

CITY OF TAMARAC
PURCHASING AND CONTRACTS DIVISION
7525 NW 88TH AVENUE
TAMARAC, FL 33321

"Committed to Excellence...Always"

ADDENDUM NO. 1
REQUEST FOR PROPOSAL
14-11R
LEASE OF CITY PROPERTY FOR THE PURPOSE OF THE
DEVELOPMENT, CONSTRUCTION, MAINTENANCE & OPERATION OF A CHARTER
HIGH SCHOOL

DATE OF ADDENDUM: MARCH 14, 2014

TO ALL PROSPECTIVE PROPOSERS:

The following clarifications are hereby made part of the Contract Documents for REQUEST FOR PROPOSAL #14-11R for the LEASE OF CITY PROPERTY FOR THE PURPOSE OF THE DEVELOPMENT, CONSTRUCTION, MAINTENANCE & OPERATION OF A CHARTER HIGH SCHOOL.

1. Please Replace Exhibit B "Site Boundary Sketch and Legal Description" with the attached Revised Site Boundary Sketch and Legal Description.
2. Question: Can a second curb cut be added on Nob Hill Road to better facilitate the flow of traffic around the school? *Answer: The City does not have an issue with this request, however, Nob Hill Road is controlled by Broward County. The successful proposer shall be responsible to obtain appropriate approval from Broward County.*
3. Question: Does the Charter have to be a municipal charter? *Answer: This will not be Municipal charter school.*
4. Question: Has there been any survey to gauge community interest in a charter high school in this area? *Answer: No formal survey has been taken, however, there has been general community interest expressed by residents to City staff and officials specifically related to the need for a charter high school in the area.*
5. Question: Will it be appropriate to request a 30 year lease, and if so, can proposers submit an offer that suggests that no lease payments be made? *Answer: The individual proposer may propose any lease of payment terms; however, the City will evaluate each proposal in accordance with the criteria reflected within the Request for Proposal, and against other proposals.*
6. Question: Does the City have any additional football fields besides the ones at the Sports Complex? *Answer: No.*
7. Question: Can existing baseball field be enlarged? *Answer: We do not know if the fields can be enlarged. The City will have to review options to determine if*

this is feasible. If the City determines that enlargement is feasible, and successful proposer desires that the fields be enlarged, the successful proposer will be required to bear the cost of such improvements.

8. Question from City to Proposers: What is the deadline for being able to open the facility in 2015? *Answer: All Site Plans would need to be approved by the City by no later than October, 2014 to accommodate a 2015 opening. Otherwise, the opening would have to take place in 2016.*

All other terms, conditions and specifications remain unchanged for RFP 14-11R. Please acknowledge receipt of this Addendum No. 1, by returning it and/or acknowledging it in your proposal.

Sincerely,



Keith K. Glatz, CPPO, FCPM
Purchasing & Contracts Manager

COMPANY: _____ NAME: _____

Attachment

EXHIBIT "B"
(Revised: March 14, 2014)

SITE BOUNDARY SKETCH & LEGAL DESCRIPTION

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY SOUTHWEST CORNER OF PARCEL "R", KINGS POINT REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 156, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 58°02'16" WEST, A DISTANCE OF 12.01 FEET; THENCE SOUTH 29°32'09" WEST, A DISTANCE OF 343.27 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 2,347.00 FEET, A CENTRAL ANGLE OF 06°06'00" AND AN ARC LENGTH OF 249.87 FEET, THE LAST THREE (3) CALLS BEING ALONG THE EAST RIGHT-OF-WAY LINE OF NOB HILL ROAD; THENCE SOUTH 80°22'31" EAST, A DISTANCE OF 189.87 FEET; THENCE SOUTH 82°37'24" EAST, A DISTANCE OF 54.48 FEET; THENCE SOUTH 65°00'49" EAST, A DISTANCE OF 46.63 FEET; THENCE SOUTH 62°59'46" EAST, A DISTANCE OF 50.13 FEET; THENCE NORTH 26°42'47" EAST, A DISTANCE OF 5.05 FEET; THENCE SOUTH 62°58'05" EAST, A DISTANCE OF 36.10 FEET; THENCE NORTH 89°39'18" EAST, A DISTANCE OF 157.81 FEET; THENCE SOUTH 09°50'47" EAST, A DISTANCE OF 61.18 FEET; THENCE NORTH 79°31'48" EAST, A DISTANCE OF 416.09 FEET TO A POINT ON A BOUNDARY LINE OF THE AFORESAID PARCEL "R"; THENCE NORTH 12°48'21" WEST, A DISTANCE OF 264.62 FEET; THENCE NORTH 60°27'51" WEST, A DISTANCE OF 92.73 FEET. THE LAST TWO (2) CALLS BEING ALONG A BOUNDARY LINE OF THE AFORESAID PARCEL "R"; THENCE SOUTH 77°13'59" WEST, A DISTANCE OF 241.83 FEET; THENCE SOUTH 79°27'17" WEST, A DISTANCE OF 15.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 96°38'21" AND AN ARC LENGTH OF 48.91 FEET; THENCE NORTH 03°54'22" WEST, A DISTANCE OF 22.45 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 32°15'05" AND AN ARC LENGTH OF 26.46 FEET; THENCE NORTH 36°09'28" WEST, A DISTANCE OF 24.78 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 36.40 FEET, A CENTRAL ANGLE OF 57°14'00" AND AN ARC LENGTH OF 36.36 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 20°54'52" AND AN ARC LENGTH OF 21.90 FEET; THENCE NORTH 00°09'41" EAST, A DISTANCE OF 51.78 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 60°34'49" AND AN ARC LENGTH OF 52.87 FEET; THENCE NORTH 60°25'08" WEST, A DISTANCE OF 18.27 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14°13'12" AND AN ARC LENGTH OF 12.41 FEET TO A POINT ON A BOUNDARY LINE OF THE AFORESAID PARCEL "R"; THENCE NORTH 60°27'51" WEST ALONG SAID BOUNDARY LINE, A DISTANCE OF 170.20 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING WITHIN A PORTION OF SECTION 6, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY SOUTHWEST CORNER OF PARCEL "R", KINGS POINT REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 156, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 11°56'32" EAST, A DISTANCE OF 378.10

(CONTINUED)

THIS IS NOT A SKETCH OF SURVEY

SHEET 1 OF 3

REVISIONS	DATE	BY	CKD	FB/PG

**TAMARAC SPORTS
COMPLEX**

THEODORE J. DAVID FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5821
DAVID & GERCHAR, INC. LB#6935

SCALE: N/A
FB/PG: N/A
DRAWN BY: RRM
CKD. BY: TD

JOB NO: 13-075
CAD. FILE: F:\tamarac\Bike Path Phase 3\park description
DATE: 3/13/14
PROJ. FILE: park description

**DAVID &
GERCHAR,
SURVEYORS AND MAPPERS**
12750 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • email: tdauid@dgsurvey.com

SKETCH AND DESCRIPTION

(CONTINUED)

FEET TO THE POINT OF BEGINNING; THENCE SOUTH 27°10'13" WEST, A DISTANCE OF 17.45 FEET; THENCE NORTH 65°18'07" WEST, A DISTANCE OF 10.79 FEET; THENCE SOUTH 29°09'33" WEST, A DISTANCE OF 97.21 FEET; THENCE SOUTH 60°39'26" EAST, A DISTANCE OF 70.03 FEET; THENCE SOUTH 28°28'11" WEST, A DISTANCE OF 8.94 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 72°26'14" AND AN ARC LENGTH OF 30.34 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 97.50 FEET, A CENTRAL ANGLE OF 04°13'00" AND AN ARC LENGTH OF 7.18 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; THENCE EASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A RADIUS OF 95.63 FEET, A CENTRAL ANGLE OF 120°47'09" AND AN ARC LENGTH OF 201.60 FEET; THENCE NORTH 10°15'41" WEST, A DISTANCE OF 30.86 FEET; THENCE NORTH 15°58'09" WEST, A DISTANCE OF 20.58 FEET; THENCE NORTH 27°26'44" WEST, A DISTANCE OF 20.06 FEET; THENCE NORTH 39°25'48" WEST, A DISTANCE OF 31.90 FEET; THENCE NORTH 64°04'49" WEST, A DISTANCE OF 69.34 FEET; THENCE SOUTH 30°57'04" WEST, A DISTANCE OF 31.40 FEET; THENCE NORTH 60°01'48" WEST, A DISTANCE OF 38.29 FEET; THENCE NORTH 30°55'44" EAST, A DISTANCE OF 17.62 FEET; THENCE NORTH 59°48'44" WEST, A DISTANCE OF 23.89 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF TAMARAC, BROWARD COUNTY, FLORIDA. CONTAINING 300,498 SQUARE FEET (6.90 ACRES) MORE OR LESS.

NOTES:

- 1) Bearings shown hereon are based on the West line of Parcel "R" with an assumed bearing of S 29°32'09" W.
- 2) This Sketch and Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 3) The undersigned and David & Gerchar, Inc., make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, setback lines, agreements and other matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for rights-of-way and/or easements of record.
- 4) This Sketch and Description consists of three (3) sheets and is not complete without all sheets.

THIS IS NOT A SKETCH OF SURVEY

SHEET 2 OF 3

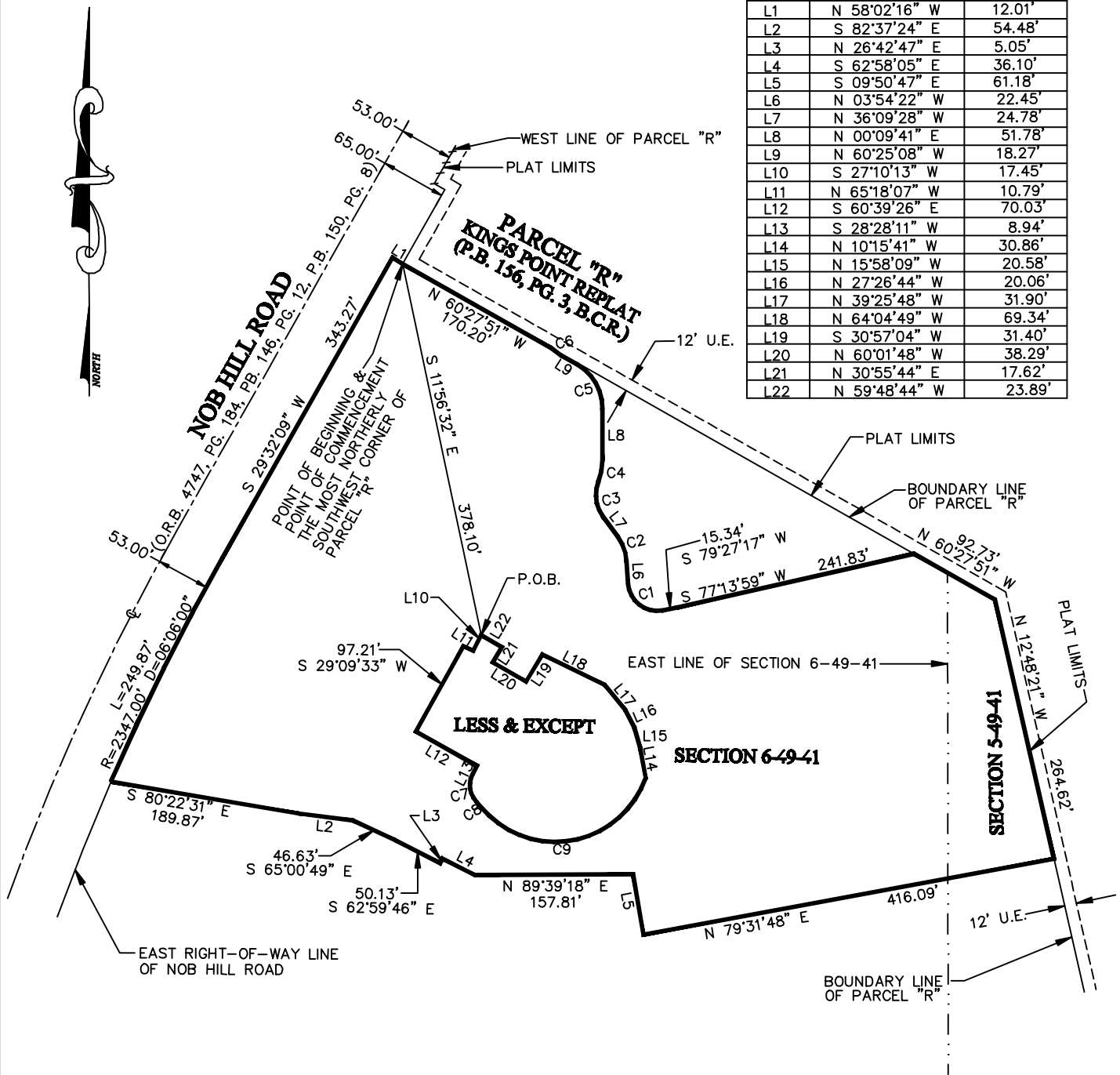
REVISIONS	DATE	BY	CKD	FB/PG

<h2 style="margin: 0;">TAMARAC SPORTS COMPLEX</h2>	SCALE:	N/A	JOB NO:	13-075	<h1 style="margin: 0;">DAVID & GERCHAR, INC.</h1> <p style="margin: 0;">SURVEYORS AND MAPPERS</p> <p style="margin: 0; font-size: small;">12750 N.W. 40th Street, Bay 1 Coral Springs, Florida 33065 (954) 340-4025 • email: tdavid@dgsurvey.com</p>
	FB/PG:	N/A	CAD. FILE:	F:\tamarac\Bike Path Phase 3\park description	
	DRAWN BY:	RRM	DATE:	3/13/14	
	CKD. BY:	TD	PROJ. FILE:	park description	

SKETCH AND DESCRIPTION

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 58°02'16" W	12.01'
L2	S 82°37'24" E	54.48'
L3	N 26°42'47" E	5.05'
L4	S 62°58'05" E	36.10'
L5	S 09°50'47" E	61.18'
L6	N 03°54'22" W	22.45'
L7	N 36°09'28" W	24.78'
L8	N 00°09'41" E	51.78'
L9	N 60°25'08" W	18.27'
L10	S 27°10'13" W	17.45'
L11	N 65°18'07" W	10.79'
L12	S 60°39'26" E	70.03'
L13	S 28°28'11" W	8.94'
L14	N 10°15'41" W	30.86'
L15	N 15°58'09" W	20.58'
L16	N 27°26'44" W	20.06'
L17	N 39°25'48" W	31.90'
L18	N 64°04'49" W	69.34'
L19	S 30°57'04" W	31.40'
L20	N 60°01'48" W	38.29'
L21	N 30°55'44" E	17.62'
L22	N 59°48'44" W	23.89'



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	96°38'21"	29.00'	48.91'
C2	32°15'05"	47.00'	26.46'
C3	57°14'00"	36.40'	36.36'
C4	20°54'52"	60.00'	21.90'
C5	60°34'49"	50.00'	52.87'
C6	14°13'12"	50.00'	12.41'
C7	72°26'14"	24.00'	30.34'
C8	04°13'00"	97.50'	7.18'
C9	120°47'09"	95.63'	201.60'

LEGEND:

- P.O.B. POINT OF BEGINNING
- PG. PAGE
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORD BOOK
- B.C.R. BROWARD COUNTY RECORDS
- U.E. UTILITY EASEMENT
- NON-VEHICULAR ACCESS LINE
- & CENTERLINE

THIS IS NOT A SKETCH OF SURVEY

SHEET 3 OF 3

REVISIONS	DATE	BY	CKD	FB/PG

**TAMARAC SPORTS
COMPLEX**

SCALE:
1" = 150'

FB/PG:
N/A

DRAWN BY:
RRM

CKD. BY:
TD

JOB NO:
13-075

CAD. FILE:
F:\tamarac\Bike Path
Phase 3\park description

DATE:
3/13/14

PROJ. FILE:
park description

**DAVID &
GERCHAR, INC.**
SURVEYORS AND MAPPERS

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