

## M E M O R A N D U M

**To:** Tom Harmer, Town Manager

**From:** Isaac Brownman, Public Works Director  
Sue Smith, Finance Director

**Report date:** June 22, 2022

**Meeting date:** July 1, 2022

**Subject:** Resolution 2022-19, Amending the FY22-FY26 Five Year Capital Plan; Amending the Land Acquisition Fund and Sarasota County Infrastructure Surtax Fund, to fund Town Center Improvements

### **Recommended Action**

Pass Resolution 2022-19.

### **Background**

The Town Center is located at 600 Bay Isles Road, just North of Publix and Chase Bank. From 2014 through 2017, the Town invested \$4.8 million to purchase the land comprised of three parcels totaling 4.81 acres. The Town has been in the process of developing the Town Center acreage using a three-phased approach, generally referred to as:

- Phase 1 Outdoor Venue
- Phase 2 Outdoor Venue and Stage
- Phase 3 Future Building Facilities through Partnership opportunities

The Town has invested further in the Town Center by funding and conducting concept planning, demolishing the Amore' restaurant, designing and advancing the construction of Outdoor Venue Phase 1, and a Phase 2 design. These costs total over \$850,000. In 2018 the Town was awarded a \$400,000 redevelopment grant from Sarasota County to offset some of these above described costs.

The Town engaged DMK Associates to design, permit and produce construction documents for Phase 2 Site Improvements. The Phase 2 Site Improvements contemplates additional site work and the construction of a permanent Stage. Concurrently, a private donor came forward offering to fund the design and construction of an outdoor stage / pavilion. The Karon family agreed to a maximum \$500,000 contribution, and the Town in turn agreed to the stage / pavilion naming rights. Hoyt Architects was hired through DMK to design and complete construction documents. Construction documents were completed, and the Town publicly advertised to procure bids for the Phase 2 construction during May 2022.

At the conclusion of the bid period, the Town received two (2) bids. The lowest, responsive, responsible base bid was by Stellar Development, Inc. in the amount of \$2,004,933.70. Stellar subsequently withdrew its bid after notifying the Town that there

was an error in the calculations in their bid pricing and they also had concerns about additional costs associated with one of their subcontractors that were part of their bid package due to the current economic conditions. The last remaining bidder, Jon F. Swift Construction had a total base bid price of \$2,227,368. The Public Works Director is also requesting a \$50,000 Contingency for Phase 2 of the project. The Jon F. Swift proposal exceeded the Town's available Phase 2 site work construction budget and the Karon family stage / pavilion construction donation by approximately \$891,117.

The Town Commission agreed at the June 20, 2022 Budget Workshop by consensus to move forward with the Jon F. Swift bid for the Phase 2 site work portion of the project, and then see if enough donations can be raised by July 1st to proceed with the construction work for the Stage portion of the project. On July 1, 2022 Regular Meeting, the Commission will formally vote to confirm their consensus through a budget amendment. If the donations are not committed by July 1st, the Town Commission will officially move forward with site work portion of Phase 2 only and approve a budget amendment for same. If the donations commitments are received by July 1st, the Commission will approve a budget amendment for the both the site work and the stage portion of Phase 2, acknowledge the donations and move forward with the whole Phase 2 project.

Budget Amendment for Site Work. The Budget amendment and accompanying Resolution 2022-19 amends the Land Acquisition Fund Budget, increasing the Site Work line 302-30-22-563.6301-TWN-CTR by \$530,381 to the existing budget of \$969,619, for a total of \$1,500,000, to be funded using existing Fund Balance in the Land Acquisition Fund in the amount of \$445,000 and Sarasota County Infrastructure Surtaxes in the amount of \$85,381.

Budget Amendment for Stage. The Budget amendment and accompanying Resolution 2022-19 amends the Land Acquisition Fund Budget, increasing the Stage Design and Construction line 302-30-22-563.6301-PWSTAGE by \$780,736 to the existing budget of \$80,000, for a total of \$860,736, to be funded from private donations.

The Finance Department has evaluated the Five-Year Capital Plan, the existing funding sources in the Land Acquisition Fund and related Sarasota County Infrastructure Surtax funding sources and there is sufficient Unappropriated Fund Balance to complete the site work portion of the bid.

The Five-Year Capital Plan for FY22-FY26 was amended, shown as Exhibit A to the Resolution and the resulting changes will also be reflected in the FY23 – FY27 Five-Year Capital Plan for adoption in September.

The prepared Resolution assumes that the Longboat Key Foundation will reach their goal to fill the funding gap for the stage and be able to commit to the Town by the July 1<sup>st</sup> Meeting. In the event that the Foundation does not have the necessary commitments an alternate Resolution will be ready that would factor in potential additional costs for only awarding the bid for the site work.

**Staff Recommendation**  
Pass Resolution 2022-19.

**Attachments**

- A. Resolution 2022-19 (Available in Town Clerk's Office)
- B. Exhibit "A" -Amendment to Five-Year Capital Improvement Plan (Available in Town Clerk's Office)

**End of Agenda Item**