



the Bay

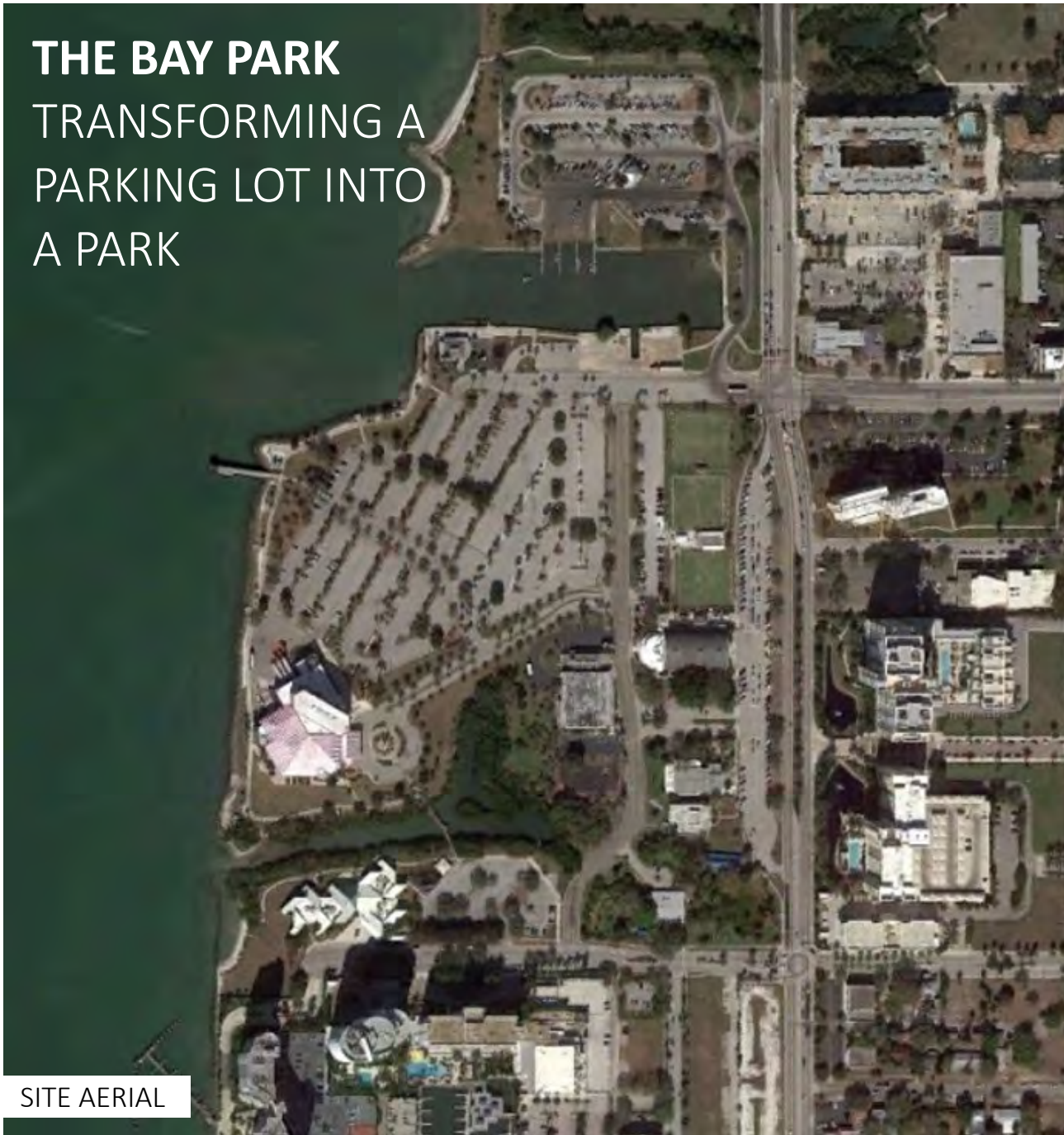
**County Commission
October 11, 2022**

BPC/Bay Park Capital Improvement Recommendation

Cathy Layton, Chair
AG Lafley, CEO
Bill Waddill, COO

THE BAY PARK

TRANSFORMING A
PARKING LOT INTO
A PARK

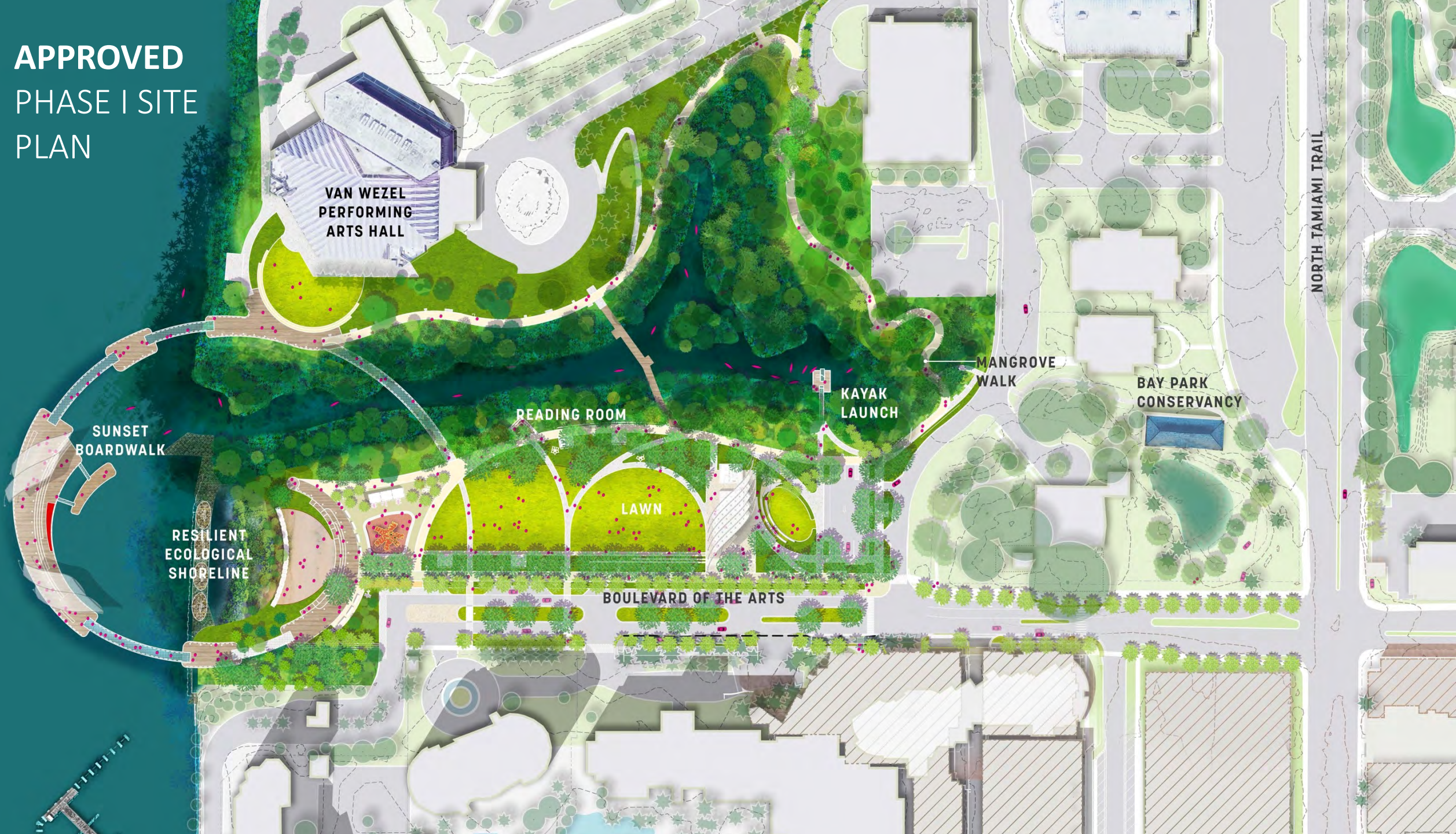


SITE AERIAL



APPROVED MASTER PLAN

APPROVED PHASE I SITE PLAN



VAN WEZEL
PERFORMING
ARTS HALL

SUNSET
BOARDWALK

RESILIENT
ECOLOGICAL
SHORELINE

READING ROOM

LAWN

KAYAK
LAUNCH

MANGROVE
WALK

BAY PARK
CONSERVANCY

BOULEVARD OF THE ARTS

NORTH TAMiami TRAIL

THE BAY PARK TIMELINE – 2018-2022

Master Plan thru Phase 1

Master Plan	September 2018
The Bay Park Conservancy	January 2019
Fountain Garden	January 2020
Mangrove Bayou	2020 – 2021
Phase 1	2021 - 2022
Phase 1 Extended	2022



THE BAY PARK PHASE 1 STATUS

14 acres of park will open mid-October 2022

Capital	\$ 29.6 M
Design/Plan*	7.3 M
Manage/Support	3.6 M
	<hr/>
	\$ 40.5 M

Start Date: January 2020

Finish Date: December 2022

*includes preliminary design and acquisition services for public grants for future phases



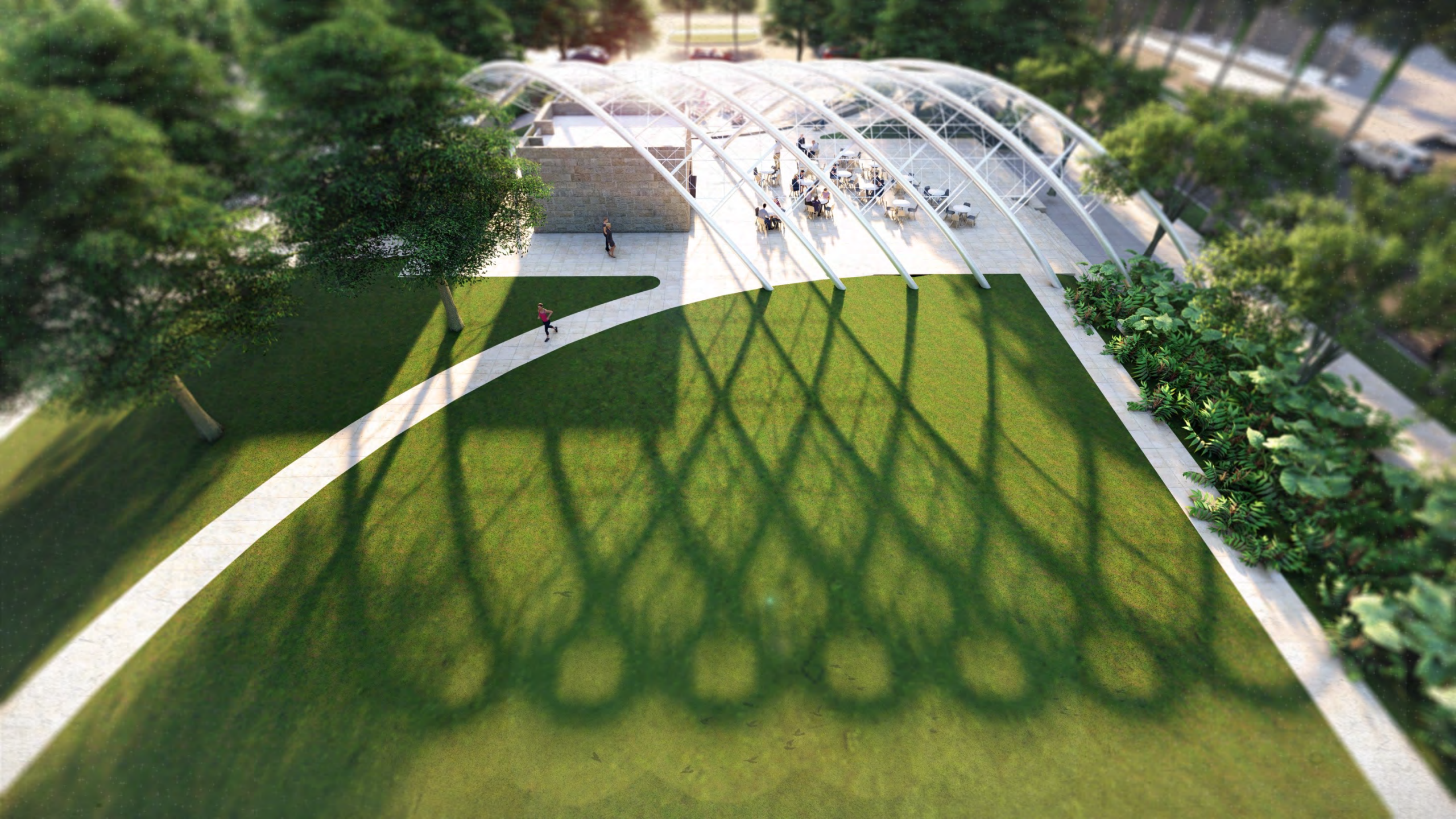














10 DAYS AT
the Bay





RECOMMENDATION

Complete the circle of new and improved public park south of the boat launch.



BPC is specifically recommending:

County Commission approval of the Bay Park phase 2 capital projects.

- These phase 2 projects were **unanimously approved** and recommended for County Commission approval by the Bay Park Improvement Board on September 14, 2022.
- The City of Sarasota would need to approve any issuance of debt to finance the proposed project plans.



ALL IMPROVEMENTS WE ARE RECOMMENDING WILL:

- In accordance with the ***approved Master Plan***
- In accordance with the ***Guiding Principles***
- In accordance with ***TIF Interlocal Agreement***
 - Ensure the improvements will promote ***public health, safety, and welfare***; and ***enhance the park***
 - Include ***proposed capital, design, and permitting costs*** for the improvements
 - Include ***annual operating and maintenance costs*** and how will they be ***funded***
 - Recommend capital funding will be ***accomplished through city financing***



RECOMMENDATION: Implement Phase 2

- Dockside / South Canal District
- City Side Cultural District
- Sunset Boardwalk / Pier
- Western Shoreline



THE BAY PARK

PHASE 2

- Dockside/South Canal District - \$15M
- City Side Cultural District - \$20M
- Sunset Boardwalk / Pier - \$15M
- Western Shoreline ----- \$15M

Subtotal \$65M

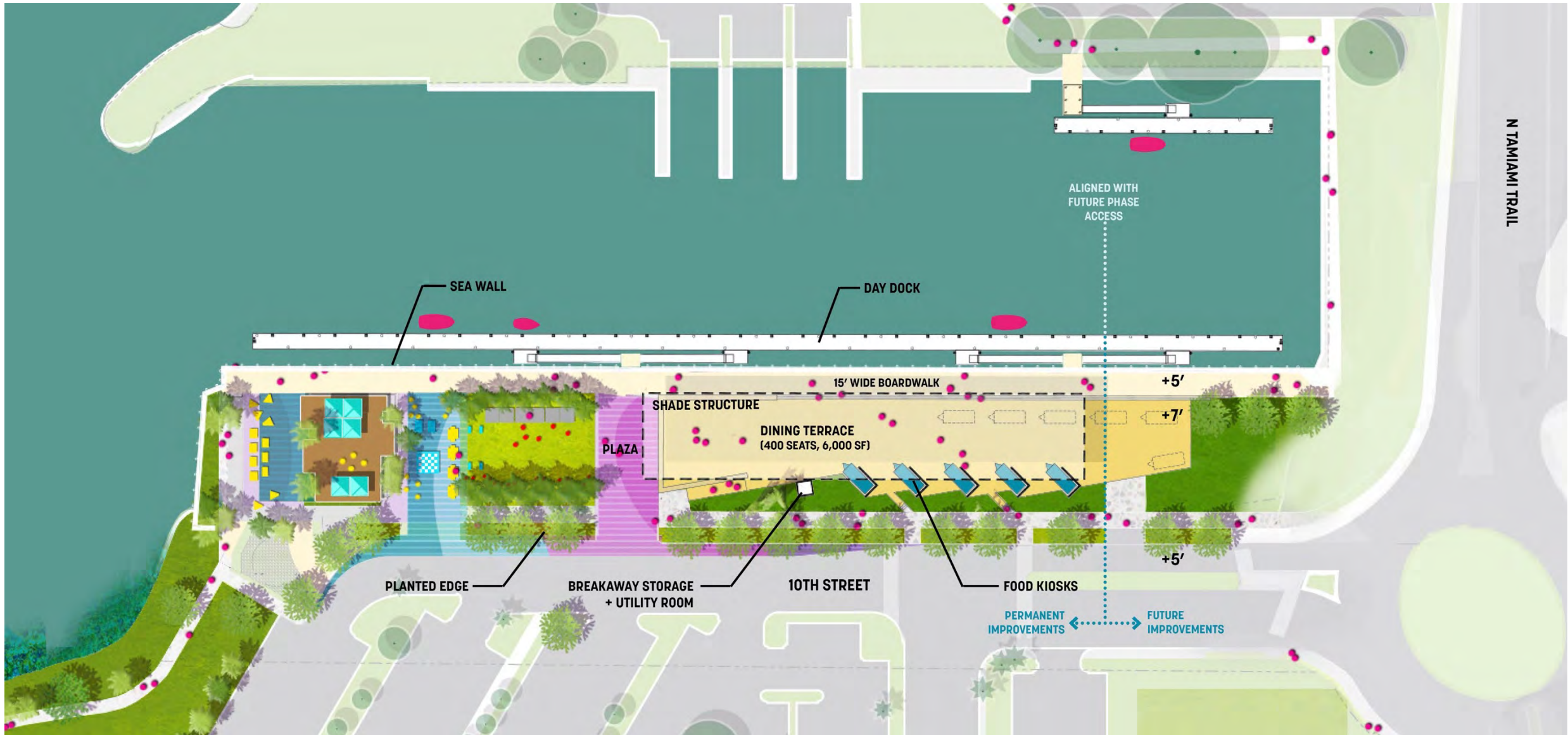
MINUS - Gov't Grants ----- (\$12M)

- Add'l Private ----- (\$5M)

Total TIF backed City bond \$48M



DOCKSIDE | SOUTH CANAL DISTRICT



DOCKSIDE

Pop-Up Food and Fun – 2023-2024

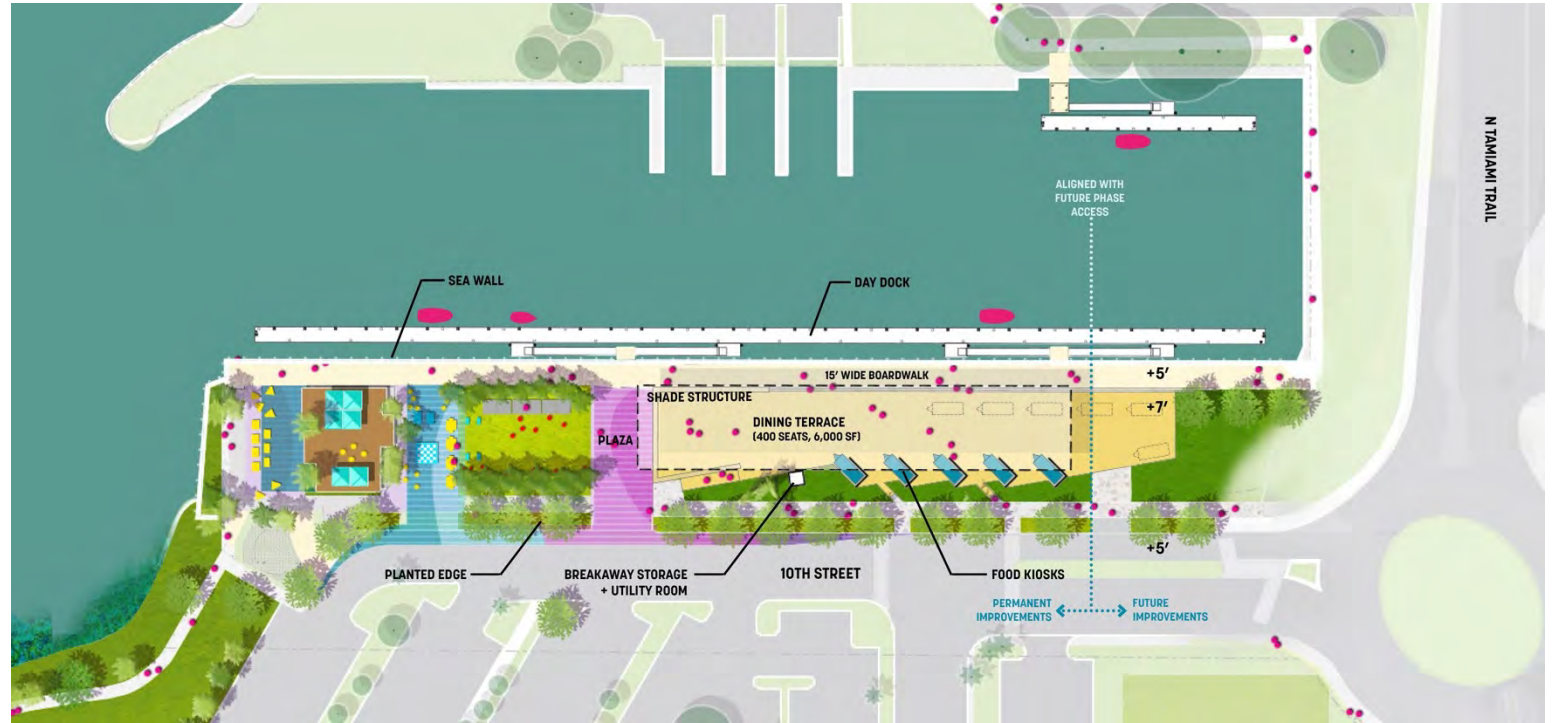
(Dockside park, food & music, recreation, seawall/day docks)

- Docks/Sea wall in permit process
- Upland is shovel ready

Food Pavilion and Fun – 2024-2025

(Food village, event lawn shade structure, water quality)

- Preliminary design stage



Estimated cost:

Capital (includes contingency)	\$14M
Design/Permitting	\$1M
Total	\$15M
Annual Maintenance*	TBD

*We won't have **actual** Phase 1 maintenance costs until a year from now. Phase 1 maintenance costs to date have averaged **\$10,000/month**. Park maintenance will be done by a mix of City and Park Conservancy staff, contractors, and volunteers. We have good budgets for implementation, programming, staffing, etc.

DOCKSIDE | A DYNAMIC PLACE



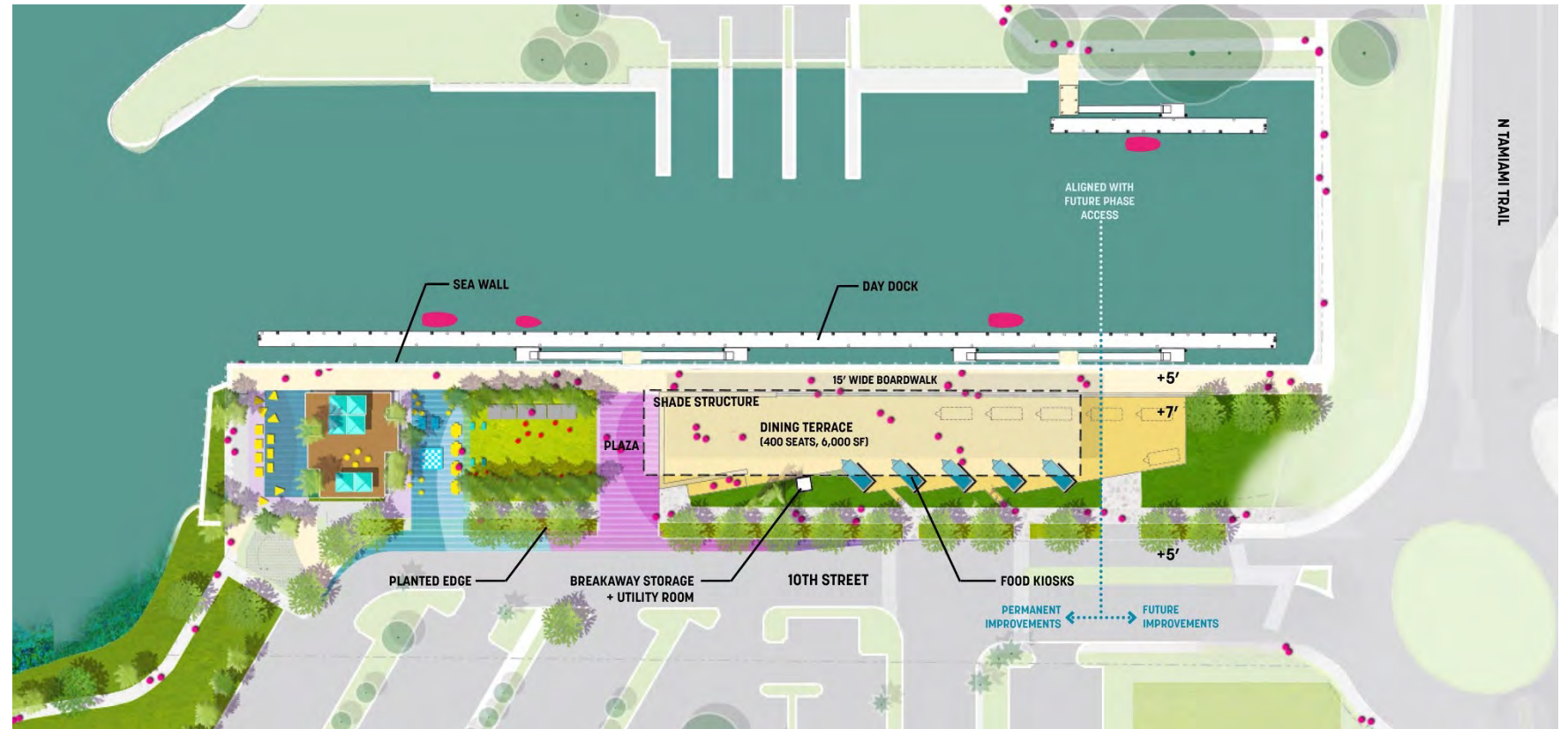
Food Village Shade Structure



DOCKSIDE | SOUTH CANAL DISTRICT

BENEFITS:

- Improves accessibility and services for boaters
- Increases food and beverage choices
- Provides dockside/waterfront cultural, arts, recreation, and events space
- Enhances water quality
- Continues to expand greenspace and trees/landscape improvements



CITY SIDE CULTURAL DISTRICT | SITE PLAN



CITY SIDE CULTURAL DISTRICT

Tamiami Trail (10th to Boulevard of the Arts)

Features:

- **North Park Entrance Garden**
- **Lawn Shade Structure**
- **Historic Fountain Renovation**
- **Plaza Transformation**
- **Cultural District Restoration**
- **Water quality / stormwater treatment**
- **Gardens / landscaping / tree additions**



Estimated cost:

Capital (includes % contingency)	\$18M
Design	\$2M
Total	\$20M
Annual Maintenance	TBD

CULTURAL DISTRICT | “CITY SIDE”

Tamiami Trail (10th to Boulevard of the Arts)

Benefits:

- **Complete, restore, and enhance park entrance and frontage**
- **Add greenspace and park land**
- **Improve water quality**
- **Restore architectural / historical buildings for functional use and activation**
- **Improved fitness, health, wellness and recreation for broad community use**

Timing: 2024 - 2025



SUNSET BOARDWALK / PIER

Timing:

2024 - 2025

(assumes ACOE permitting approval late 2023)

Estimated cost to build new pier:

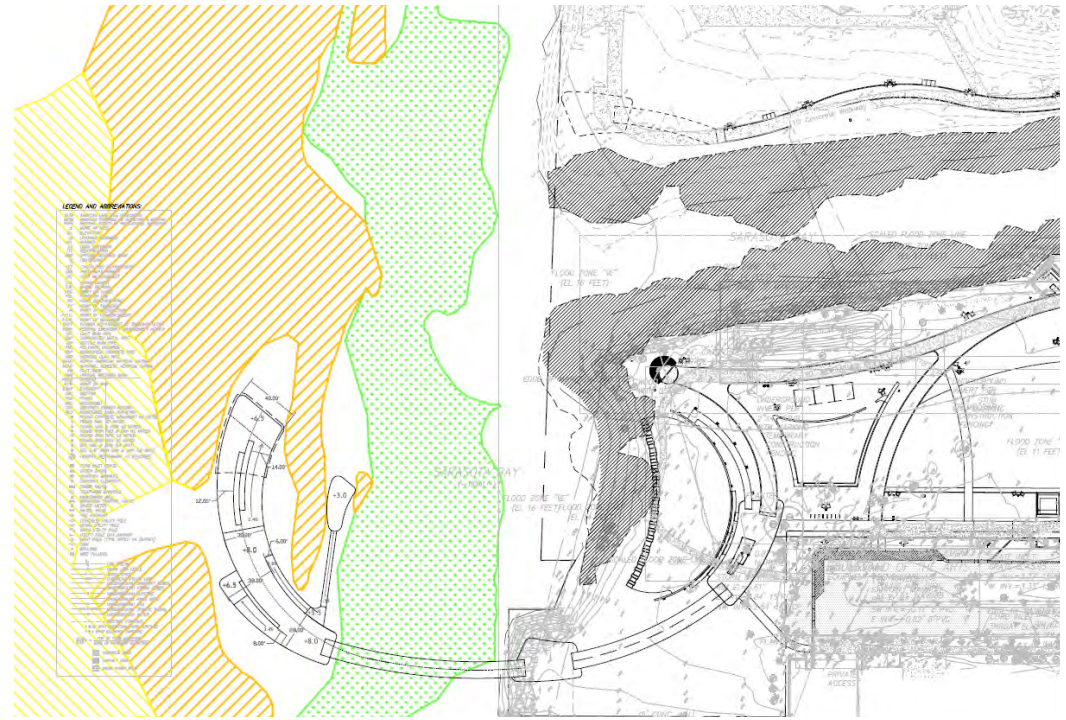
Capital (includes % contingency)	\$14M
Final Design/Permitting	\$1M
Total Capital	\$15M
Annual Maintenance	TBD



SUNSET BOARDWALK / PIER

Benefits:

- **Environmental Restoration,**
- **Access to/onto the Bay,**
- **Nature and Discovery/Education**
- **Recreation, fish, paddle, swim, wade**
- **Sunsets**



WESTERN SHORELINE



Estimated cost:

Capital (includes contingency)	\$13M
Design/Permitting	\$2M
Total	\$15M*
Annual Maintenance	TBD

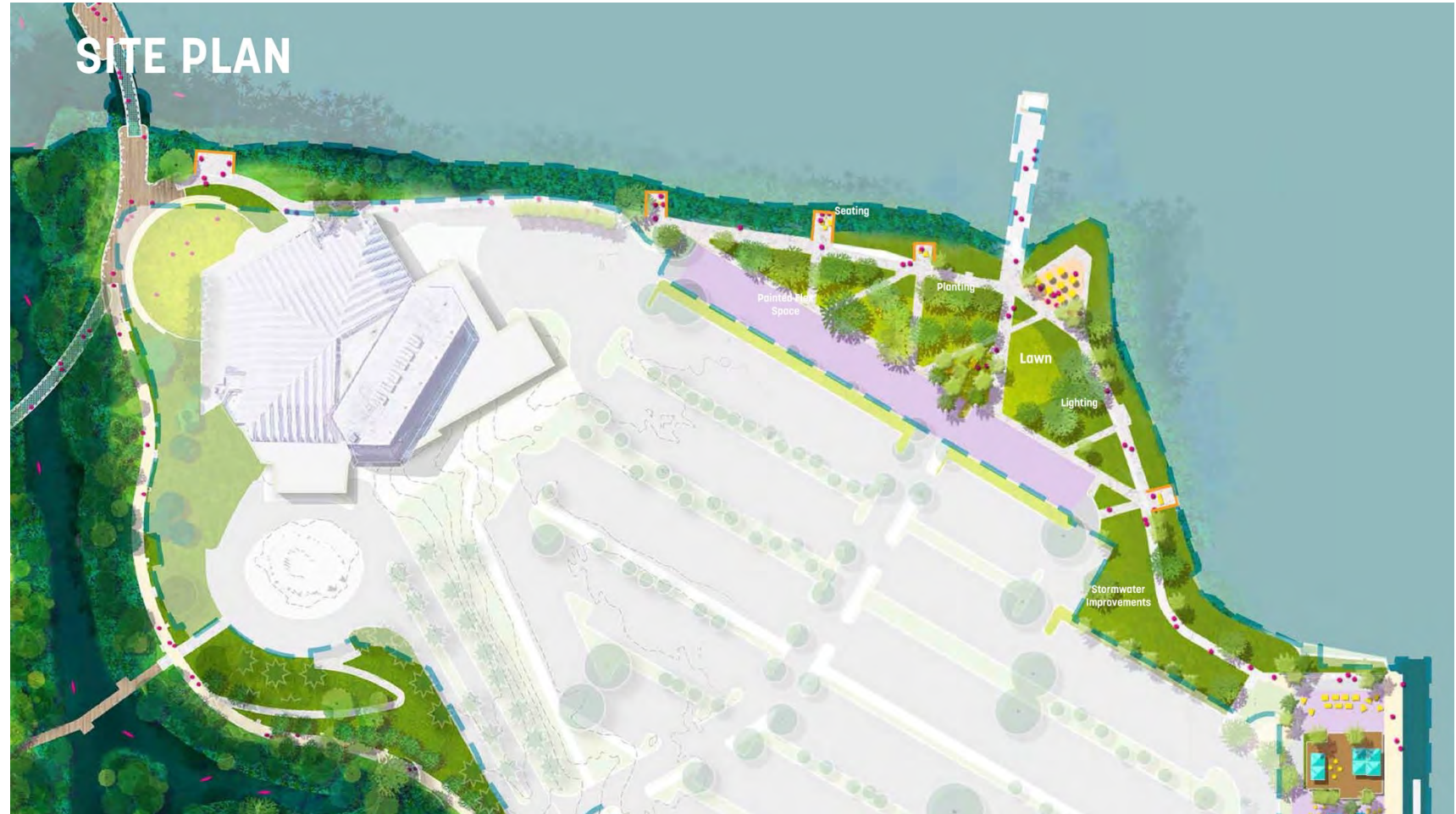
**11.6M funded from two state (FDEP / FDEO) grants*

Timing: 2025 - 2026

WESTERN SHORELINE

Benefits:

- Environmental restoration
- Shoreline and site resilience
- Access to the Bay
- Jogging, walking and biking (MURT)
- Sunsets



FINANCIAL CONSIDERATIONS – DEMONSTRATION OF RELIABILITY

- ***BPC has raised \$55 million.***
- We have taken a ***lean start-up staffing approach*** thus far, and only added staff recently to provide capability to operate and program the park in October.
- ***Phase 1*** - completed in ***3 years***, at a cost of ***\$40 million. 90% private / 10% government.***
- ***Phase 2*** – estimated completion in ***3 years***, at a cost of ***\$48 million / 75% government; \$17 million / 25% private and grants.***
- Forecast cost of ***park management***, operations, programming, and maintenance is ***\$1.5 to \$2 million*** per year. We won't have enough actual cost experience until a year from now to understand annual maintenance costs. We have good budgets for implementation, programming, staffing, et al.
- ***Park maintenance*** costs over the past 19 months have averaged ***\$10,000/month.***

FINANCIAL CONSIDERATIONS – DEMONSTRATION OF RELIABILITY (cont'd.)

- BPC will **review Capital Improvement projects** with **BPIB, City Commission, and County Commission annually**.
- BPC will continue to **submit audited financial statements** to the **City annually** in accordance with the Long-Term Partnership Agreement.
- BPC will continue to **post quarterly financial statements** after every board meeting, the **annual report with audited financials**, and the **annual 990** on its website.
- BPC is a nonprofit partner of the City and the County that operates openly and transparently in the sunshine and has **delivered on every commitment made to date**.
- **BPC will be a reliable capital improvement partner for the investment of TIF funds.**

COMPELLING RATIONALE FOR APPROVAL

- Our ***community wants more park*** to use as soon as possible. In a recent community survey, ***95%*** of respondents said they would use the park, ***50% on a weekly basis***.
- We can ***finish the full circle*** of park south of the boat launch ***by 2026*** if this recommendation is approved.
- The latest ***TIF trust fund projections exceed original forecasts by \$3M*** after just 3 years. Planned new development at the Quay and in the Rosemary District could drive available TIF proceeds higher in the next 5-7 years. Over the full 29 year term, projections exceed original forecasts by more than \$120M.
- This request leaves ***plenty of additional funding capacity and bonding opportunity*** for SPAC, park, and neighborhood connectivity capital improvements.

COMPELLING RATIONALE FOR APPROVAL (cont'd.)

- ***Continuing park development*** will enable more ***City and County property*** and ***tourist tax revenues***, more ***commercial activity and employment***, more ***commercial and residential development...*** and ***real property appreciation...*** and ***more TIF revenue...*** a virtuous cycle.
- BPIB approval would ***maintain implementation momentum*** with proven design, planning and construction partners.
- We will continue ***environmental restoration, enhancement and sustainability*** – by adding significantly more green space and shade, more resilient shorelines; continuing to improve water and air quality.
- More park contributes to ***better community health outcomes***.

A wide-angle photograph of a sunset over a large body of water. The sky is filled with soft, colorful clouds in shades of orange, yellow, and blue. The sun is low on the horizon, creating a bright glow. The water in the foreground is calm and reflects the colors of the sky. In the distance, a low-lying shoreline with some buildings is visible. Overlaid on the center of the image is the text "the Bay" in a stylized, cursive font. "the" is in a light blue color, and "Bay" is in white with a subtle drop shadow.

the Bay

TIF Financial Projections – TIF revenues *(July 2022)*



Fiscal Year	County TIF Payments	City TIF Payments	Total Payments	Fiscal Year	County TIF Payments	City TIF Payments	Total Payments
FY20	\$0	\$0	\$0	FY35	\$5,155,291	\$5,155,291	\$10,310,581
FY21*	\$99,614	\$99,614	\$199,229	FY36	\$5,435,713	\$5,435,713	\$10,871,427
FY22	\$534,375	\$534,375	\$1,068,749	FY37	\$5,727,298	\$5,727,298	\$11,454,596
FY23	\$1,707,536	\$1,707,536	\$3,415,071	FY38	\$6,031,330	\$6,031,330	\$12,062,660
FY24	\$2,005,811	\$2,005,811	\$4,011,622	FY39	\$6,347,548	\$6,347,548	\$12,695,097
FY25	\$2,315,877	\$2,315,877	\$4,631,754	FY40	\$6,677,347	\$6,677,347	\$13,354,695
FY26	\$2,638,643	\$2,638,643	\$5,277,285	FY41	\$7,020,457	\$7,020,457	\$14,040,914
FY27	\$2,974,782	\$2,974,782	\$5,949,565	FY42	\$7,378,391	\$7,378,391	\$14,756,781
FY28	\$3,324,604	\$3,324,604	\$6,649,208	FY43	\$7,750,870	\$7,750,870	\$15,501,741
FY29	\$3,688,472	\$3,688,472	\$7,376,944	FY44	\$8,139,539	\$8,139,539	\$16,279,078
FY30	\$3,909,122	\$3,909,122	\$7,818,243	FY45	\$8,544,111	\$8,544,111	\$17,088,222
FY31	\$4,139,003	\$4,139,003	\$8,278,006	FY46	\$8,966,372	\$8,966,372	\$17,932,744
FY32	\$4,377,886	\$4,377,886	\$8,755,771	FY47	\$9,406,029	\$9,406,029	\$18,812,058
FY33	\$4,626,824	\$4,626,824	\$9,253,648	FY48	\$9,865,023	\$9,865,023	\$19,730,045
FY34	\$4,885,578	\$4,885,578	\$9,771,156	FY49	<u>\$10,343,054</u>	<u>\$10,343,054</u>	<u>\$20,686,108</u>
					\$154,016,500	\$154,016,500	\$308,033,001

The FY21 & FY22 payments were paid together in FY22, all outyears are estimates which assume increases in values and that the city and county payments are both based on 3.0 mills (City's millage).

Guiding Principles



ASPIRATION/ TRANSFORMATION

Imagine the possibilities of The Bay



GREEN & BLUE OASIS

Celebrate natural beauty and restore environmental health



CONNECTED & ACCESSIBLE FOR ALL

A walkable, safe district linking community and neighborhoods to The Bay



ENLIVENED DESTINATION

A gathering place for family, friends and fun



CULTURAL VITALITY

A hub for free arts & culture



ECONOMIC SUSTAINABILITY

A financially feasible, sustainable long-term success



BAYFRONT 20:20

Bayfront 20:20 is formed. The goal was to create consensus among community and neighborhood leaders about what the future could be for the Bayfront.



SPBO IS FORMED AS A NON-PROFIT 501c3

The Sarasota Bayfront Planning Organization is formed as a non-profit 501c3.



MASTER PLAN APPROVED

On September 6, 2018, the Sarasota City Commission approved the Master Plan developed by the SBPO and Sasaki.



PHASE 1 SITE PLAN APPROVED

On March 8, 2021 the Sarasota City Commission approved the Phase 1 Site Plan.

2013

2014

2015

2016

2017

2018

2019

2020

2021

GUIDING PRINCIPLES ADOPTED

Through the outreach of Bayfront 20:20, community groups begin to sign on board for a unified common vision statement.



MASTER PLAN TEAM SELECTED

After an exhaustive global search, Sasaki is chosen to proceed with a master plan of The Bay.



PARTNERSHIP AGREEMENT APPROVED

The Sarasota City Commission unanimously voted to approve a new partnership.



TIF APPROVED

The City & County Commissions establish TIF for capital improvements in The Bay Park.

AMENDED PARTNERSHIP AGREEMENT APPROVED

In November 2021, Sarasota City Commission approved the amended Partnership Agreement to accelerate park development and save money





BPC Fundraising Update
July 15, 2022

We continue to make steady fundraising progress towards our goal. We were recently awarded \$1M from The Patterson Foundation as a match for the \$5M raised in cash from private sources, and \$150K from Gulf Coast Community Foundation.

The Dollars

To date we have raised:

	Private	Public	Total
Cash Received	\$33.0M	\$3.6M	\$36.6M
Commitments	\$4.1M	\$11.3M	\$15.4M
Endowments	\$2.6M	--	\$2.6M
Total	\$39.7M <i>(73% of Total)</i>	\$14.9M <i>(27% of Total)</i>	\$54.6M

The Donors

On the private philanthropy side, these funds have come from a combination of Foundations, leadership gifts from individual donors (\$1,000+), Founding Business Partners, and our Friends of The Bay programs.

1. Foundations - 31% of the dollars donated have come from the five local, major foundations.
2. Individuals – We continue to grow our donor base through campaigns like the Giving Challenge and Friends of The Bay. To date, we have received 1,700 gifts from a total of 1,200 donors in the following categories:
 - 196 Leadership donors have given \$1,000+
 - 64 have given +\$10K
 - 41 have given +\$25K
 - 25 have given +\$100K
3. Businesses – 65 Founding Business Partners have given at least \$2,500. Our goal is 100 FBPs by the time the park opens. The funds raised from the FBP program through 2022 should enable the activation and programming through 2023 to be FREE to park guests.

**BOARDWALK
BUDGET SUMMARY**

Estimate #: 4400562
Job Name: THE BAY - BOARDWALK BUDGET
Date: 9/7/2022

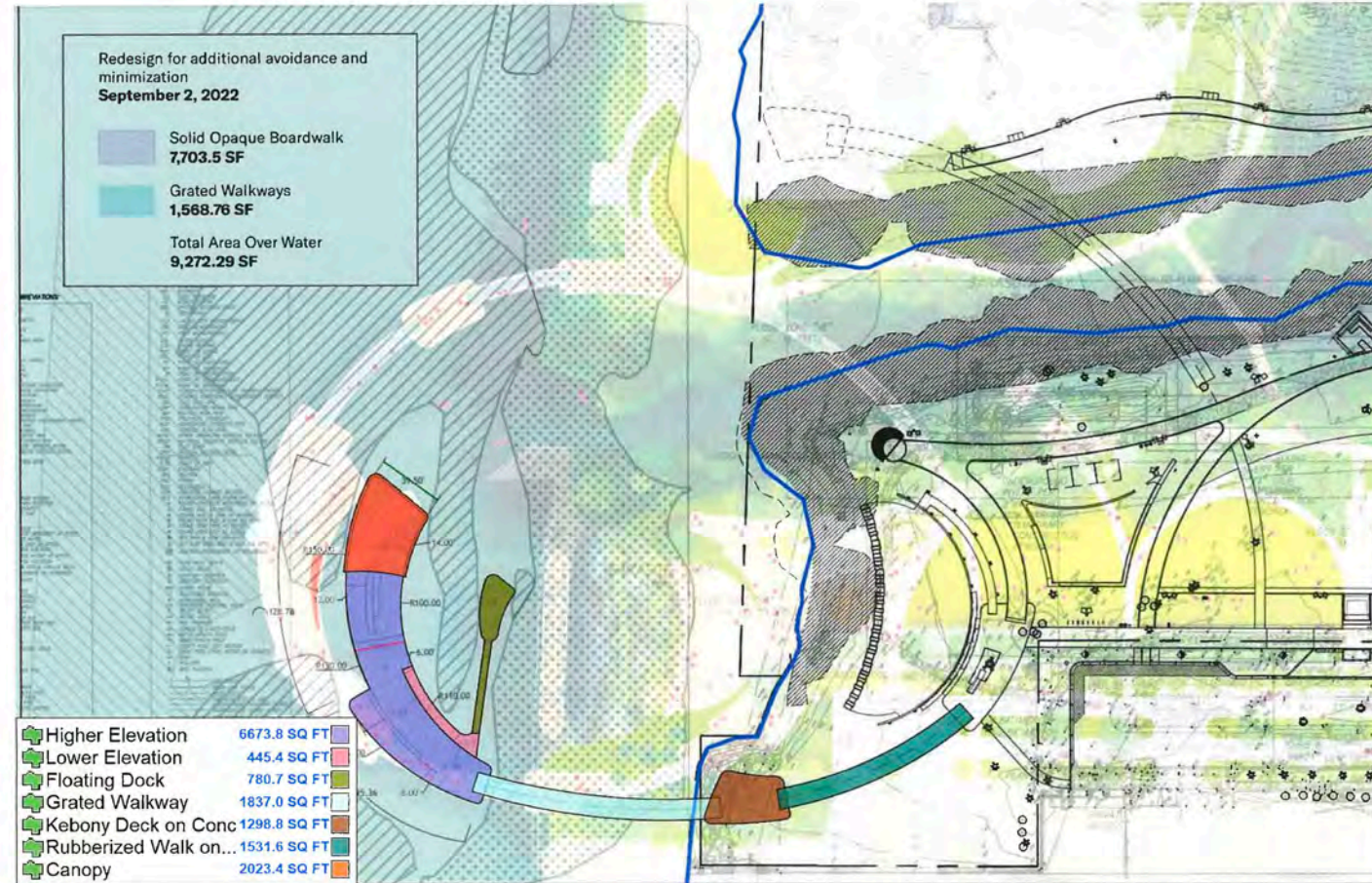
Scope	Description	09/07/22 Budget	02/23/21 Budget	Notes (2/23/21)
01 A	GENERAL CONDITIONS	\$ 1,232,792	\$ 1,455,381	Based on 18 months per KB
22	PLUMBING	302 LF \$ 70 \$ 36,540	\$ 40,075	Estimate
26	ELECTRICAL			
26.1	HANDRAIL LIGHTING	1044 LF \$ 75 \$ 78,300	\$ 85,875	Budget based on Ped Bridge
26.2	POWER	1 LS \$ 50,000 \$ 50,000	\$ 75,000	BFE to Budget
35	BOARDWALK			
35.1	HIGHER ELEVATION	6675 SF \$ 365 \$ 2,436,375	\$ 5,989,210	Kelly Brothers
35.2	LOWER ELEVATION	445 SF \$ 442 \$ 198,890	\$ 2,440,724	Kelly Brothers
35.3	FLOATING DOCK	780 SF \$ 569 \$ 443,820	\$ 537,705	Kelly Brothers
35.4	ALUMINUM PEDESTRIAN BRIDGES	1840 SF \$ 691 \$ 1,271,440	\$ 2,611,680	Kelly Brothers
35.5	ALUMINUM HANDRAIL	1044 LF \$ 580 \$ 605,520	\$ 812,000	Kelly Brothers
	TYPE A (ALUMINUM)	LF \$ -	\$ 422,430	Mullet's Aluminum (SS - \$800,498)
	TYPE B (ALUMINUM)	LF \$ -	\$ 130,840	Mullet's Aluminum (SS - \$202,941)
35.6	FASCIA OPTIONS	400 LF \$ 450 \$ 182,700	\$ 515,250	Estimate - will price with permit set
35.7	MOBILIZATION/SITE ACCESS	1 LS \$ 1,000,000 \$ 1,000,000	\$ 1,500,000	Kelly Brothers
	STAGING YARD	1 LS \$ 25,000 \$ 25,000	\$ 25,000	Estimate
35.8	SURVEYING	1 LS \$ 75,000 \$ 75,000	\$ 100,000	Following up with Dewberry
35.9	TURBIDITY MONITORING	1 LS \$ 26,325 \$ 26,325	\$ 35,100	Estimate
35.10	EROSION CONTROL	1 LS \$ 13,125 \$ 13,125	\$ 17,500	Estimate
	Boardwalk Subtotal	\$ 6,275,995		
	UPLAND NODE CONNECTOR	1535 SF \$ 35 \$ 53,725		Rubber Paving, Sidewalk, Curb
	BOARDWALK CONNECTOR NODE	1300 SF \$ 155 \$ 201,500		Kebony, Aluminum, Concrete
	RELOCATION OF CORAL	1 ALW \$ 100,000 \$ 100,000	\$ 100,000	Per Bill Waddell

P & P Bond	1.20%	\$ 161,866	\$ 230,525
General Liability Insurance	1.20%	\$ 161,866	\$ 230,525
CM FEE	5.00%	\$ 674,440	\$ 960,521
ESCALATION	20%	\$ 2,697,759	
Sub Total		\$ 11,729,387	\$ 18,295,641
Contingency - CM	7.5%	\$ 879,704	\$ 457,391
Contingency - Owner	7.5%	\$ 879,704	\$ 457,391

TOTAL BASE BID \$ 13,488,795 \$ 19,210,424

ADD ALTERNATES				
1.0	BRIDGE OVER THE BAYOU	0 SF \$ 504 \$	\$ 1,159,200	
2.0	SHADE STRUCTURES	0.50 ALW \$ 1,878,456 \$ 939,228	\$ 1,878,456	Includes \$150K for lighting

** Does not include any design, engineering, permitting, rip rap or erosion control for approach piers; "extra" protection of the structure from wave action; or painting of piles





4400562 50% THE BAY CULTURAL DISTRICT

Project Summary

The estimate and schedule herein are based on a blend of historical and current market data. Material shortages, supply chain disruptions, and skilled labor shortages produce extreme and unpredictable market volatility. These factors create uncertainty in directional pricing and project timelines, both of which are exacerbated over time.

Haskell commits to communicating with transparency and expediency as we become aware of market fluctuations that effect this proposal.

DIRECT COST OF WORK		Cost	% Total	
01 CULTURAL DISTRICT 50% CD DWGS NO ESW		\$15,117,891	71.2%	\$15,117,890.87
01.01 UTILITY BOX DEMOLITION		\$1,415,572	6.7%	\$1,415,572.05
01.02 LANDSCAPE NORTH END		\$252,781	1.2%	\$252,780.72
01.03 SECURITY & WIFI		\$151,668	0.7%	\$151,668.43
01.04 ADJACENT PARKING LOT REWORK NORTH END		\$189,707	0.9%	\$189,706.52
01.05 NORTH MOBILITY HUB		\$644,969	3.0%	\$644,969.32
01.06 BUILDING RENOVATIONS - NOT INCLUDED		\$0	0.0%	\$0.01
DIRECT COST OF WORK SUBTOTAL		\$17,772,588		
INDIRECT COSTS				
Contingency	10.00%	\$1,777,259	8.4%	\$1,777,258.79
Builders Risk Insurance	0.70%	\$148,930	0.7%	\$148,929.99
General Liability Insurance	1.20%	\$255,309	1.2%	\$255,308.55
P&P Bond	1.20%	\$255,309	1.2%	\$255,308.55
Technology Fee	0.25%	\$53,189	0.3%	\$53,189.28
OH & P	5.00%	\$1,013,129	4.8%	\$1,013,129.15
INDIRECT COSTS SUBTOTAL		\$3,503,124		
TOTAL PROJECT COST		\$21,275,712	100%	\$21,275,712.24

THE CUSTOMER
WEST DOCKSIDE

- Synthetic turf
- Enviroturf infill at recreation area
- Zerodrizer infill at dog park
- Fence and gates
 - Temporary fence at landside and remaining boundary
 - Windscreen on temporary fence
 - Vinyl coated chain link fence and gates
 - Tree protection
- Landscaping and Irrigation - ALLOWANCE
 - Waiting on final plant specifications and sizes
- Wi-Fi - ALLOWANCE
- Portable restrooms
 - Rental for two months
 - Purchase
- Alternates
 - No. 2 - 6" concrete pavement with fiber mesh in lieu of 8" with rebar as shown
 - No. 6 - Allowance for seawall repairs

ATTACHMENTS:

#	Cost Code	Description	Qty	Units	Unit Cost	Amount
1	01-01-0006	Preconstruction	1.0	ls	\$8,450.00	\$8,450.00
2	01-01-1200	PM - Swift	1.0	ls	\$72,744.00	\$72,744.00
3	01-01-0006	PM-Haskell	1.0	ls	\$96,992.00	\$96,992.00
4	01-01-0006	APM-Haskell	1.0	ls	\$65,816.00	\$65,816.00
5	01-01-1800	PC-Swift	1.0	ls	\$28,578.00	\$28,578.00
6	01-01-0006	QC-Haskell	1.0	ls	\$6,581.50	\$6,581.50
7	01-01-0006	Scheduler-Haskell	1.0	ls	\$6,581.50	\$6,581.50
8	01-01-1950	Accountant-Swift	1.0	ls	\$1,732.00	\$1,732.00
9	01-01-1550	Superintendent-Swift	1.0	ls	\$86,625.00	\$86,625.00
10	01-01-1900	Community Relations-Swift	1.0	ls	\$2,944.40	\$2,944.40
11	01-01-0006	Safety Coordinator-Haskell	1.0	ls	\$6,581.60	\$6,581.60
12	01-01-2350	Misc Labor	1.0	ls	\$27,712.00	\$27,712.00
13	01-01-5000	Job Office	1.0	ls	\$3,600.00	\$3,600.00
14	01-01-5050	Job Office Setup	1.0	ls	\$3,500.00	\$3,500.00
15	01-01-5050	Job Office Return	1.0	ls	\$2,000.00	\$2,000.00
16	01-01-5350	Postage	1.0	ls	\$5,000.00	\$5,000.00
17	01-01-2150	Plans	1.0	ls	\$440.00	\$440.00
18	01-01-6350	Drinking Water	1.0	ls	\$400.00	\$400.00
19	01-01-0008	Travel PM-Haskell	1.0	ls	\$4,400.00	\$4,400.00
20	01-01-1550	Super Vehicle-Swift	1.0	ls	\$2,800.00	\$2,800.00
21	01-01-0006	Travel APM-Haskell	1.0	ls	\$10,392.00	\$10,392.00
22	01-01-2400	Working Lunches	1.0	ls	\$2,000.00	\$2,000.00
23	01-01-5700	Internet	1.0	ls	\$1,080.00	\$1,080.00
24	01-01-5550	Temporary Electric	1.0	ls	\$1,498.00	\$1,498.00
25	01-01-5450	Temporary Water	1.0	ls	\$1,080.00	\$1,080.00
26	01-01-6250	Temporary Toilets	1.0	ls	\$1,800.00	\$1,800.00
27	01-01-6050	Temporary Fence	1.0	ls	\$15,000.00	\$15,000.00

#	Cost Code	Description	Qty	Units	Unit Cost	Amount
28	01-01-3210	MOT	1.0	ls	\$2,500.00	\$2,500.00
29	01-01-3000	PPE	1.0	ls	\$1,080.00	\$1,080.00
30	01-01-6100	Housekeeping	1.0	ls	\$6,928.00	\$6,928.00
31	01-01-6700	Final Clean	1.0	ls	\$12,000.00	\$12,000.00
32	01-01-6160	Dumpster	1.0	ls	\$6,928.00	\$6,928.00
33	01-01-7150	Generator	1.0	ls	\$2,000.00	\$2,000.00
34	01-01-7200	Equipment Rental - Fuel	1.0	ls	\$1,000.00	\$1,000.00
35	01-01-7100	Tool Trailer	1.0	ls	\$400.00	\$400.00
36	01-01-7100	Expendable Hand Tools	1.0	ls	\$2,500.00	\$2,500.00
37	01-01-7150	Material Handling Equipment	1.0	ls	\$10,000.00	\$10,000.00
38	01-01-7050	Warehouse Storage	1.0	ls	\$3,000.00	\$3,000.00
39	01-01-0800	SWPPP - Plan	1.0	ls	\$2,000.00	\$2,000.00
40	01-01-0800	SWPPP - Inspections	4.0	ea	\$600.00	\$2,400.00
41	01-01-7350	Survey	1.0	ls	\$5,000.00	\$5,000.00
42	02-02-3210	Materials testing	1.0	ls	\$3,500.00	\$3,500.00
43	01-01-0006	Metal railing	1.0	ls	\$123,398.00	\$123,398.00
44	01-01-0680	Raised wood decking	1.0	ls	\$250,000.00	\$250,000.00
45	01-01-0006	Painting murals	1.0	ls	\$160,853.00	\$160,853.00
46	01-01-0006	Site furnishings	1.0	ls	\$480,000.00	\$480,000.00
47	26-26-0011	Electric	1.0	ls	\$796,775.00	\$796,775.00
48	01-01-0006	Site work	1.0	ls	\$1,037,629.00	\$1,037,629.00
49	01-01-0006	Artificial turf	1.0	ls	\$131,524.00	\$131,524.00
50	32-32-3100	Fence and gates	1.0	ls	\$34,902.00	\$34,902.00
51	32-32-9011	Landscape and irrigation	1.0	ls	\$325,227.00	\$325,227.00
52	27-27-0000	WIFI - ALLOWANCE	1.0	ls	\$50,000.00	\$50,000.00
53	01-01-0008	Portable restroom trailer - rental	1.0	ls	\$10,550.00	\$10,550.00
54	01-01-0008	Portable restroom trailer - purchase	1.0	ls	\$91,450.00	\$91,450.00
55	01-01-0008	Alt 2 - 6" concrete with fiber in lieu of 8" with rebar	1.0	ls	\$(164,908.00)	\$(164,908.00)
56	01-01-0006	Seawall repair - ALLOWANCE	1.0	ls	\$250,000.00	\$250,000.00
57	01-01-8050	Builder's risk insurance	1.0	ls	\$32,598.00	\$32,598.00
58	01-01-0150	Contingency - CM	1.0	ls	\$111,165.00	\$111,165.00
59	01-01-0100	Contingency - Owner	1.0	ls	\$111,165.00	\$111,165.00
Subtotal:						\$4,339,892.00
Performance & Payment Bonds (1.20%):						\$53,359.00
General Liability Insurance (1.20%):						\$53,359.00
CM Fee (5.00%):						\$222,331.00
Grand Total:						\$4,668,941.00

The Bay Park Conservancy, Inc.
655 N. Tamiami Trail
Sarasota, Florida 34236

Jon F. Swift Construction
2221 8th St.
Sarasota, 34237

Bill Waddill, Chief Implementation Officer

DATE

Jason Swift, President

DATE

The Bay will benefit the entire community

MY VIEW

Health, well-being and economic value are all affected by plan to build 53-acre park along Sarasota Bay.



AG LAFLEY

The Bay Park is a very good investment.

For 50 years, working at P&G, in private equity and venture capital, I have made a lot of investments in new businesses, new technologies, products and services, emerging markets and more.

And as a philanthropist, I have tried to focus impact investments on a few education, health care, conservation and environmental initiatives to maximize the value created.

I am learning that a well-located, well-designed, professionally developed and managed park can generate some of the best and most sustainable returns.

ECONOMIC VALUE

A park like The Bay can create significant economic value, including:

- Increasing real property values;
- Increasing city, county and state revenues from property, sales and tourist taxes; and
- Increasing commercial activity in and near the park through all phases: during initial design/planning, developing/buildout and operating/maintaining the park. Commercial activity increases through real estate development in areas near the park.

CONSERVATION AND ENVIRONMENTAL VALUE

■ Transforming 53 acres of parking lot and underused or vacant facilities into a blue and green oasis on Sarasota Bay and conserving this park land forever for broad public benefit and use creates immeasurable value. In a 2018 city of Sarasota Parks and Recreation study, residents said the most important benefit of public parks is the “conservation of nature.”

- Restoring the bay shoreline, mangroves and wetlands to preserve, protect and sustain the flora and fauna unique to our local ecosystem.
- Improving air quality by planting hundreds of native trees, shrubs and other vegetation that remove pollutants from the air we breathe.
- Treating virtually every drop of stormwater that flows

through the park before it empties into the bayou or the bay by creating green spaces and mini reservoirs to accumulate and store stormwater, installing a series of innovative water treatment systems including stormwater baffle boxes and denitrification trenches, replacing impervious parking lots with green parkland, and strategically constructing pervious parking and walkways.

Key measures of environmental health will be tracked over time to demonstrate progress and ensure sustainability.

IMPROVED COMMUNITY HEALTH

Public parks enable, encourage and promote healthy activity. Seventy-five percent of Americans live within walking distance of a public park. In the 2018 National Recreation and Park Association survey, more Americans said they walk, jog, run or bike (79%) to a park than drive (69%). Two of the top three reasons they go to the park are exercise (54%) and getting closer to nature (51%). Nearly two-thirds (62%) go to a park to be with family or friends.

Many studies have reported better health outcomes and lower health costs for individuals who use parks for fitness and recreation. Several cities, including San Diego, have demonstrated lower total community health costs. There

is consistent and growing evidence that the increase in activity that comes with regular public park usage improves health, reduces stress and contributes to happiness and well-being.

COMMUNITY AND SOCIAL VALUE

Parks that are well located, planned and managed, such as The Bay, foster community, not only for neighbors who live nearby but also for residents of the city, county and region and for visitors to Sarasota.

The Bay will host activities that are free and welcoming to all. Arts, cultural and educational programs; health, fitness and recreational programs; social gatherings, such as food festivals; public services, such as COVID-19 vaccinations; and distribution of free Thanksgiving dinners.

Think about the broad-based value creation of a new public park like The Bay.

Is there really any other sustainable environmental, social and governance investment like it? One that:

- Delivers the breadth, consistency and reliability of economic and financial returns to businesses, home owners and governments;
- Delivers transformational conservation and sustainable environmental benefits;
- Improves individual parkgoers’ health and fitness and lowers community health costs; and

■ Strengthens the bonds of community and holds out the very real promise of bringing Sarasota together at a gathering place for all.

The Bay offers a unique opportunity to bring together people of all ages from all backgrounds who, because of where we live, work, socialize, worship, etc., do not in the normal course of our lives come in significant contact with others who are different from ourselves. The Bay park will become common ground that will enable and encourage coming together, engaging in conversation, sharing a walk, a love of nature, a sunset on beautiful Sarasota bay and getting to know another person in our community a bit better.

That’s the kind of economic, environmental, health and social value creation we’re expecting from the new park. The new mangrove walkway opens in mid-April. The first 10 acres will begin development and should be open a year from now.

We look forward to seeing you there.

AG Lafley is the former CEO and chair of P&G. He serves on the boards of Omeza, Snap and Tulco, as founding CEO of the Bay Park Conservancy. He is the co-author of “Playing to Win” and the co-creator of LeadingToWin.com, a free leadership and strategy knowledge sharing platform.