



**City of North Port
Purchasing
4970 City Hall Boulevard
North Port, Florida 34286
Phone: (941) 429-7170**

DATE: OCTOBER 11, 2019

TO: PROSPECTIVE RESPONDENTS

RE: RLI NO. 2020-10: REDEVELOPMENT AND FINANCING FOR CITY OF NORTH PORT DALLAS WHITE PARK CAMPUS

RLI DUE DATE: 2:00 PM, ~~OCTOBER 15, 2019~~ OCTOBER 29, 2019

ADDENDUM NO. 2

Proposers are hereby notified that this addendum shall be made part of the above-named proposal and contract documents. The following changes to the above proposal are issued to modify, and/or clarify the proposal and contract documents (the deletions are as ~~striketroughs~~ and additions as underlined). These items shall have the same force and effect as the original documents, and proposals to be submitted on the specified date shall conform with the additions, deletions and revisions as listed herein.

ITEM #1: CLARIFICATION:

C1. The RLI due date has been extended. Please note change in due date as follows: ~~2:00 PM October 15, 2019~~ 2:00 PM October 29, 2019.

Firms are required to acknowledge receipt of this addendum on their proposal forms. All other terms and conditions of the original proposal and contract documents remain the same.

Signature on File

**Ginny Duyn, CPPB
Senior Purchasing Administrator
Purchasing Division
4970 City Hall Blvd.
North Port, Florida 34286
Tel: 941.429.7174
Fax: 941.429.7173
E-mail: gduyn@cityofnorthport.com**

Receipt of Addendum No. 2 shall be noted within the RLI Submittal Form in the appropriate section.

End of Addendum No.2



**City of North Port
Purchasing
4970 City Hall Boulevard
North Port, Florida 34286
Phone: (941) 429-7170**

DATE: SEPTEMBER 13, 2019

TO: PROSPECTIVE RESPONDENTS

RE: RLI NO. 2020-10: REDEVELOPMENT AND FINANCING FOR CITY OF NORTH PORT DALLAS WHITE PARK CAMPUS

RLI DUE DATE: 2:00 PM, OCTOBER 15, 2019

ADDENDUM NO. 1

Proposers are hereby notified that this addendum shall be made part of the above-named proposal and contract documents. The following changes to the above proposal are issued to modify, and/or clarify the proposal and contract documents (the deletions are as ~~striketroughs~~ and additions as underlined). These items shall have the same force and effect as the original documents, and proposals to be submitted on the specified date shall conform with the additions, deletions and revisions as listed herein.

ITEM #1: CLARIFICATION:

C1. This addendum incudes Forms 1-3 listed on page 4 of the Request for Letters of Interest as well the RLI Submittal Form. The Parcel ID Record Cards listed as Item 4 on page 4 are also included.

Firms are required to acknowledge receipt of this addendum on their proposal forms. All other terms and conditions of the original proposal and contract documents remain the same.

Signature on File _____

**Ginny Duyn, CPPB
Senior Purchasing Administrator
Purchasing Division
4970 City Hall Blvd.
North Port, Florida 34286
Tel: 941.429.7174
Fax: 941.429.7173
E-mail: gduyn@cityofnorthport.com**

Receipt of Addendum No. 1 shall be noted within the RLI Submittal Form in the appropriate section.

End of Addendum No.1

CONFLICT OF INTEREST FORM

F.S. §112.313 places limitations on public officers (including advisory board members) and employees' ability to contract with the City either directly or indirectly. Therefore, please indicate if the following applies:

PART I.

I am an employee, public officer or advisory board member of the City
_____ (List Position Or Board)

I am the spouse or child of an employee, public officer or advisory board member of the City
Name: _____

An employee, public officer or advisory board member of the City, or their spouse or child, is an officer, partner, director, or proprietor of Respondent or has a material interest in Respondent. "Material interest" means direct or indirect ownership of more than 5 percent of the total assets or capital stock of any business entity. For the purposes of [§112.313], indirect ownership does not include ownership by a spouse or minor child.
Name: _____

Respondent employs or contracts with an employee, public officer or advisory board member of the City
Name: _____

None Of The Above

PART II:

Are you going to request an advisory board member waiver?

I will request an advisory board member waiver under §112.313(12)

I will NOT request an advisory board member waiver under §112.313(12)

N/A

The City shall review any relationships which may be prohibited under the Florida Ethics Code and will disqualify any vendors whose conflicts are not waived or exempt.

COMPANY: _____

SIGNATURE: _____

THIS PAGE MUST BE SUBMITTED WITH LETTER OF INTEREST

DISCLOSURE FORM
FOR
CONSULTANT/ENGINEER/ARCHITECT

Please select (only) one of the following three options:

Our firm has no actual, potential, or reasonably perceived, **financial*** or **other interest**** in the outcome of the project.

Our firm has a potential or reasonably perceived **financial*** or **other interest**** in the outcome of the project as described here: _____.

Our firm proposes to mitigate the potential or perceived conflict according to the following plan:
_____.

Our firm has an actual **financial*** or **other interest**** in the outcome of the project as described here: _____.

***What does “financial interest” mean?**

If your firm, or employee of your firm working on the project (or a member of the employee’s household), will/may be perceived to receive or lose private income depending on the government business choices based on your firm’s findings and recommendations, this must be listed as a financial interest. An example would be ownership in physical assets affected by the government business choices related to this project. The possibility of contracting for further consulting services is not included in this definition and is not prohibited.

****What does “other interest” mean?**

If your firm, or employee of your firm working on the project (or a member of the employee’s household), will/may be perceived to have political, legal or any other interests that will affect what goes into your firm’s findings and recommendations, or will be/may be perceived to be affected by the government business choices related to this project, this must be listed as another interest.

BUSINESS NAME: _____

NAME (PERSON AUTHORIZED TO BIND THE COMPANY): _____

SIGNATURE: _____ **DATE:** _____

THIS PAGE MUST BE SUBMITTED WITH LETTER OF INTEREST

STATEMENT OF NON-SUBMITTAL

If you **do not** intend to submit a Letter of Interest on this service, please return this form to the above address immediately.

We the undersigned have declined to submit a Letter of Interest on the requested service for **RLI No. 2020-10: REDEVELOPMENT AND FINANCING FOR CITY OF NORTH PORT DALLAS WHITE PARK CAMPUS** for the following reason(s):

- Insufficient time to respond to the solicitation.
- We do not offer this service.
- Our schedule would not permit us to perform.
- Unable to meet bond/insurance requirements.
- Specifications or Scope of Service are unclear (explain below).
- OTHER (please specify below).

Remarks _____

COMPANY NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ FAX: _____

SIGNATURE: _____ DATE: _____

E-MAIL ADDRESS: _____

Note: Statement of Non-Submittal may be faxed to 941.429.7173 or e-mailed to purchasing@cityofnorthport.com

Property Description
 NORTH PORT MUNICIPAL CENTER TRACT OF LAND LOCATED
 WITHIN PARCEL DEEDED TO CITY OF NORTH PORT AS DESC
 IN OR 1052/ 451 SAID TRACT LYING UNDER COMMUNITY
 Status: 5925 NORTH PORT BLVD NORTH PORT 34287

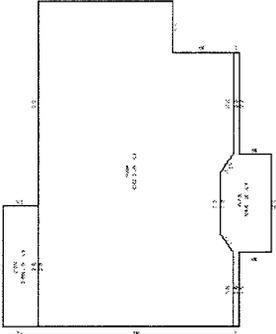
NORTH PORT CITY OF
 4970 CITY HALL BLVD
 NORTH PORT, FL 34286-4100

2019

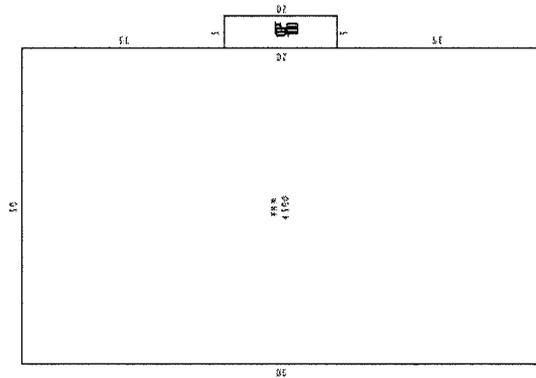
Parcel ID: 0999-00-2001

7500 Orphanages/non-profit/charitable

SARASOTA COUNTY PROPERTY APPRAISER														
PROPERTY RECORD CARD														
VALUE SUMMARY	CURRENT	PRIOR YEAR												
Building Value	\$ 324,600	\$ 303,000												
Extra Feature Value	\$ 38,500	\$ 12,900												
Land Value - Market	\$ 17,900	\$ 29,600												
Land Value - Ag	\$ 0	\$ 0												
TOTAL JUST VALUE	\$ 381,000	\$ 345,500												
Values pertaining to County Assessment														
Assessed Value	\$ 380,050	\$ 345,500												
Exemption Codes	566	566												
Exemption Amount	\$ 380,050	\$ 345,500												
Taxable Value	\$ 0	\$ 0												
PARCEL DATA														
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning										
203	2131-00	0000	8,100	GU										
Sub Name: NOT PART OF A SUBDIVISION														
Bldg Type: Auditorium														
CONDOMINIUM INFORMATION														
Floor #	Total Floors	Unit #	View											
Permit Information														
Number	Date	Cost	Description											
180000014	1/10/2018	720	PLUMBING OTHER											
100000348	11/10/2010	0												
090000189	6/30/2009	0	UNDER GROUND CABLE											
# Code	Description	B# Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EVB	% Depr	Value	Notes	
1	TENN Tennis court	1	2	120	60	7,200.00	4,000 AVERAG	AV	1991	1999	133.597	38,476		
NA NOT APPLICABLE I														
Building: 1 of 1														
Gross Area: 4,605 Net/Living Area: 3,923														
#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor						
1	N/A	1/1/1974												
#	Land Type	Land Description	Land Use	Unit Type	Units	Base Unit Price	Nbhd Factor	Mkt Factor	Code	Fact	Code	Fact	Adj. Unit Price	Land Value
1	CLND	Commercial Land	17	SS	8,100.00	1.75	1						2.21	17,895
Parcel Notes														
AL GOLL COMMUNITY CTR CHARLOTTE CO YMCA														
Building Characteristics														
Category	Type	%	Mult.											
Roof Material	METAL,	100	1.0100											
Exterior	STUCCO	100	1.0000											
Fire/Sprinklers	SPRINKLERS	100	1.0000											
Frame	MASONRY OR	100	1.0000											
Heat-Air	HEAT & AIR	100	1.0000											
Interior Wall	DRYWALL	100	1.0000											
Roof	GABLE	100	0.9900											
Floors	VINYL OR	95	0.9500											
Floors	CARPET,	5	0.0500											
Wall Height	WH	100	1.0400											
Size Index	SZ	100	1.0000											
Quality Adj.	QA	100	1.4000											
Total Adjustments				1.4559										
SAR	Area	H	Rate	Cost New										
PRM	3,923	X	97.55	382,689										
OPA	396		24.39	9,658										
CPY	286		29.33	8,368										
Total Replacement Cost New:				400,735										
Less Total Depr:				76,140										
Building Value:				324,595										
Depreciation Adj.				19.00%										
Average Condition														
Grade	Description	Nbhd Factor	Mkt Area Factor											
C3	Commercial	1.0000	0											
AYB	EVB	DT	% Good	Last Inspection										
1991	2000	30	81.00%	8/2/2016	708									
Disclaimer: This information is believed to be correct but is subject to change and is not warranted														



SARASOTA COUNTY PROPERTY APPRAISER									
PROPERTY RECORD CARD									
VALUE SUMMARY		CURRENT		PRIOR YEAR					
Building Value		\$ 2,259,300		\$ 2,266,400					
Extra Feature Value		\$ 226,800		\$ 191,200					
Land Value - Market		\$ 288,500		\$ 187,200					
Land Value - Ag		\$ 0		\$ 0					
TOTAL JUST VALUE		\$ 2,774,600		\$ 2,644,800					
Values pertaining to County Assessment									
Assessed Value		\$ 2,774,600		\$ 2,644,800					
Exemption Codes		569		569					
Exemption Amount		\$ 2,774,600		\$ 2,644,800					
Taxable Value		\$ 0		\$ 0					
PARCEL DATA									
Mkt Area	Nbhd	Sub	Lot Sqft	Zoning					
203	2131.00	0000	744,876	GU					
Sub Name: NOT PART OF A SUBDIVISION									
Bldg Type: Government Building									
CONDOMINIUM INFORMATION									
Floor #	Total Floors	Unit #	View						



Building Characteristics															
Category	Type	%	Mult.												
Roof Material	METAL	100	1.0100												
Roof	HIP	100	1.0100												
Exterior	STUCCO	100	1.0000												
Floors	CARPET	100	1.0000												
Frame	MASONRY OR	100	1.0000												
Heat-Air	HEAT & AIR	100	1.0000												
Interior Wall	DRYWALL	100	1.0000												
Wall Height	WH	100	0.9800												
Size Index	SZ	100	1.0200												
Quality Adj.	QA	100	1.0000												
Total Adjustments				1.0197											
SAR	Area	H	Rate	Cost New											
PRM	4,500	X	105.03	472,635											
OPF	100		21.01	2,101											
Total Adjustments				1.0197											
Building: 2 of 10															
Gross Area: 4,600 Net/Living Area: 4,500															
#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor							
1	1052/451	1/1/1974	NA	NA	NA	NOT APPLICABLE	I								
#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	PAVE	Asphalt paving	2	1	0	0	35,000.00	1.925	AVERAG	AV	1987	1987	60.000	40,425	
Parcel Notes															
ART CENTER															
Grade	Description	Nbhd Factor	Mkt Area Factor												
E2	Commercial	1.0000	0												
AYB	EYB	DT	% Good	Last Inspection											
1987	1987	30	68.50%	3/3/2017	726										
Depreciation Adj.				31.50%											
Average Condition															

SARASOTA COUNTY PROPERTY APPRAISER																
PROPERTY RECORD CARD																
VALUE SUMMARY		CURRENT		PRIOR YEAR												
Building Value		\$ 2,259,300		\$ 2,266,400												
Extra Feature Value		\$ 226,800		\$ 191,200												
Land Value - Market		\$ 288,500		\$ 187,200												
Land Value - Ag		\$ 0		\$ 0												
TOTAL JUST VALUE		\$ 2,774,600		\$ 2,644,800												
Values pertaining to County Assessment																
Assessed Value		\$ 2,774,600		\$ 2,644,800												
Exemption Codes		569		569												
Exemption Amount		\$ 2,774,600		\$ 2,644,800												
Taxable Value		\$ 0		\$ 0												
PARCEL DATA																
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning												
203	2131.00	0000	744,876	GU												
Sub Name: NOT PART OF A SUBDIVISION																
Bldg Type: Government Building																
CONDOMINIUM INFORMATION																
Floor #	Total Floors	Unit #	View													
Permit Information																
Number	Date	Cost	Description													
Building: 4 of 10																
#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor								
1	1052/451	1/1/1974	NA	NA	NA	NOT APPLICABLE	I									
#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	%	Depr	Value	Notes
Parcel Notes																
BEHIND CARD 2																
Total Adjustments																
SAR	Area	H	Rate	Cost New												
PRM	1,050	X	152.92	160,566												
Total Replacement Cost New:																
				160,566												
Less Total Depr:																
				64,226												
Building Value:																
				96,340												
Depreciation Adj.																
				40.00%												
Average Condition																
Grade																
Description	Nbhd Factor	Mkt Area Factor														
E2 Commercial	1.0000	0														
AYB EYB DT % Good Last Inspection																
1960	1960	30	60.00%	3/3/2017												
Disclaimer: This information is believed to be correct but is not warranted																
Database: CIMA																
Printed: 7/5/2019 3:49:34 AM																
Status: OPEN																

SARASOTA COUNTY PROPERTY APPRAISER			
PROPERTY RECORD CARD			
VALUE SUMMARY	CURRENT	PRIOR YEAR	
Building Value	\$ 2,259,300	\$ 2,266,400	
Extra Feature Value	\$ 226,800	\$ 191,200	
Land Value - Market	\$ 288,500	\$ 187,200	
Land Value - Ag	\$ 0	\$ 0	
TOTAL JUST VALUE	\$ 2,774,600	\$ 2,644,800	

Values pertaining to County Assessment

Assessed Value	\$ 2,774,600	\$ 2,644,800
Exemption Codes	569	569
Exemption Amount	\$ 2,774,600	\$ 2,644,800
Taxable Value	\$ 0	\$ 0

PARCEL DATA			
Mkt Area	Nbhd	Sub	Lot SqFt
203	2131.00	0000	744,876
Zoning: GU			
Sub Name: NOT PART OF A SUBDIVISION			
Bldg Type: Storage/Warehouse			

CONDOMINIUM INFORMATION			
Floor #	Total Floors	Unit #	View

Permit Information		Cost		Description	
Number	Date				

#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor	Land Influences			Land Value		
									Code	Fact	Code	Fact	Code	Fact
1	1052/451	1/1/1974		NA	NA	NA NOT APPLICABLE	I							

Building Characteristics			
Category	Type	%	Mult.
Exterior	WOOD	100	1.0100
Roof	HIP	100	1.0100
Roof Material	ASPHALT OR	100	1.0000
Frame	WOOD	100	0.9800
Floors	CONCRETE,	80	0.7920
Interior Wall	NO	80	0.7760
Heat-Air	NO AIR	80	0.7760
Floors	CARPET,	20	0.2000
Heat-Air	HEAT & AIR	20	0.2000
Interior Wall	DRYWALL	20	0.2000
Wall Height	WH	100	0.9800
Size Index	SZ	100	1.5000
Quality Adj.	QA	100	1.0000

Total Adjustments			
SAR	Area	H	Rate
PRM	992	X	62.49
			61,990
Total Adjustments			1,3887

Total Replacement Cost New:			
Category	Units	Cost New	
Bathrooms	2.00	61,990	
Extra Fixtures	24.00	23,246	
Number of Stories	1.00		
Wall Height	12.00		

Building Value:	37.50%
Depreciation Adj.:	38,744
Average Condition	37.50%

Parcel Notes			
Grade	Description	Nbhd Factor	Mkt Area Factor
E2	Commercial	1.0000	0

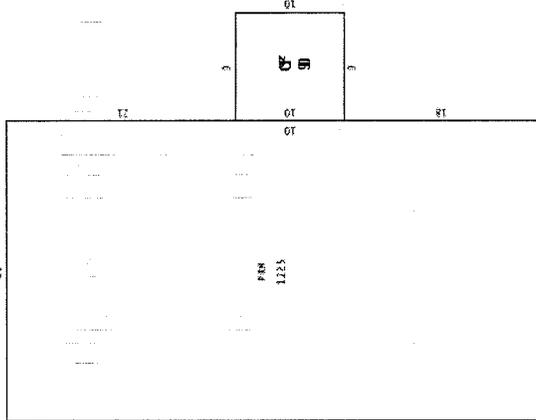
AVB			
Year	DT	% Good	Last Inspection
1975	30	62.50%	3/3/2017
			726

Property Description
COM INTR BASE LINE OF US 41 & C/L MYAKKAHATCHEE
BLVD TH N-20- 40-21-E 835 FT TH S-69-19-13-E 40 FT
FOR POB TH N-20-40-21-E 556 FT TH NELY ALG CURVE
Situs: 5650 NORTH PORT BLVD NORTH PORT 34287

8900 Municipal government -

SARASOTA COUNTY PROPERTY APPRAISER															
PROPERTY RECORD CARD															
VALUE SUMMARY		CURRENT		PRIOR YEAR											
Building Value		\$ 2,259,300		\$ 2,266,400											
Extra Feature Value		\$ 226,800		\$ 191,200											
Land Value - Market		\$ 288,500		\$ 187,200											
Land Value - Ag		\$ 0		\$ 0											
TOTAL JUST VALUE		\$ 2,774,600		\$ 2,644,800											
Values pertaining to County Assessment															
Assessed Value		\$ 2,774,600		\$ 2,644,800											
Exemption Codes		569		569											
Exemption Amount		\$ 2,774,600		\$ 2,644,800											
Taxable Value		\$ 0		\$ 0											
PARCEL DATA															
Mkt Area	Nbhd	Sub	Lot Sqft	Zoning											
203	2131.00	0000	744,876	GU											
Sub Name: NOT PART OF A SUBDIVISION															
Bldg Type: Commercial Utility Building															
CONDOMINIUM INFORMATION															
Floor #	Total Floors	Unit #	View												
Permit Information															
Number	Date	Cost	Description												
#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	A/YB	E/YB	% Depr	Value	Notes
1	1052/451	1/1/1974													
Gross Area: 400															
Net/Living Area: 400															
Building: 7 of 10															
#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor							
1	1052/451	1/1/1974		NA	NA	NA NOT APPLICABLE	I								
#	Land Type	Land Description	Land Use	Units	Units	Unit Price	Mkt Factor	Nbhd	Base Unit Price	Code	Fact	Code	Fact	Adj. Unit Price	Land Value
Total Replacement Cost New:										18,372					
Less Total Depr:										5,787					
Building Value:										12,585					
Depreciation Adj.:										31.50%					
Average Condition															
Grade	Description	Nbhd Factor	Mkt Area Factor	Parcel Notes											
D2	Commercial	1.0000	0	UTIL BLDG BY BALLFIELD											
A/YB	E/YB	DT	% Good	Last Inspection											
1987	1987	30	68.50%	3/3/2017	726										

SARASOTA COUNTY PROPERTY APPRAISER															
PROPERTY RECORD CARD															
VALUE SUMMARY			CURRENT			PRIOR YEAR									
Building Value			\$ 2,259,300			\$ 2,266,400									
Extra Feature Value			\$ 226,800			\$ 191,200									
Land Value - Market			\$ 288,500			\$ 187,200									
Land Value - Ag			\$ 0			\$ 0									
TOTAL JUST VALUE			\$ 2,774,600			\$ 2,644,800									
Values pertaining to County Assessment															
Assessed Value			\$ 2,774,600			\$ 2,644,800									
Exemption Codes			569			569									
Exemption Amount			\$ 2,774,600			\$ 2,644,800									
Taxable Value			\$ 0			\$ 0									
PARCEL DATA															
Mkt Area	Nbhd	Sub	Lot SqFt	Zoning											
203	2131.00	0000	744,876	GU											
Sub Name: NOT PART OF A SUBDIVISION															
Bldg Type: Commercial Utility Building															
CONDOMINIUM INFORMATION															
Floor #	Total Floors	Unit #	View												
Permit Information															
Number	Date	Cost	Description												
Building Characteristics															
Category	Type	%	Mult.												
Roof	HIP	100	1.0100												
Roof Material	ASPHALT OR CONCRETE,	100	1.0000												
Floors	WOOD	100	0.9900												
Frame	WOOD	100	0.9800												
Interior Wall	NO WALLS	100	0.9700												
Exterior	NO WALLS	100	0.9500												
Wall Height	WH	100	0.9600												
Size Index	SZ	100	1.0800												
Quality Adj.	QA	100	1.0000												
Total Adjustments				0.9362											
SAR	Area	H	Rate	Cost New											
FRM	1,225	X	29.96	36,701											
CYF	90		5.99	539											
Gross Area: 1,315 Net/Living Area: 1,225 Building: 8 of 10															
#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor							
1	1052/451	1/1/1974	NA	NA	NA	NOT APPLICABLE	I								
#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	DOCK	Boat Dock	8	1	36	10	360.00	11.100	AVERAG	AV	1986	1986	45.220	1,807	
2	PAVE	Concrete paving	8	1	0	0	1,000.00	5.445	AVERAG	AV	1986	1986	58.751	3,199	
3	UTIL	Utility Building	8	2	26	7	182.00	14.760	AVERAG	AV	1980	1980	80.035	2,150	
#	Land Type	Land Description	Land Use	Units	Unit Price	Nbhd Factor	Mkt Factor								
Parcel Notes															
PICNIC TABLE AREA															
0042 ARE DUG OUTS 635 1/07															
Total Replacement Cost New:															
				37,240											
Less Total Depr:															
				13,593											
Building Value:															
				23,647											
Depreciation Adj.															
				36.50%											
Average Condition															
Grade	Description	Nbhd Factor	Mkt Area Factor												
E2	Commercial	1.0000	0												
AYB	EYB	DT	% Good	Last Inspection											
1977	1977	30	63.50%	3/3/2017											
Disclaimer: This information is believed to be correct but is not warranted															
Database: CAMA															
Printed 7/5/2019 3:49:34 AM															
Status: OPEN															



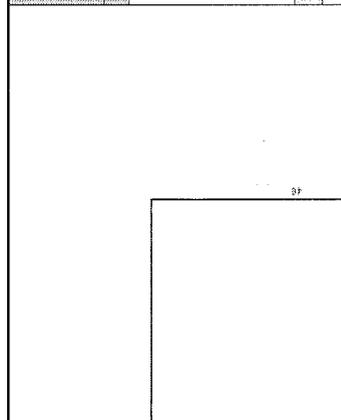
SARASOTA COUNTY PROPERTY APPRAISER

PROPERTY RECORD CARD

VALUE SUMMARY	CURRENT	PRIOR YEAR
Building Value	\$ 2,259,300	\$ 2,266,400
Extra Feature Value	\$ 226,800	\$ 191,200
Land Value - Market	\$ 288,500	\$ 187,200
Land Value - Ag	\$ 0	\$ 0
TOTAL JUST VALUE	\$ 2,774,600	\$ 2,644,800

Values pertaining to County Assessment

Assessed Value	\$ 2,774,600	\$ 2,644,800
Exemption Codes	569	569
Exemption Amount	\$ 2,774,600	\$ 2,644,800
Taxable Value	\$ 0	\$ 0



PARCEL DATA

Mkt Area	Nbhd	Sub	Lot Sqft	Zoning
203	2131.00	0000	744,876	GU

Sub Name: NOT PART OF A SUBDIVISION
 Bldg Type: Government Building

CONDOMINIUM INFORMATION

Floor #	Total Floors	Unit #	View

Building Characteristics

Category	Type	%	Mult.
Exterior	WOOD	100	1.0100
Roof	HIP	100	1.0100
Floors	VINYL OR	100	1.0000
Heat-Air	HEAT & AIR	100	1.0000
Roof Material	ASPHALT OR	100	1.0000
Frame	WOOD	100	0.9800
Interior Wall	DRYWALL	67	0.6700
Interior Wall	PANEL OR	33	0.3267
Wall Height	WH	100	0.9800
Size Index	SZ	100	1.0400
Quality Adj.	QA	100	1.0000

Total Adjustments

SAR	Area	H	Rate	Cost New
PRM	2,800	X	104.60	292,880
PRM	1,116	X	104.60	116,734
CYF	304		20.99	6,381

Net/Living Area: 3,916 **Building: 9 of 10**

Instrument 1052/451 **Transfer Date** 1/11/1974 **Type** NA **QC** NA NOT APPLICABLE **V/I** I

#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	TENN	Tennis court	9	2	120	60	7,200.00	4.000	AVERAG	PR	1990	1990	74.840	21,554	

Land Influences

Land Type	Description	Land Use	Units	Unit Price	Nbhd	Mkt Factor	Code	Fact	Code	Fact	Adj. Unit Price	Land Value

Parcel Notes

NE FAMILY YMCA ACTIVITY CTR

Grade E2 Commercial **Description** **Nbhd Factor** 1.0000 **Mkt Area Factor** 0

AYB	EYB	DT	% Good	Last Inspection
1985	1985	30	67.50%	3/3/2017 726

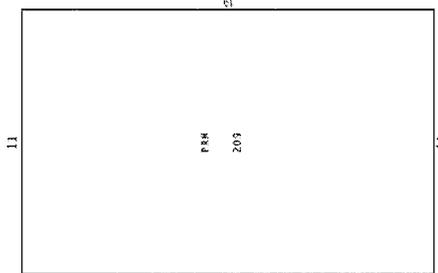
Building Value: 415,995
Less Total Depr: 32.50% 135,198
Building Value: 280,797

Depreciation Adj. 32.50%
 Average Condition

Property Description
COM INTR BASE LINE OF US 41 & C/L MYAKKAHATCHEE
BLVD TH N-20- 40-21-E 835 FT TH S-69-19-13-E 40 FT
FOR POB TH N-20-40-21-E 556 FT TH NELY ALG CURVE
Situss: 5650 NORTH PORT BLVD NORTH PORT 34287

8900 Municipal government

SARASOTA COUNTY PROPERTY APPRAISER															
PROPERTY RECORD CARD															
VALUE SUMMARY		CURRENT		PRIOR YEAR											
Building Value		\$ 2,259,300		\$ 2,266,400											
Extra Feature Value		\$ 226,800		\$ 191,200											
Land Value - Market		\$ 288,500		\$ 187,200											
Land Value - Ag		\$ 0		\$ 0											
TOTAL JUST VALUE		\$ 2,774,600		\$ 2,644,800											
Values pertaining to County Assessment															
Assessed Value		\$ 2,774,600		\$ 2,644,800											
Exemption Codes		569		569											
Exemption Amount		\$ 2,774,600		\$ 2,644,800											
Taxable Value		\$ 0		\$ 0											
PARCEL DATA															
Mkt Area	Nbhd	Sub	Lot Sqft	Zoning											
203	2131.00	0000	744,876	GU											
Sub Name: NOT PART OF A SUBDIVISION															
Bldg Type: Restroom Building															
CONDOMINIUM INFORMATION															
Floor #	Total Floors	Unit #	View												
Permit Information															
Number	Date	Cost													
Building: 10 of 10															
Gross Area: 209 Net/Living Area: 209															
#	Instrument	Transfer Date	Consideration	Type	QC	QC Description	V/I	Grantor							
1	1052/451	1/1/1974		NA	NA	NOT APPLICABLE	I								
#	Code	Description	B#	Qty	Length	Width	Units	Unit Price	Grade	Cond	AYB	EYB	% Depr	Value	Notes
1	FENC	Fence, chain link	6	10	1	0	50.00	19.695	AVERAG	PR	1999	1999	56.867	560	
Parcel Notes															
BATHROOM BLDG DALLAS WHITE PARK															
Grade	Description	Nbhd Factor	Mkt Area Factor												
D2	Commercial	1.0000	0												
AYB	EYB	DT	% Good	Last Inspection											
1999	1999	30	80.00%	3/3/2017											
Average Condition															
20.00%															
Total Replacement Cost New:															
28,564															
Less Total Depr:															
5,713															
Building Value:															
22,851															
Depreciation Adj.															
20.00%															





CITY OF NORTH PORT
REQUEST FOR LETTER OF INTEREST (RLI NO. 2020-10)
REDEVELOPMENT AND FINANCING FOR
CITY OF NORTH PORT DALLAS WHITE PARK CAMPUS

Date: 9/13/2019

Page: 1 of 4

THIS IS NOT AN ORDER

CITY OF NORTH PORT
4970 City Hall Blvd.
North Port, FL 34286

Contact Person: Ginny Duyn, Sr. Purchasing Administrator
Contact Phone: 941-429-7174
Contact Fax: 941-429-7173
Contact Email: purchasing@cityofnorthport.com

KEY DATES:

- LAST DAY FOR QUESTIONS: October 8, 2019 AT 2:00 P.M.**
If you have any questions, concerns, or problems accessing the quote package using the link, please contact referenced above. Request for additional information or clarification regarding the specifications must be sent via facsimile to (941) 429-7173 or via email to purchasing@cityofnorthport.com. **No verbal requests will be honored.**
- RLI DUE DATE: OCTOBER 15, 2019 AT 2:00 P.M.** *Late responses will not be considered. All questions and submittals to the RLI shall be made electronically to the above-listed contact person via the following email address: purchasing@cityofnorthport.com.*

INTENT: The City of North Port is currently accepting Letters of Interest (RLI) from qualified firms, agencies, corporations or private entities that possess the resources and expertise for the redevelopment and financing of the Dallas White Park campus, located at 5900 Greenwood Avenue, North Port. Respondents must meet the basic requirements outlined in this RLI to be considered qualified for evaluation by the City.

BACKGROUND

The City of North Port is a young, emerging City whose image and personality have been defined as a community full of potential and vitality where anything is possible. Centrally located between Tampa and Fort Myers, it is one of the fastest growing regions of the state with a population of approximately 70,631, and a land area of 104.1 square miles making it one of the largest cities in Florida. The City's median age is in the low 40's and there are more than 10,000 school age children. Dallas White Park is one of 24 parks within the City's comprehensive parks and recreation system. The park is home to several non-profit agencies including the North Port Art Center, Children's Community Clothing Closet, and Sky Family YMCA. Current park amenities include pavilion, playground, softball field, tennis courts, sand volleyball courts, canoe/kayak launch, boat ramp, restrooms and parking.

GENERAL SCOPE OF SERVICES

The primary objective of this effort is to expand and enhance the cultural, social and recreational opportunities currently available to the community at the Dallas White Park campus while advancing the City's economic development goals. The Project will redevelop the existing Dallas White Park campus to meet the following initiatives:

- 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

A total of 17 acres, of which approximately 14 acres are suitable for building, are available for the construction and operation of this site, including parking. The property is currently zoned Government Use. The Future Land Use is split between Public (on the western side of the property) and Recreation Open Space on the eastern side of the property. The City makes no representation that the foregoing zoning classification is adequate or sufficient as is to accommodate the scope of work above. Proposer must accept the site subject to the existing zoning classification and agrees, if necessary, at its sole cost and expense, promptly to make the necessary application(s) to the City of North Port to obtain any changes as may be required to permit the proposed construction. The City will cooperate in all reasonable respects in the making of such application(s), but it shall not be required to bear any costs associated therewith.

Interested firms, agencies, corporations or private entities will be responsible for a master site plan, environmental reviews, survey work, construction, all site work, foundations, and connections to utilities.

EXISTING CONDITIONS

Dallas White Park is comprising two parcels:

Parcel ID: 0999-00-2000 (Attached 2019 Record Card) located at Sec/Twp/Rge: 32-39S-21EA. This parcel is 744,876 Sq.Ft. located at 5650 North Port Blvd and is zoned Government Use / 8900 - Municipal government - Administration.

This parcel includes the following:

BUILDINGS:

North Port Fire Rescue – Station 82, including a police substation, built in 2009. This building is not within the consideration for the scope for this project.

The North Port Art Center, built in 1960, is leased to the North Port Art Guild on a year to year basis. It is used by over 35 artists and hosts meetings and classes and features a reception lobby with a donor tile wall, large art gallery, the beautiful “Artisans Port” gift shop, classrooms, pottery studio, art library, kitchen and print shop. Current operating hours are Mon-Fri 9:30am - 2:30pm.

The Children's Community Clothing Closet consists of five rooms: a front office, a boys' clothing room, a sorting room, a girls' clothing room and a room for babies. The Children's Community Clothing Closet helps defray the cost of children's clothes by recycling good, clean, useable clothes to families in North Port. Current operating hours are 6-8 p.m. Thursdays and 9-11:30 a.m. Saturdays, except for holiday weekends. This facility has been operated by the North Port Kiwanis Clubs since 1992 and serves more than 100 families a year.

The Bud and Wanda Korte Scout House, approximately 4,000 sq ft., was constructed in 1960 and contains open meeting space, restrooms and a small kitchen. This facility is offered free to use for registered North Port area scout troops and was rented for over 600 hours in 2018.

AMENITIES

- One (1) fenced, paved tennis area with two (2) regulation size courts
- One (1) motorized boat launch, one (1) non-motorized boat launch and two (2) composite docks (installed in 2018) with access to the Cocoplum Waterway
- A playground, including equipment for 2-5 and 5-12-year olds
- A lit sand volleyball court with two (2) professional nets
- A lit softball field with dugouts and maintenance building
- A four (4)-stall cement block restroom facility.

Sarasota County manages the volleyball and softball fields via an interlocal agreement scheduled to terminate on June 19, 2020. The softball field was reserved 11 times in 2018 and is available for recreational use on a first-come, first-serve basis.

Parcel ID: 0999-00-2001(Attached 2019 Record Card) located at Sec/Twp/Rge: 32-39S-21E. This parcel is 8,100 Sq.Ft. located at 5925 NORTH PORT BLVD NORTH PORT, FL, 34287 and is zoned Government Use/ 7500 - Orphanages/non-profit/charitable services.

This parcel includes the following:

BUILDINGS:

The Al Goll Center is currently operated by the Sky Family YMCA under a Facilities Management Agreement as a day care and VPK center for 60 children. This facility includes a small kitchen, multiple meeting/classrooms, office spaces and restrooms. The Sky Family YMCA is discontinuing the provision of day care services at this site effective September 30, 2019. The Facilities Management Agreement will terminate as of December 27, 2019.

AMENITIES:

The North Port Pool, built in 1960, was previously operated by the Sky Family YMCA under a three-party Facilities Management Agreement including Sarasota County and the City of North Port. The North Port Pool was closed on July 16, 2019. The Facilities Management Agreement terminated on August 24, 2019. For safety reasons, the pool has been decommissioned. The Pool complex including a bath house, pump house/storage building, offices, and a pool deck with two covered pavilions remains on site.

SUBMITTAL REQUIREMENTS

Consultants must provide references for redevelopment projects within the last 15 years. Provide a brief analysis of the firms' financial capabilities.

Name, title, email and phone numbers are required for appropriate contact for each reference. In addition, Consultants must provide the resumes of the proposed assigned Construction Manager indicating experience with projects of similar size and scope.

POSSIBLE INCENTIVES TO PURSUE

- Potential zoning/land use considerations
- Potential property tax assistance/relief or mitigation
- Potential infrastructure assistance

OTHER CONSIDERATIONS

- There will be implications on relocating existing tenants on site.

- Relationship, interaction and connectivity with adjacent Fire Rescue Station and Police substation facilities, along with nearby Parks & Recreation facilities such as the Skate Park, future Disc Golf Course and Myakkahatchee Creek Greenway Trail connection.
- It is anticipated that existing tenants and providers will continue to operate during any proposed redevelopment.
- The parking lot adjacent to the North Port Fire Rescue – Station 82 and the Police substation is for fire and police use only.

RLI REVIEW PROCESS AND THEREAFTER

Responsive submittals will meet the Request for Letter of Interest requirements (listed above) and will be forwarded to City staff for review. Staff will prepare a recommendation to the City Manager which will be presented to Commission for consideration. The firm whose submittal Commission wishes to pursue further will be moved forward into the next phase of the process which is a conceptual proposal or a detailed proposal. The definitions and associated costs are as follows:

- A. A conceptual proposal is defined as an unsolicited proposal that includes conceptual information sufficient for the City to determine whether the proposal idea(s) are attractive enough to justify investment of city resources to undertake a process that may lead to a formation of a contract to implement the idea(s). The conceptual proposal review fee is \$5,000.00.
- B. A detailed proposal is defined as a (solicited or unsolicited) proposal that contains detail beyond a conceptual level and is sufficient for the City to compare it competitively to others. The proposal review fee is \$25,000.00 (\$20,000.00 if the firm previously submitted conceptual proposal review fee of \$5,000.00).

Additional information on conceptual and detailed proposals and associated fees can be found in Sec. 2-402 and Sec. 2-420 of the City of North Port Procurement Code, or it is available upon request.

ATTACHMENTS:

1. Conflict of Interest Form
2. Disclosure for Consultant, Engineer, Architect
3. Statement of Non-Submittal
4. Parcel ID: 0999-00-2001 and Parcel ID: 0999-00-2000 Record Cards
5. Demographic Profile
6. Marketing Profile
7. Target Market Summary
8. Business Summary
9. Landscape Summary Report

Please Note: The Conflict of Interest Form and Disclosure for Consultant, Engineer, Architect **must be submitted** with proposals for consideration.

All firms within Continuing Contracts 2016-23 and 2019-23 are encouraged to submit a letter of interest that provides the above information and adequately expresses why it would be in the City's best interest to select the submitting firm(s).

ADDITIONAL INFORMATION ATTACHED (total of 9 additional pages): Business summary; Demographic Profile; Landscape Summary Report; Marketing Profile; Target Market Summary.



Business Summary

Ring : 2, 4 Miles radii

Latitude: 27.047
Longitude: -82.232

	2 Miles		4 Miles	
	Businesses	Employees	Businesses	Employees
	Number	Percent	Number	Percent
Data for all businesses in area				
Total Businesses:	681		1,109	
Total Employees:	6,466		8,997	
Total Residential Population:	20,029		51,915	
Employee/Residential Population Ratio (per 100 Residents)	32		17	
by SIC Codes				
Agriculture & Mining	9	1.3%	22	0.3%
Construction	54	7.9%	158	2.4%
Manufacturing	7	1.0%	631	9.8%
Transportation	9	1.3%	66	1.0%
Communication	8	1.2%	39	0.6%
Utility	1	0.1%	60	0.9%
Wholesale Trade	11	1.6%	57	0.9%
Retail Trade Summary	181	26.6%	2,990	46.2%
Home Improvement	11	1.6%	303	4.7%
General Merchandise Stores	8	1.2%	467	7.2%
Food Stores	25	3.7%	396	6.1%
Auto Dealers, Gas Stations, Auto Aftermarket	11	1.6%	124	1.9%
Apparel & Accessory Stores	5	0.7%	27	0.4%
Furniture & Home Furnishings	13	1.9%	38	0.6%
Eating & Drinking Places	55	8.1%	955	14.8%
Miscellaneous Retail	54	7.9%	679	10.5%
Finance, Insurance, Real Estate Summary	73	10.7%	376	5.8%
Banks, Savings & Lending Institutions	15	2.2%	112	1.7%
Securities Brokers	8	1.2%	29	0.4%
Insurance Carriers & Agents	16	2.3%	69	1.1%
Real Estate, Holding, Other Investment Offices	34	5.0%	166	2.6%
Services Summary	266	39.1%	1,977	30.6%
Hotels & Lodging	1	0.1%	5	0.1%
Automotive Services	16	2.3%	59	0.9%
Motion Pictures & Amusements	22	3.2%	208	3.2%
Health Services	53	7.8%	503	7.8%
Legal Services	4	0.6%	14	0.2%
Education Institutions & Libraries	6	0.9%	321	5.0%
Other Services	164	24.1%	867	13.4%
Government	5	0.7%	78	1.2%
Unclassified Establishments	56	8.2%	11	0.2%
Totals	681	100.0%	6,466	100.0%
			1,109	100.0%
			8,997	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

August 26, 2019



Business Summary

Ring : 2, 4 Miles radii

Latitude: 27.047
Longitude: -82.232

by NAICS Codes	Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	1	0.1%	1	0.0%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	1	0.1%	59	0.9%	2	0.2%	70	0.8%
Construction	61	9.0%	193	3.0%	141	12.7%	516	5.7%
Manufacturing	12	1.8%	618	9.6%	19	1.7%	726	8.1%
Wholesale Trade	10	1.5%	47	0.7%	19	1.7%	103	1.1%
Retail Trade	116	17.0%	1,976	30.6%	162	14.6%	2,263	25.2%
Motor Vehicle & Parts Dealers	8	1.2%	112	1.7%	16	1.4%	239	2.7%
Furniture & Home Furnishings Stores	6	0.9%	23	0.4%	7	0.6%	26	0.3%
Electronics & Appliance Stores	3	0.4%	6	0.1%	4	0.4%	10	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	10	1.5%	301	4.7%	15	1.4%	325	3.6%
Food & Beverage Stores	18	2.6%	342	5.3%	23	2.1%	378	4.2%
Health & Personal Care Stores	16	2.3%	357	5.5%	18	1.6%	382	4.2%
Gasoline Stations	3	0.4%	12	0.2%	3	0.3%	14	0.2%
Clothing & Clothing Accessories Stores	8	1.2%	38	0.6%	11	1.0%	45	0.5%
Sport Goods, Hobby, Book, & Music Stores	8	1.2%	203	3.1%	12	1.1%	214	2.4%
General Merchandise Stores	8	1.2%	467	7.2%	12	1.1%	489	5.4%
Miscellaneous Store Retailers	25	3.7%	108	1.7%	34	3.1%	131	1.5%
Nonstore Retailers	3	0.4%	6	0.1%	6	0.5%	10	0.1%
Transportation & Warehousing	5	0.7%	52	0.8%	17	1.5%	88	1.0%
Information	14	2.1%	125	1.9%	18	1.6%	142	1.6%
Finance & Insurance	40	5.9%	214	3.3%	54	4.9%	287	3.2%
Central Bank/Credit Intermediation & Related Activities	16	2.3%	115	1.8%	19	1.7%	132	1.5%
Securities, Commodity Contracts & Other Financial	8	1.2%	29	0.4%	10	0.9%	35	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	16	2.3%	69	1.1%	26	2.3%	119	1.3%
Real Estate, Rental & Leasing	41	6.0%	165	2.6%	63	5.7%	253	2.8%
Professional, Scientific & Tech Services	55	8.1%	177	2.7%	92	8.3%	296	3.3%
Legal Services	6	0.9%	19	0.3%	8	0.7%	26	0.3%
Management of Companies & Enterprises	1	0.1%	4	0.1%	1	0.1%	4	0.0%
Administrative & Support & Waste Management & Remediation	20	2.9%	48	0.7%	56	5.0%	206	2.3%
Educational Services	5	0.7%	290	4.5%	16	1.4%	653	7.3%
Health Care & Social Assistance	70	10.3%	713	11.0%	88	7.9%	868	9.6%
Arts, Entertainment & Recreation	15	2.2%	205	3.2%	22	2.0%	260	2.9%
Accommodation & Food Services	60	8.8%	1,001	15.5%	68	6.1%	1,088	12.1%
Accommodation	1	0.1%	5	0.1%	1	0.1%	7	0.1%
Food Services & Drinking Places	59	8.7%	996	15.4%	67	6.0%	1,081	12.0%
Other Services (except Public Administration)	95	14.0%	496	7.7%	148	13.3%	681	7.6%
Automotive Repair & Maintenance	12	1.8%	48	0.7%	21	1.9%	87	1.0%
Public Administration	5	0.7%	78	1.2%	21	1.9%	471	5.2%
Unclassified Establishments	55	8.1%	6	0.1%	100	9.0%	20	0.2%
Total	681	100.0%	6,466	100.0%	1,109	100.0%	8,997	100.0%

Source: Copyright 2019 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2019.

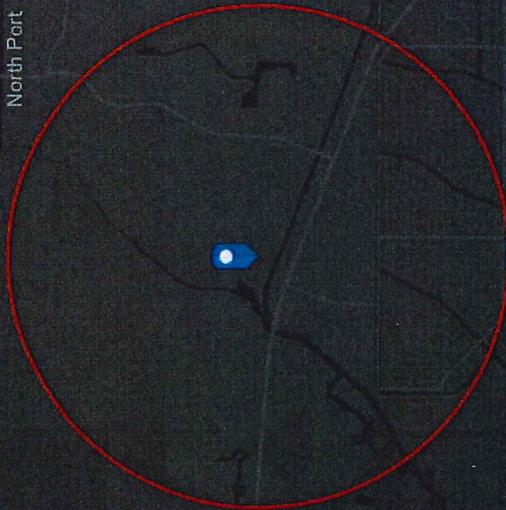
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

August 26, 2019

DEMOGRAPHIC PROFILE

Dallas White Park
Ring of 2 miles

North Port



EDUCATION

9%
No High School Diploma

43%
High School Graduate

28%
Some College

20%
Bachelor's/Grad /Prof Degree

EMPLOYMENT



4.3%
Unemployment Rate

KEY FACTS

20,029
Population

Population

54.2
Median Age

Median Age

9,046
Households

Households

\$42,592
Median Disposable Income

Median Disposable Income

INCOME

\$50,387
Median Household Income

Median Household Income

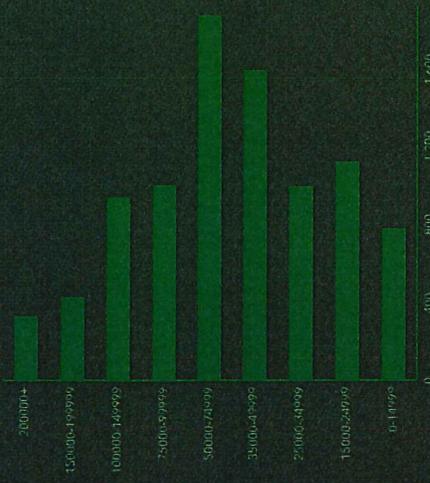
\$30,787
Per Capita Income

Per Capita Income

\$163,195
Median Net Worth

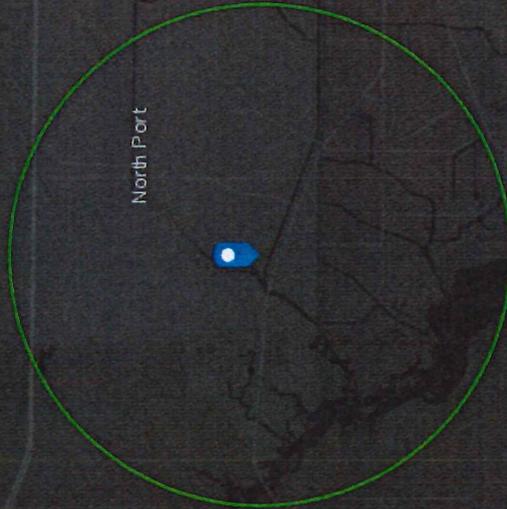
Median Net Worth

HOUSEHOLD INCOME (\$)



DEMOGRAPHIC PROFILE

Dallas White Park
Ring of 4 miles



North Port



EDUCATION

9%

No High School Diploma



40%
High School Graduate



31%
Some College



20%
Bachelors/Grad /Prof Degree

EMPLOYMENT

58%
White Collar

21%
Blue Collar

22%
Services

4.7%

Unemployment Rate

INCOME

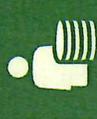
\$54,674

Median Household Income



\$29,890

Per Capita Income

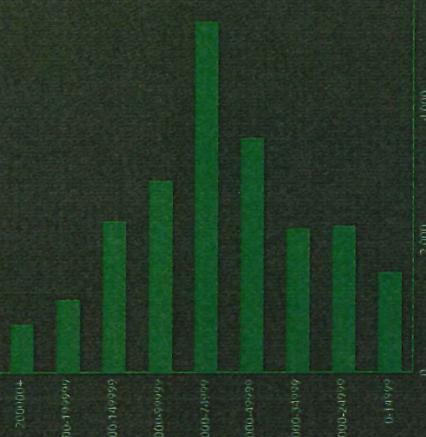


\$185,049

Median Net Worth



HOUSEHOLD INCOME (\$)



KEY FACTS

51,915

Population

49.6

Median Age

21,551

Households

\$46,872

Median Disposable Income



Landscape Summary Report

Ring : 2 Miles radii

Latitude: 27.047
Longitude: -82.232

	2 Miles	4 Miles
2013 Infrastructure		
% Developed (NLCD)	39.9%	39.5%
2013 Infrastructure		
% Wetland (NWI)	21.2%	24.8%
% Open Water (NLCD)	1.9%	4.3%
% at Flood Risk	4.7%	12.8%
2013 Landcover		
% Open Water (NLCD)	1.9%	4.3%
% Developed (NLCD)	39.9%	39.5%
% Shrub/Scrub/Grassland/Herbaceous (NLCD)	2.0%	2.2%
% Forest (NLCD)	0.0%	0.0%
% Pasture/Hay/Cultivated Crops (NLCD)	8.6%	5.8%
% Wetlands (NLCD)	47.3%	48.1%
2013 Public Lands		
% USFS Lands	0.0%	0.0%
% NPS Lands	0.0%	0.0%
% Forest (NLCD)	0.0%	0.0%
% USFWS Lands	0.0%	0.0%
% Native American Lands	0.0%	0.0%
% Historic Sites	0.0%	0.0%
% BLM Lands	0.0%	0.0%
% Wilderness Areas	0.0%	0.0%

Source:

August 26, 2019

MARKETING PROFILE

Dallas White Park

Ring of 2 miles



KEY FACTS

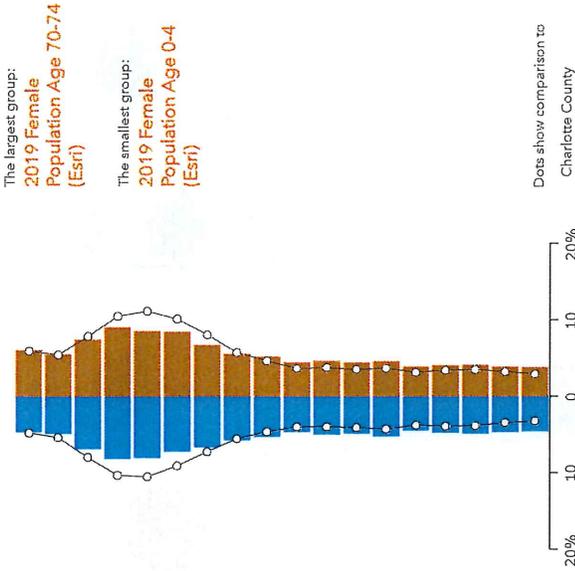
20,029
Population

2.2
Average Household Size

54.2
Median Age

\$50,387
Median Household Income

Age Pyramid



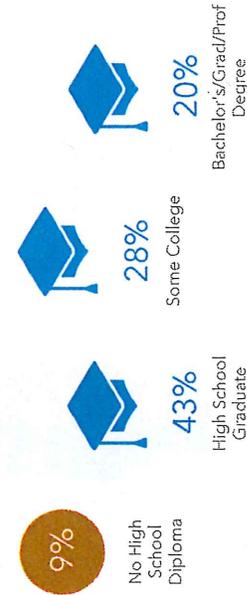
ANNUAL LIFESTYLE SPENDING



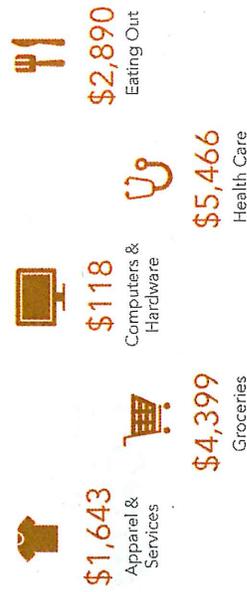
Tapestry Segments



EDUCATION



ANNUAL HOUSEHOLD SPENDING



MARKETING PROFILE

Dallas White Park

Ring of 4 miles



KEY FACTS

51,915
Population

49.6
Median Age

\$54,674
Median Household Income

2.4
Average Household Size

ANNUAL HOUSEHOLD SPENDING

\$1,719
Apparel & Services

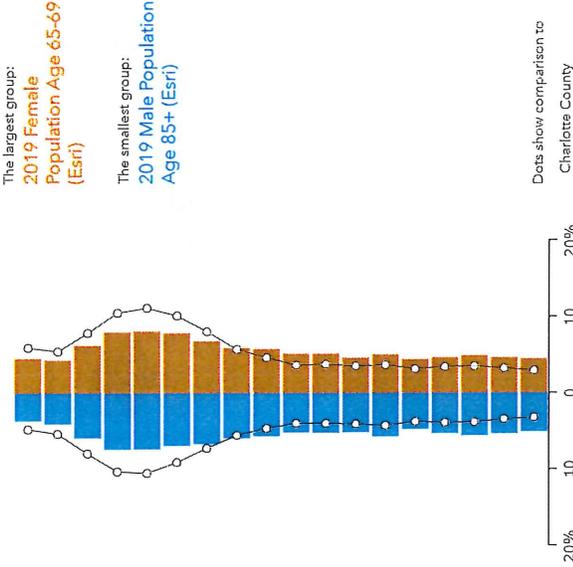
\$127
Computers & Hardware

\$3,024
Eating Out

\$4,468
Groceries

\$5,497
Health Care

Age Pyramid



EDUCATION

9%
No High School Diploma

40%
High School Graduate

31%
Some College

20%
Bachelor's/Grad./Prof Degree

ANNUAL LIFESTYLE SPENDING



Tapstry Segments

4C
Middleburg
6,339 households

9C
The Elders
3,841 households

6F
Heartland Communities
3,629 households

29.4%
of Households

17.8%
of Households

16.8%
of Households

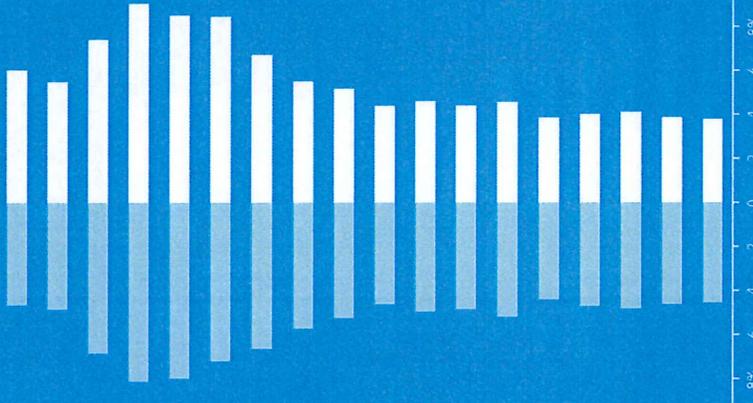
TARGET MARKET SUMMARY

Dallas White Park
Ring of 2 miles

KEY FACTS



AGE PYRAMID



ANNUAL LIFESTYLE SPENDING



Tapestry Segments



TARGET MARKET SUMMARY

Dallas White Park
Ring of 4 miles

KEY FACTS

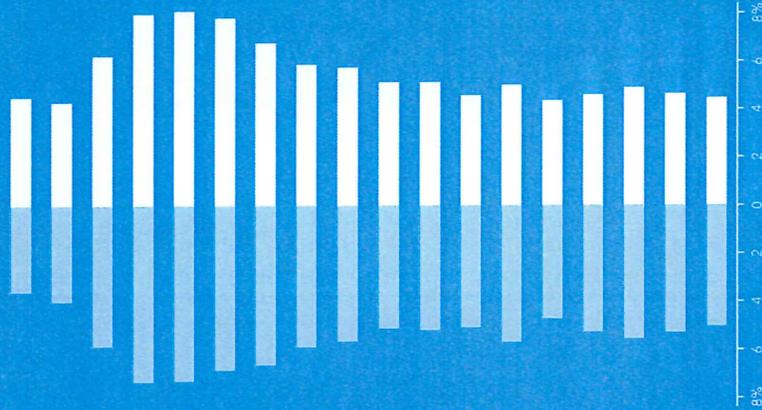
51,915
Population

49.6
Median Age

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Average
Household Size

\$54,674
Median Household
Income

AGE PYRAMID



ANNUAL LIFESTYLE SPENDING



Tapestry Segments

