



**City of North Port**  
**PARKS & RECREATION DEPARTMENT**  
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[www.cityofnorthport.com/parksandrecreation](http://www.cityofnorthport.com/parksandrecreation)

**MEMORANDUM**

TO: Peter D. Lear, City Manager  
Cari Branco, Assistant City Manager  
Jason Yarborough, Assistant City Manager

FROM: Sandy Pfundheller, Director 

CC: Kimberly Ferrell, Finance Director  
Ginny Duyn, Senior Purchasing Administrator  
Alla Skipper, Senior Contract Administrator

SUBJECT: RLI 2020-10 Redevelopment and Financing of City of North Port Dallas White Park Campus

DATE: November 4, 2019

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During the May 28, 2019 City Commission Regular Meeting, Commission provided the following direction in relation to agenda item #19-0539 Discussion and Possible Action for Dallas White Park, Construction of Daycare, and Other Tenant Buildings:

*To solicit a P3 to include a pool, the YMCA amenities, the Art Center and the Clothes Closet as well as the entire Dallas White Park entity to be brought before the Commission within the next six months, to include Master Plan and construction.*

On September 13, 2019, Request For Letter of Interest (RLI) 2020-10 Redevelopment and Financing of City of North Port Dallas White Park Campus was advertised in the Sarasota-Herald Tribune. It was also posted on Demand Star and the City's FTP site with notification going to 953 suppliers in Demand Star, of which 12 downloaded the documents. In addition, there were 17 consultants in the City's Engineering Library and 9 additional contacts provided by Parks & Recreation that were notified of the RLI.

Input from Finance, Neighborhood Development Services, Fire Rescue and Parks & Recreation was utilized in the development of the RLI with a primary objective of expanding and enhancing the cultural, social and recreational opportunities available to the community at Dallas White Park, while also advancing the City's economic development goals. The following initiatives were specifically identified in the scope of services:

- 1) Propose joint use facilities that efficiently support current providers/tenants

- 2) Incorporate multi-purpose and flex space opportunities
- 3) Consider potential re-use/renovation options
- 4) Address existing and future community needs
- 5) Accommodate future facility space requirements
- 6) Support programs and services that improve the overall health and well-being of individuals, families and the community
- 7) Provide access to high quality and affordable early care

On October 11, 2019 an addendum was issued to extend the RLI due date from October 15 to October 29, 2019. Although Purchasing sent out reminder notifications and made follow up calls during this extension period, no submittals were received by the due date. As noted on the Non-Submittal Sheet, 11 companies responded that they were not interested in pursuing. Of those 5 did not offer the services requested, 3 indicated the project was outside of their expertise/services, 1 advised the property size was too small, 1 did not provide a reason, and 1 could not meet the timeline. For reference, had there been interest in the RLI process and a Public Private-Partnership (P3) generated, the associated \$25,000 proposal review fee would have been required.

In order to determine future direction, staff will be placing this item on the November 26, 2019 Commission meeting agenda for discussion.