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Board of County Commissioners

Leon County, Florida
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Agenda Item
Executive Summary

Tuesday, February 22, 2011

Title: Approval to Issue a Request for Proposals for the Feasibility Analysis and Master Plan for the Development of a New Competitive Sports Complex at the Apalachee Regional Park
Staff: Parwez Alam, County Administrator Alan Rosenzweig, Assistant County Administrator Tony Park, P.E., Director of Public Works

Issue Briefing:
This item requests Board approval to issue a Request for Proposals for the Feasibility Analysis and Master Plan for the Development of a New Competitive Sports Complex at the Apalachee Regional Park (Attachment #1); and, approval to waive provisions in Policy No. 96-1, "Purchasing Policy", Sections 5.09 and 5.091, regarding the number of members that shall serve on an evaluation committee (Attachment #2).

Fiscal Impact:
This item has a fiscal impact. Funding is available in the FY11 Capital Improvement Program for the Solid Waste/Apalachee Regional Park Master Plan.

Staff Recommendation:

Option #1 Approve the issuance of a Request for Proposals for the Feasibility Analysis and Master Plan for the Development of a New Competitive Sports Complex at the Apalachee Regional Park

Option #2 Waive Policy No. 96-1, "Purchasing Policy", Sections 5.09 and 5.091, regarding the number of members that shall serve on an evaluation committee.

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Report and Discussion

Background:

The Apalachee Regional Park is a re-use project of the existing Leon County Solid Waste Facility. Phase I of this project consisted of the development of four football/soccer fields, parking, and a restroom/concession building. This phase was completed in 2010. A second part of Phase I, was the construction of a cross country trail system in the rear of the property. A model radio control airplane area is located near the site of the cross country trail. The radio control airplane area has been at the site for more than 10 years, but may be relocated from its present location to a new location in the park.

Analysis:

The Board of County Commissioners has adopted the development of this site as a Board priority. The intent is that, once developed, the facility will become part of an overall economic development resource for the community. This should entail developing amenities that can attract users from outside the immediate area to the facility and, in turn, the visitors will frequent local hotels, restaurants, etc. The County is amenable to public/private partnerships for the ultimate build-out and operation of the facility.

Knight's Creative Community Initiative (KCCI) has also developed a local team that is spear- heading the Capital Sports Initiative (CSI). CSI is focusing its efforts on the redevelopment of the Apalachee Regional Park. The County intends to utilize CSI as a resource in the overall master plan effort.

The Feasibility Analysis and Master Plan will review all existing and new uses that could utilize sections of the park and solid waste areas. The main focus of the plan will be to look at opportunities for facilities that will create economic development resource for the community while also enhancing the quality of life for Leon County residents.

The existing Purchasing Policy (#96-1), Sections 5.09 and 5.091, calls for evaluation committees of this type to be comprised of 3 or 5 members. Given the wide variety of groups that are interested in this project, KCCI's involvement, and the fact that this is a top Commission priority, staff is requesting that the policy be waived and the evaluation committee be opened to as many as needed as determined by the County Administrator.

Options:

1. Approve the issuance of a Request for Proposals for the Feasibility Analysis and Master Plan for the Development of a New Competitive Sports Complex at the Apalachee Regional Park.
2. Waive Policy No. 96-1, "Purchasing Policy", Sections 5.09 and 5.091, regarding the number of members that shall serve on an evaluation committee.
3. Do not approve the issuance of a Request for Proposals for the Feasibility Analysis and Master Plan for the Development of a New Competitive Sports Complex at the Apalachee Regional Park.
4. Do not waive Policy No. 96-1, "Purchasing Policy", Sections 5.09 and 5.091, regarding the number of members that shall serve on an evaluation committee.
5. Board Direction

Recommendation:
Options #1 and #2.

Attachments:

1. Request for Proposals for Feasibility Analysis and Master Plan for the Development of a New Competitive Sports Complex at the Apalachee Regional Park
2. Policy No. 96-1, "Purchasing Policy", Sections 5.09 and 5.091

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