



Agenda Item Summary

File #: 23-00449

Agenda Date: 8/22/2023

Agenda Item Name:

Construction Contract between Alachua County and North Florida Regional Medical Center for Realignment of SW 41st Boulevard

Presenter:

Ramon D. Gavarrete, P.E., Public Works Director, 352-548-1214

Description:

Contract with North Florida Regional Medical Center, Inc. whereby they will build a road realignment of SW 41st Blvd. on their property and deed the road and property to Alachua County.

The Construction Contract requires North Florida to make multiple submittals to the County Engineer for approval. One of those submittals is a title commitment for the new road and related right-of-way (the "Property") that North Florida proposed to convey to the County. North Florida recently provided the title commitment to the County Engineer, a copy of which is attached. The title commitment identifies multiple title exceptions. County staff and North Florida are evaluating each title exception to determine whether any will interfere with the County's use of the Property as a County Road. Upon staff's initial review, it appears there is at least one title exception that may need to be modified or deleted. The Construction Contract grants the County Engineer with the authority to decide all issues on behalf of the County, including which title exceptions, if any, must be modified or deleted and which, if any, the County will accept. If North Florida is unable to delete a title exception deemed unacceptably by the County Engineer, then the County Engineer may terminate the Construction Contract and SW 41st Blvd will remain in its current configuration.

Recommended Action:

That the Board adopt the Resolution to: conditionally approve the realignment of SW 41st Blvd; award of Capital Construction Contract #13939 to North Florida Regional Medical Center, Inc.; authorize the Chair to sign the resolution, the capital construction contract and conveyance documents described in the contract; and authorize the County Manager, or the designee, to sign any additional documents approved by the County Attorney necessary to complete the mutual transfers.

Prior Board Motions:

N/A

Fiscal Note:

Approve Capital Construction Contract for North Florida Regional Medical Center, Inc. in which North Florida will build a realignment of SW 41st Blvd and County will grant a drainage easement. Since County already maintains SW 41st Blvd, only projected expense could be the recording of easement of

less than \$100 in account 149.79.7900.541.49.00.

Strategic Guide:
Infrastructure

Background:

North Florida Regional Medical Center, Inc. ("North Florida") is developing a free-standing emergency room located at 4094 SW 41st Blvd, Gainesville, Florida in the Southwest corner of the I-75 and Archer Road intersection. This property is within the Gainesville city limits but is adjacent to SW 41st Blvd (Fred Bear Road) an existing County right-of-way. As a part of the City's project approval, the City has required North Florida to realign a portion of SW 41st Blvd for safety and traffic flow reasons.

North Florida has submitted a proposal to the Alachua County Public Works Department whereby North Florida will design and build a new section of SW 41st Blvd, at their expense, and convey the new road and right-of-way to the County. In consideration of the new road alignment and deed for the right of way, the County will grant a drainage easement to North Florida over the old, unnecessary section SW 41st Blvd right-of way.

In order to memorialize the rights and obligations of each party, and to comply with the requirements of section 336.71, Florida Statutes, the Alachua County Attorney's Office has prepared, and Public Works has approved, Capital Construction Contract #13939 between Alachua County and North Florida.

The Capital Construction Contract requires North Florida to make multiple submittals to the County Engineer for approval. One of those submittals is a title commitment for the new road and related right-of-way (the "Property") that North Florida proposes to convey to the County. North Florida recently provided the title commitment to the County Engineer, a copy of which is attached. The title commitment identifies multiple title exceptions. County staff and North Florida are evaluating each title exception to determine whether any will interfere with the County's use of the Property as a County Road. Upon staff's initial review, it appears there is at least one title exception that may need to be modified or deleted. The Capital Construction Contract grants the County Engineer the authority to decide all issues on behalf of the County, including which title exceptions, if any, must be modified or deleted and which, if any, the County will accept. If North Florida is unable to delete a title exception deemed unacceptable by the County Engineer, then the County Engineer may terminate the Capital Construction Contract and SW 41st Boulevard will remain in its current configuration.