



1112 Manatee Avenue West
Bradenton, Florida 34205
charles.meador@mymanatee.org

Solicitation Addendum

Addendum Number: 1
Solicitation Number: 24-002
Solicitation Title: Sale and Development of the Property at
500 15th Street West, Bradenton, Florida 34205
Addendum Date: January 31, 2024
Contact: Charles Meador, Property Acquisition Division Manager

Invitation to Negotiate (ITN) Number 24-002 is amended as set forth herein. This Addendum is hereby incorporated in and made a part of ITN Number 24-002.

NOTE:

Deleted items will be ~~struck through~~, added or modified items will be underlined. All other terms and conditions remain as stated in the Invitation to Negotiate.

CHANGE TO:

DATE, TIME, AND PLACE DUE

The Due Date and Time for submission of Proposals in response to this ITN is ~~February 12, 2024~~ April 9, 2024, at 2:00 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.

TAB 2: Purchase Price and Proof of Funds

1. State the proposed purchase price.
2. Within thirty (30) days prior to the closing of the purchase of the Property, provide a cost breakdown and total estimate for the construction of the proposed improvements.
3. ~~Provide proof of available funds to close on the Property, proof of the ability to secure adequate financing, or proof of available funds to develop the Property 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. Within ninety (90) days prior to the closing of the purchase of the Property, provide a detailed project approach, including the proposed strategy for the development of the property, phases, and construction.
2. Within ninety (90) days prior to the closing of the purchase of the Property, provide architectural renderings of the proposed development and any outdoor amenities, innovative and/or energy-efficient design features, etc. that would be applicable.
3. Provide a narrative explaining how your proposed development will add value and compatibility to the community while addressing the general needs of the community and of the area where the Property is located.

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 ~~January 26, 2024~~ March 12, 2024, at ~~1:00~~ 3:00 PM EST. Questions and inquiries should be submitted via email to the designated contact shown below.

Questions and inquiries regarding the ITN process should be submitted via email to the Property Acquisition Division whose contact information is shown below and who is authorized by the Property Acquisition Division Manager in accordance with A.04 of Attachment “A” of this ITN:

~~Julie A. Brown, Real Property Specialist
Phone: (941) 748-4501, ext. 3403
Email: julie.a.brown@mymanatee.org
Manatee County Property Management Department
Property Acquisition Division~~

Peter Morrow, Senior Real Property Specialist
Phone: (941) 748-4501, ext. 6913
Email: peter.morrow@mymanatee.org
Manatee County Property Management Department
Property Acquisition Division

Questions and inquiries regarding interpretation, clarification or additional information pertaining to this ITN should be submitted via email to the Property Acquisition Division Manager whose contact information is shown below:

Charles Meador, Property Acquisition Division Manager
Phone: (941) 748-4501, ext. 6289
Email: charles.meador@mymanatee.org
Manatee County Property Management Department

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 either the Property

Acquisition Division to the email address from which the Questions and Clarification Request was received.

2. COMMUNICATIONS

All communications related to this ITN, including Questions and Clarification Requests, must be submitted in writing or via email to julie.a.brown@mymanatee.org, peter.morrow@mymanatee.org or charles.meador@mymanatee.org. All inquiries or Questions and Clarification Requests pertaining to this ITN must be submitted no later than ~~January 26, 2024~~ March 12, 2024, at ~~1:00~~ 3:00 PM EST.

3. CRITERIA FOR SALE AND DEVELOPMENT

The purpose of this ITN is to solicit offers to develop all of a 3.70 (+/-) acre tract of land. The County is seeking Proposals from organizations who have the financial and organizational capacity to develop the Property by providing a cost-efficient and innovative development to the community.

The Due Date and Time for submission of Proposals in response to this ITN is ~~February 12, 2024~~ April 9, 2024, at 2:00 PM EST. Proposals must be delivered to the following location: Manatee County Administration Building, 1112 Manatee Ave. 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.

6. 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/property_acquisition/surplus_property. 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. ~~3403~~ 6913 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.

END OF ADDENDUM

AUTHORIZED FOR RELEASE