

**RESOLUTION: 14-\_\_\_\_\_**

**RESOLUTION FINDING PUBLIC BENEFITS DERIVED FROM WIDENING  
BANNERMAN ROAD USING THE PUBLIC-PRIVATE COOPERATION  
PROCESS ESTABLISHED IN SEC. 336.71, FLORIDA STATUTES**

WHEREAS, pursuant to Florida Statutes Sections 163.3220-163.3243 and the Leon County Code of Laws, the Board of County Commissioners entered into a Development Agreement related to development of a mixed-use project on property on the north and south sides of Bannerman Road; the Development agreement was approved by County Commission after public hearings held on December 10, 2013 and January 21, 2014; and,

WHEREAS, pursuant to the Development Agreement, the Developer will contribute public facilities to Leon County, including transportation facilities, drainage facilities, and parks and recreation facilities that, upon completion, will be dedicated to the County; and,

WHEREAS, the County has taken significant steps towards the widening of Bannerman Road including authorizing the project design and engineering for the Bannerman Corridor Study on March 19, 2009; convening the Bannerman Corridor Study Citizens Advisory Committee to make recommendations to the Board regarding preferred alternatives for the widening; accepting Preliminary Engineering Report and Corridor Study and approving the recommended preferred alternative for use in 30% design; and allocating concurrency payments towards the project; and,

WHEREAS, the Board of County Commissioners has allocated sufficient funding for the Phase 1 Bannerman Widening project, which would four-lane Bannerman Road

from Thomasville Road to 900 feet west of Quail Commons Road and include construction of a roundabout at Bannerman Road and Beech Ridge Trail; and

WHEREAS, the Board of County Commissioners determined that construction of a dual-lane roundabout at the intersection of Bannerman Road and Beech Ridge Trail would improve the functionality that intersection and also improve traffic flow through the intersection of Bannerman Road and Thomasville Road; and,

WHEREAS, on July 15, 2014, the County and Summit Holdings VII entered into a Public-Private Cooperation Agreement for the construction of the by-pass road and roundabout at the intersection of Bannerman Road and Beech Ridge Trail, which was initiated on or about August 5, 2014 and was opened to traffic on November 5, 2014; and,

WHEREAS, the Board of County Commissioners has allocated sufficient funding to continue construction of the widening project from the roundabout to 900 feet west of Quail Commons Drive; and,

WHEREAS, SHVII has agreed to donate several acres of property to accommodate stormwater treatment sufficient to meet the Bradfordville stormwater standards; and,

WHEREAS, the proposed donation will eliminate the time and expense that would be otherwise associated with acquiring right-of-way from property owners on the north side of the road, including a homeowners' association and several single family dwellings; and,

WHEREAS, constructing the Bannerman Road Phase 1B widening project in coordination with the Developer would enable the County to use the Developer's

construction management personnel and infrastructure, resulting in efficiencies of scale and time savings; and,

WHEREAS, constructing the Bannerman Road Phase 1 B Widening Project through public-private cooperation is estimated to result in costs saving of between 12.5% and 20% compared to construction through the normal procurement process (Attachment # 1).

WHEREAS, Sec. 336.71, Fla. Stats. (2014) authorizes the County to enter into an agreement with a private entity, to expend public funds to construct, extend, or improve a county road or portion thereof, if the County conducts a noticed public hearing and finds that the proposed county road construction project will provide adequate safeguards to the public and will result in a cost to the public significantly lower than if constructed through the normal procurement process.

WHEREAS, this Resolution was adopted by the Board of County Commissioner on December 9, 2014 after a duly noticed public hearing (Attachment #2).

WHEREAS, all attachments are hereby incorporated by reference as if explicitly set out herein.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Leon County, Florida, that:

1. Construction the Bannerman Road Phase 1B Widening Project using a public-private cooperation agreement is in the best interest of the public.
2. County funds shall be expended solely for costs related to the Bannerman Road Phase 1B Widening Project.

3. The Public Private Cooperation Agreement entered into by and between the County and the Developer provide sufficient safeguards to ensure that additional costs or unreasonable service disruptions are not realized by the traveling public and citizens of the state;
4. Upon completion, the Bannerman Road will become part of the County road system owned by the County.
5. The Bannerman Road Phase 1B Widening Project will result in a financial benefit to the public by completing the subject project at a cost to the public significantly lower than if the project were constructed by the County using the normal procurement process.

DONE AND ADOPTED by the Board of County Commissioners of Leon County, Florida, this 9th day of December, 2014.

LEON COUNTY, FLORIDA

BY: \_\_\_\_\_  
Kristin Dozier, Chairman  
Board of County Commissioners

ATTEST:  
Bob Inzer, Clerk of the Circuit Court  
and Comptroller  
Leon County, Florida

BY: \_\_\_\_\_

Approved as to Form:  
Leon County Attorney's Office

BY: \_\_\_\_\_  
Herbert W.A. Thiele, Esq.  
County Attorney

Cost Comparison

Bid Items and prices by M Inc.

County Comparison with FDOT Pricing

GENERAL CONDITIONS	FOOT LINE PRICE	FODOT BID PRICE
<b>MOBILIZATION</b>		
LS 1 \$ 80,000.00 \$	80,000.00	\$ 80,000.00
LS 1 \$ 35,000.00 \$	35,000.00	\$ 35,000.00
LS 1 \$ 25,000.00 \$	25,000.00	\$ 25,000.00
LS 1 \$ 12,500.00 \$	12,500.00	\$ 12,500.00
LS 1 \$ 152,500.00 \$	152,500.00	\$ 152,500.00
<b>GENERAL CONDITIONS SUBTOTAL</b>		
<b>MAINTENANCE OF TRAFFIC</b>		
ED 540 \$ 15.00 \$	8,100.00	\$ 8,100.00
HRS 160 \$ 45.00 \$	7,200.00	\$ 7,200.00
LF 0 \$ 20.00 \$		\$ -
LF 0 \$ 5.00 \$		\$ -
LF 3,500 \$ 0.90 \$	3,150.00	\$ 3,150.00
LF 2,000 \$ 0.45 \$	900.00	\$ 900.00
LS 1 \$ 15,129.50 \$	15,129.50	\$ 15,129.50
LS 1 \$ 36,000.00 \$	36,000.00	\$ 36,000.00
<b>MAINTENANCE OF TRAFFIC TOTAL</b>		
<b>CLEARING AND DEMOLITION</b>		
AC 3.62 \$ 5,500.00 \$	19,910.00	\$ 19,910.00
LS 1.00 \$ 12,000.00 \$	12,000.00	\$ 12,000.00
LF 920.00 \$ 3.16 \$	2,907.20	\$ 2,907.20
SY 509.00 \$ 1.88 \$	956.92	\$ 956.92
SY 1,700.00 \$ 6.50 \$	11,050.00	\$ 11,050.00
LF 132.00 \$ 10.00 \$	1,320.00	\$ 1,320.00
EA 1.00 \$ 1,000.00 \$	1,000.00	\$ 1,000.00
EA 5.00 \$ 500.00 \$	2,500.00	\$ 2,500.00
EA 1.00 \$ 100.00 \$	100.00	\$ 100.00
EA 2.00 \$ 100.00 \$	200.00	\$ 200.00
EA 4.00 \$ 100.00 \$	400.00	\$ 400.00
LF 1.00 \$ 500.00 \$	500.00	\$ 500.00
<b>CLEARING SUBTOTAL</b>		
<b>ROADWAY EARTHWORK</b>		
CY 2,250 \$ 6.00 \$	13,500.00	\$ 13,500.00
CY 6,203 \$ 18.23 \$	110,798.75	\$ 110,798.75
<b>ROADWAY EARTHWORK SUBTOTAL</b>		
<b>POND EARTHWORK</b>		
CY 7,944 \$ 5.00 \$	39,720.00	\$ 39,720.00
CY 4,938 \$ 14.00 \$	69,132.00	\$ 69,132.00
AC 3.85 \$ 5,500.00 \$	21,175.00	\$ 21,175.00
SY 14,697 \$ 3.00 \$	44,091.00	\$ 44,091.00
SY 1,458 \$ 5.50 \$	8,019.00	\$ 8,019.00
SY 217 \$ 5.25 \$	1,138.25	\$ 1,138.25
TNS 33 \$ 100.00 \$	3,300.00	\$ 3,300.00
<b>POND EARTHWORK SUBTOTAL</b>		
<b>ENVIRONMENTAL CONTROLS</b>		
EA 2 \$ 4,000.00 \$	8,000.00	\$ 8,000.00
LF 1 \$ 2,500.00 \$	2,500.00	\$ 2,500.00
LF 2,676 \$ 3.86 \$	10,328.36	\$ 10,328.36
EA 8 \$ 100.00 \$	800.00	\$ 800.00
EA 8 \$ 150.00 \$	1,200.00	\$ 1,200.00
EA 100 \$ 10.00 \$	1,000.00	\$ 1,000.00
EA 2,219 \$ 5.00 \$	11,095.00	\$ 11,095.00
SY 7,712 \$ 3.00 \$	23,136.00	\$ 23,136.00
<b>ENVIRONMENTAL CONTROLS SUBTOTAL</b>		
<b>BASE AND PAVING</b>		
SY 2,069 \$ 2.00 \$	4,138.00	\$ 4,138.00
SY 2,069 \$ 7.50 \$	15,517.50	\$ 15,517.50
LS 1 \$ 10,000.00 \$	10,000.00	\$ 10,000.00
TNS 902 \$ 135.00 \$	121,770.00	\$ 121,770.00
SY 7,264 \$ 11.55 \$	83,895.20	\$ 83,895.20
SY 7,264 \$ 7.50 \$	54,480.00	\$ 54,480.00
SY 12,426 \$ 1.00 \$	12,426.00	\$ 12,426.00
SY 495 \$ 7.70 \$	3,811.50	\$ 3,811.50
SY 7,323 \$ 13.20 \$	96,663.60	\$ 96,663.60
<b>BASE AND PAVING SUBTOTAL</b>		
<b>GENERAL CONDITIONS SUBTOTAL</b>		
<b>GENERAL CONDITIONS TOTAL</b>		
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EA 1.00 \$ 1,000.00 \$	1,000.00	\$ 1,000.00
EA 5.00 \$ 500.00 \$	2,500.00	\$ 2,500.00
EA 1.00 \$ 100.00 \$	100.00	\$ 100.00
EA 2.00 \$		

ITEM	SY	495	\$	6.50	\$	3,267.00	0285701- district 3
LIMEROCK BASE SHOULDER: 4"	SY	495	\$	6.50	\$	3,267.00	
STABILIZED SUBGRADE ( INCLUDES SHOULDER)	SY	9,432	\$	2.75	\$	25,938.00	
<b>BASE AND PAVING SUBTOTAL</b>			\$		\$	431,910.80	
<b>CONCRETE</b>							
DITCH PAVING	SY	270	\$	32.00	\$	8,640.00	
CONCRETE TRAFFIC SEPARATOR	SY	102	\$	70.00	\$	7,140.00	
MULTI-USE PATH- 4"	SY	1,296	\$	34.00	\$	44,064.00	
SIDEWALK- 4"	SY	702	\$	34.00	\$	23,868.00	
TYPE E CURB	LF	3,237	\$	13.00	\$	42,081.00	
TYPE F CURB	LF	594	\$	13.50	\$	8,013.00	
<b>CONCRETE SUBTOTAL</b>			\$		\$	133,812.00	
<b>DRAINAGE</b>							
TYPE C INLET < 10'	EA	6	\$	2,700.00	\$	16,200.00	
TYPE C INLET > 10'	EA	1	\$	3,400.00	\$	3,400.00	
TYPE J INLET < 10'	EA	1	\$	4,200.00	\$	4,200.00	
P-1 INLET < 10'	EA	5	\$	4,500.00	\$	22,500.00	
OUTFALL STRUCTURE < 10'	EA	1	\$	8,000.00	\$	8,000.00	
24" MES	EA	2	\$	1,500.00	\$	3,000.00	
18" RCP	LF	1,838	\$	50.00	\$	91,900.00	
24" RCP	LF	115	\$	60.00	\$	6,900.00	
SELECT BACKFILL FOR STORM SYSTEM	CY	2,850	\$	15.00	\$	42,750.00	
<b>DRAINAGE SUBTOTAL</b>			\$		\$	198,850.00	
<b>UTILITIES</b>							
ADJUST GAS VALVE	EA	3	\$	1,000.00	\$	3,000.00	
ADJUST ARV	EA	3	\$	1,000.00	\$	3,000.00	
<b>UTILITIES SUBTOTAL</b>			\$		\$	6,000.00	
<b>STRIPING AND SIGNAGE</b>							
6" WHITE STRIPE	LF	5633	\$	1.60	\$	9,012.80	
6" YELLOW STRIPE	LF	2502	\$	1.60	\$	4,003.20	
12" WHITE STRIPE	LF	5738	\$	1.60	\$	9,180.80	
24" WHITE STRIPE	LF	70	\$	2.91	\$	203.70	
18" WHITE STRIPE	LF	28	\$	5.55	\$	155.40	
18" YELLOW STRIPE	LF	290	\$	2.72	\$	788.80	
PAVEMENT MESSAGE	EA	3	\$	250.00	\$	750.00	
LEFT ARROW	EA	6	\$	250.00	\$	1,500.00	
RIGHT ARROW	EA	3	\$	250.00	\$	750.00	
ROL-OVER SIGN (STOP SIGN)	EA	2	\$	400.00	\$	800.00	
WE-1 (APPROACHING MEDIUM SIGN)	EA	1	\$	400.00	\$	400.00	
WE-2 (LEAVING MEDIUM SIGN)	EA	2	\$	400.00	\$	800.00	
W04-02L (MERGE RIGHT SIGN)	EA	2	\$	400.00	\$	800.00	
R02-05A (REDUCED SPEED AHEAD SIGN)	EA	1	\$	400.00	\$	400.00	
RELOCATE SIGN	EA	5	\$	250.00	\$	1,250.00	
<b>STRIPING AND SIGNAGE SUBTOTAL</b>			\$		\$	30,639.34	

ITEM	SY	495	\$	6.50	\$	3,267.00	0285701- district 3
LIMEROCK BASE SHOULDER: 4"	SY	495	\$	6.50	\$	3,267.00	
STABILIZED SUBGRADE ( INCLUDES SHOULDER)	SY	9,432	\$	2.75	\$	25,938.00	
<b>BASE AND PAVING SUBTOTAL</b>			\$		\$	431,910.80	
<b>CONCRETE</b>							
DITCH PAVING	SY	270	\$	32.00	\$	8,640.00	
CONCRETE TRAFFIC SEPARATOR	SY	102	\$	70.00	\$	7,140.00	
MULTI-USE PATH- 4"	SY	1,296	\$	34.00	\$	44,064.00	
SIDEWALK- 4"	SY	702	\$	34.00	\$	23,868.00	
TYPE E CURB	LF	3,237	\$	13.00	\$	42,081.00	
TYPE F CURB	LF	594	\$	13.50	\$	8,013.00	
<b>CONCRETE SUBTOTAL</b>			\$		\$	133,812.00	
<b>DRAINAGE</b>							
TYPE C INLET < 10'	EA	6	\$	2,700.00	\$	16,200.00	
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TYPE J INLET < 10'	EA	1	\$	4,200.00	\$	4,200.00	
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ADJUST ARV	EA	3	\$	1,000.00	\$	3,000.00	
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RIGHT ARROW	EA	3	\$	250.00	\$	750.00	
ROL-OVER SIGN (STOP SIGN)	EA	2	\$	400.00	\$	800.00	
WE-1 (APPROACHING MEDIUM SIGN)	EA	1	\$	400.00	\$	400.00	
WE-2 (LEAVING MEDIUM SIGN)	EA	2	\$	400.00	\$	800.00	
W04-02L (MERGE RIGHT SIGN)	EA	2	\$	400.00	\$	800.00	
R02-05A (REDUCED SPEED AHEAD SIGN)	EA	1	\$	400.00	\$	400.00	
RELOCATE SIGN	EA	5	\$	250.00	\$	1,250.00	
<b>STRIPING AND SIGNAGE SUBTOTAL</b>			\$		\$	30,639.34	

ITEM	SY	495	\$	6.50	\$	3,267.00	0285701- district 3
LIMEROCK BASE SHOULDER: 4"	SY	495	\$	6.50	\$	3,267.00	
STABILIZED SUBGRADE ( INCLUDES SHOULDER)	SY	9,432	\$	2.75	\$	25,938.00	
<b>BASE AND PAVING SUBTOTAL</b>			\$		\$	431,910.80	
<b>CONCRETE</b>							
DITCH PAVING	SY	270	\$	32.00	\$	8,640.00	
CONCRETE TRAFFIC SEPARATOR	SY	102	\$	70.00	\$	7,140.00	
MULTI-USE PATH- 4"	SY	1,296	\$	34.00	\$	44,064.00	
SIDEWALK- 4"	SY	702	\$	34.00	\$	23,868.00	
TYPE E CURB	LF	3,237	\$	13.00	\$	42,081.00	
TYPE F CURB	LF	594	\$	13.50	\$	8,013.00	
<b>CONCRETE SUBTOTAL</b>			\$		\$	133,812.00	
<b>DRAINAGE</b>							
TYPE C INLET < 10'	EA	6	\$	2,700.00	\$	16,200.00	
TYPE C INLET > 10'	EA	1	\$	3,400.00	\$	3,400.00	
TYPE J INLET < 10'	EA	1	\$	4,200.00	\$	4,200.00	
P-1 INLET < 10'	EA	5	\$	4,500.00	\$	22,500.00	
OUTFALL STRUCTURE < 10'	EA	1	\$	8,000.00	\$	8,000.00	
24" MES	EA	2	\$	1,500.00	\$	3,000.00	
18" RCP	LF	1,838	\$	50.00	\$	91,900.00	
24" RCP	LF	115	\$	60.00	\$	6,900.00	
SELECT BACKFILL FOR STORM SYSTEM	CY	2,850	\$	15.00	\$	42,750.00	
<b>DRAINAGE SUBTOTAL</b>			\$		\$	198,850.00	
<b>UTILITIES</b>							
ADJUST GAS VALVE	EA	3	\$	1,000.00	\$	3,000.00	
ADJUST ARV	EA	3	\$	1,000.00	\$	3,000.00	
<b>UTILITIES SUBTOTAL</b>			\$		\$	6,000.00	
<b>STRIPING AND SIGNAGE</b>							
6" WHITE STRIPE	LF	5633	\$	1.60	\$	9,012.80	
6" YELLOW STRIPE	LF	2502	\$	1.60	\$	4,003.20	
12" WHITE STRIPE	LF	5738	\$	1.60	\$	9,180.80	
24" WHITE STRIPE	LF	70	\$	2.91	\$	203.70	
18" WHITE STRIPE	LF	28	\$	5.55	\$	155.40	
18" YELLOW STRIPE	LF	290	\$	2.72	\$	788.80	
PAVEMENT MESSAGE	EA	3	\$	250.00	\$	750.00	
LEFT ARROW	EA	6	\$	250.00	\$	1,500.00	
RIGHT ARROW	EA	3	\$	250.00	\$	750.00	
ROL-OVER SIGN (STOP SIGN)	EA	2	\$	400.00	\$	800.00	
WE-1 (APPROACHING MEDIUM SIGN)	EA	1	\$	400.00	\$	400.00	
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RELOCATE SIGN	EA	5	\$	250.00	\$	1,250.00	
<b>STRIPING AND SIGNAGE SUBTOTAL</b>			\$		\$	30,639.34	

**NOTES:**

- PROPOSAL BASED OFF MOOREBASS 60% PLANS DATED 10.17.14 AND DANTIN CONSULTING PLANS DATED 10.24.14
- PROPOSAL BASED OFF UNDERSTANDING THAT QUANTITIES ARE LIKELY TO CHANGE BETWEEN 60% PLANS AND FINAL CONSTRUCTION PLANS
- CONTRACTOR WILL BE GIVEN OPPORTUNITY TO PERFORM TAKEOFF OF QUANTITIES AND WORK ITEMS AND ADJUST PROPOSAL FOR CHANGES THAT OCCURRED BETWEEN 60% PLANS AND FINAL CONSTRUCTION PLANS
- PERMIT FEES AND DESIGN FEES ARE NOT INCLUDED AS PART OF THIS PROPOSAL
- BITUMINOUS ADJUSTMENT WILL BE MADE IN ACCORDANCE WITH FDOT PROCEDURES FROM THE DATE OF NOVEMBER 2014.
- UTILITY POLES TO BE RELOCATED BY OTHERS.
- TELEPHONE PEDESTALS TO BE RELOCATED BY OTHERS.
- FIBER OPTIC BOXES TO BE RELOCATED BY OTHERS.
- AN ESTIMATED QUANTITY OF SOD HAS BEEN INCLUDED IN THIS PROPOSAL. NO IRRIGATION OR LANDSCAPING HAS BEEN INCLUDED.
- NO UTILITY CROSSINGS AND/OR SLEEVING HAS BEEN INCLUDED IN THIS PROPOSAL
- NO GEOTECHNICAL REPORTS HAVE BEEN PROVIDED. PROPOSAL ASSUMES ABILITY TO USE ON-SITE MATERIAL.

County Notes  
 FDOT prices District 3 and statewide prices 10/01/2013 - 9/30/2014  
 Assumptions where bid items do not match tried to use the closest measure of comparable effort  
 If not comparable measure used to contractor price.  
 MOT is impossible to compare without details- therefore use average statewide daily rates as this was lower/more conservative than the District 3 rate  
 Mobilization is 5-6% which is industry norm  
 If take MOT as same difference is 12.5% instead of 20% lower.

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<b>UTILITIES SUBTOTAL</b>			\$		\$	6,000.00	
<b>STRIPING AND SIGNAGE</b>							
6" WHITE STRIPE	LF	5633	\$	1.60	\$	9,012.80	
6" YELLOW STRIPE	LF						

Tallahassee Democrat  
11/21/2014 E: Classifieds

**LEGAL NOTICES**

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Board of County Commissioners of Leon County, Florida (the "County") will conduct a public hearing on Tuesday, December 9, 2014, at 6:00 p.m., or as soon thereafter as such matter may be heard, at the County Commission Chambers, 5th Floor, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida, to consider accepting a proposal from Summit Holdings VIII, a Florida Limited Liability Corporation, to enter into a Public-Private Cooperation Agreement for widening Bannerman Road from the roundabout to 500 feet west of Quail Common Drive from two lanes to four lanes (the "Project").

The purpose for the public hearing is to consider whether it is in the public's best interest for the County to accept the proposal and enter into the Public-Private Cooperation Agreement with Summit Holdings VIII for construction of the Project. The estimated cost of the Project has been determined by a professional engineer to be \$1.93 million.

All interested parties are invited to present their comments at the public hearing at the time and place set out above. Anyone wishing to appeal the action of the Board with regard to this matter will need a record of the proceedings and should ensure that a verbatim record is made. Such record should include the testimony and evidence upon which the appeal is based, pursuant to Section 286.0105, Florida Statutes.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Jon Brown or Facilities Management, Leon County Courthouse, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 850-606-5300 or 850-606-5000; 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), or 711 via Florida Relay service.

Copies of the professional engineer's cost estimate for the Project may be inspected at the following location during regular business hours:

Leon County Attorney's Office  
Leon County Courthouse, 2nd Floor  
Room 202  
Tallahassee, Florida 32301  
Telephone: (850) 606-2500

NOVEMBER 21, 2014

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