reason whatsoever.
5. All documentation submitted with the proposal must reference the RFP number.
6. The Hospital reserves the right, in the sole discretion of the Hospital, to require oral presentations from all Respondents or from a shortened list of Respondents, during any stage of the evaluation and/or selection process.
7. All proposals shall be signed by an authorized individual of the Respondent's organization, committing the Respondent's organization to the performance of the services described by this RFP. The proposer shall identify the form of the business organization of the proposer and the proposer shall authorize the Hospital to negotiate exclusively with a specified individual.
8. All proposals shall remain in effect for 180 days after the due date for proposals.
9. In the event there is any material change to the terms of a proposal, including ownership or control of the respondent or the participation of any key individuals designated in a proposal, the Hospital reserves the right to reject such proposal or terminate negotiations. Such determination shall be made at the sole discretion of the Hospital.
10. Proposers, their agents and associates shall not contact or solicit any Hospital Board member or Hospital employee regarding this RFP during any phase of the RFP process. Only that individual listed as the contact person in the RFP shall be contacted. Failure to comply with this provision may result in disqualification of the proposer, at the option of the Hospital.
11. The successful proposer shall enter into an agreement with the Hospital that shall be acceptable to the Hospital in form and content.
12. If the agreement awarded as a result of this RFP is terminated, the Hospital reserves the right to negotiate with the next ranked proposer for performance of the balance of the agreement.
13. Proposer acknowledges that all information contained within its proposal is part of the public domain, as defined by the Florida Sunshine and Public Records Laws. No information should be labeled confidential unless exempted under said laws.
14. There shall be no discrimination as to race, sex, color, creed, handicaps or national origin in the operations conducted under this RFP.
15. All applicable laws of the State of Florida shall apply to this RFP and resulting agreement.

16. The Hospital reserves the right to award an agreement which is the most advantageous to and in the best interest of the Hospital. The Hospital shall be the sole judge of the proposals and the resulting negotiated agreement that is in the Hospital's best interest, and the Hospital's decision shall be final and binding.
17. A mandatory pre-submittal conference is scheduled for June 15, 2006, at 12:00 Noon, at Waldemere Medical Plaza, Papaya Room, 1921 Waldemere Street, Sarasota, FL 34239.

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## Section XII Miscellaneous

### DEPARTMENT OF COMMUNITY AFFAIRS

#### NOTICE OF AMENDMENT – 2005 ACTION PLAN FOR CDBG DISASTER RECOVERY INITIATIVE FLORIDA SMALL CITIES CDBG PROGRAM

In March 2005, the Department of Community Affairs (Small Cities Community Development Block Grant Program) submitted an action plan to the U.S. Department of Housing and Urban Development (HUD) that described how the state proposed to allocate \$100,915,626 in disaster recovery funding. The funds were allocated by Congress to address disaster damages caused by the 2004 hurricanes. The funds targeted the areas hit hardest by the storms, and all awards to subgrantees have been made.

The Department is proposing to add language to the approved action plan that will allow it to reallocate unused funds and to use some technical assistance funding for planning related activities that are eligible under the CDBG program. The proposed amendment to the Action Plan is posted to the Department's website at: <http://www.floridacommunitydevelopment.org/disasterrecovery.cfm>.

The Department anticipates that the proposed amendment to the action plan will be submitted to HUD no later than June 1, 2006. Although this is not a major revision to the action plan, the Department will accept comments or questions about the amendment until May 25, 2006.

A copy of the amendment may be downloaded from the website or obtained by appearing in person at the agency headquarters or by email or calling:

Florida Small Cities CDBG Program  
Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100  
Telephone: (850)487-3644  
Email: [monya.newmyer@dca.state.fl.us](mailto:monya.newmyer@dca.state.fl.us)

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#### NOTICE OF FUNDING AVAILABILITY AND APPLICATION WORKSHOP FLORIDA SMALL CITIES CDBG PROGRAM

The Department of Community Affairs (DCA) announces anticipated funding availability under the Florida Small Cities Community Development Block Grant (CDBG) Program. Subject to the receipt of funding from the U.S. Department of Housing and Community Development (HUD), the Department will allocate an estimated \$26.2 million of Federal Fiscal Year 2006 funding for commercial revitalization, housing rehabilitation and neighborhood revitalization projects. In order to be eligible to apply in these categories, applicants cannot have an open grant in any of these three (3) program categories. Closeouts for open contracts must be received in the CDBG Program office by 5:00 p.m. (EDT), on May 31, 2006, in order to be eligible.

The Department also anticipates that funding will be available under the Florida Small Cities CDBG Program for Economic Development job creation/retention activities. Subject to the receipt of funding from HUD, the Department will allocate an estimated \$7.8 million of Federal Fiscal Year 2006 Small Cities CDBG funds for job-creating economic development activities, with the application cycle beginning June 1, 2006, and ending at 5:00 p.m. (EDT), on Friday, July 21, 2006. In the event that funds remain available after this initial deadline, applications in the Economic Development category will be reviewed and awarded on a first-come, first served basis until all funds are committed.

Eligible local governments must meet specific population requirements and cannot be participants in a CDBG Urban Entitlement Program. The population requirements are: cities with not more than 50,000 residents and counties with not more than 200,000 residents. The application process is conducted in accordance with Sections 290.0401-.048, Florida Statutes, and Rule Chapter 9B-43, Florida Administrative Code, as amended in 2006.

The Federal Fiscal Year 2006 application cycle for all the above mentioned categories of funding will begin ("open") June 1, 2006 and end ("close") at 5:00 p.m. (EDT), on July 21, 2006 ("the deadline date"). Applications must be submitted on forms required by and in the format specified by the Department and must be received in the Florida Small Cities CDBG Program Office, Department of Community Affairs, The Sadowski Building, Room 260, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100 by 5:00 p.m. (EDT), on the deadline date.

To assist local governments in the application process, the Department will conduct an application workshop on June 1, 2006 at the Hilton University of Florida Conference Center in Gainesville. Registration forms, as well as application forms and instructions, may be obtained by calling the CDBG