



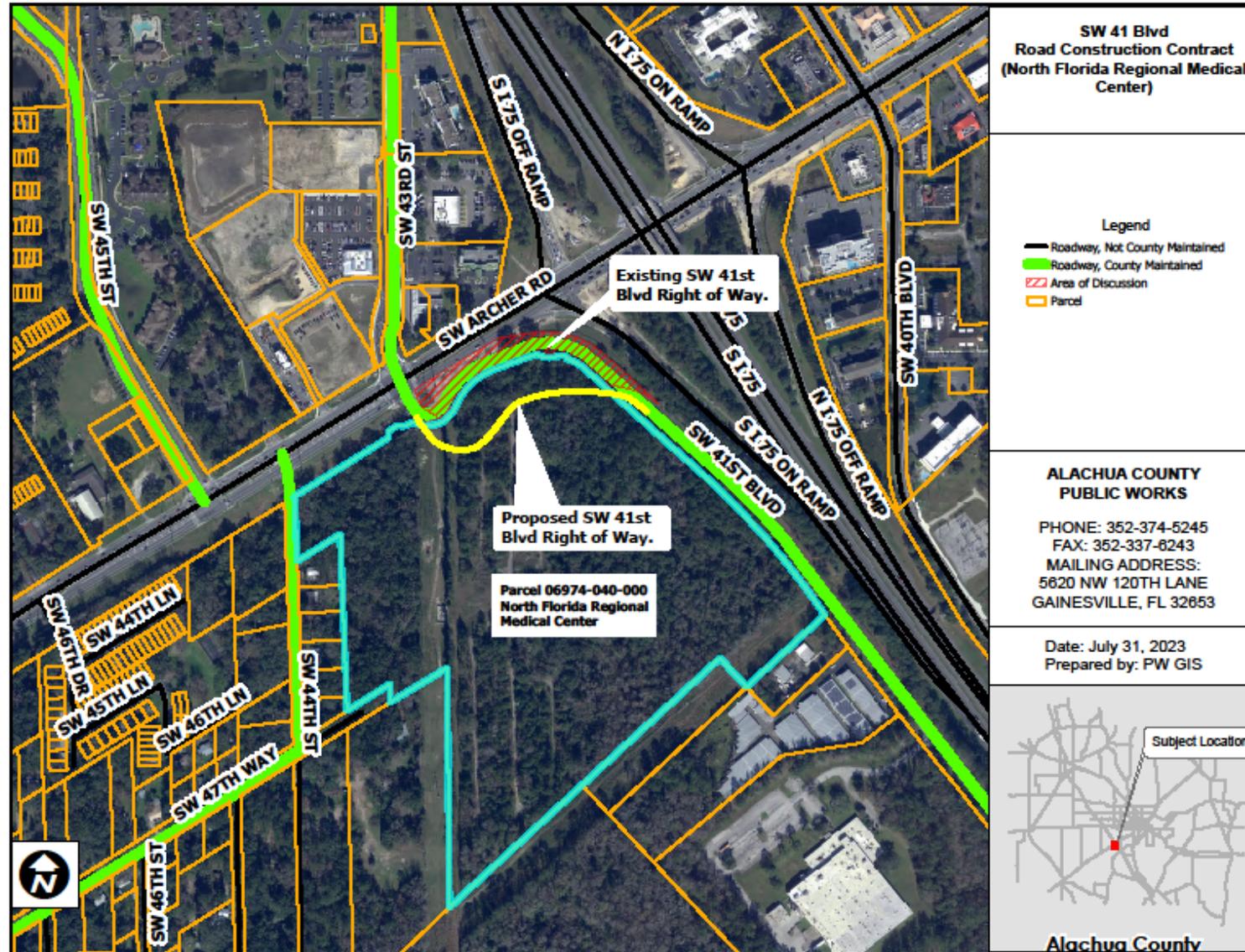
Road Construction Contract for Realignment

A Portion of SW 41st Boulevard

August 22, 2023

Alachua County Public Works
Ramon D. Gavarrete, P.E.

Map of Proposed Right-of-Way Realignment



History

- North Florida Regional Medical Center, Inc. received a Final Development Order from the City of Gainesville for construction of the Archer Road Free-Standing Emergency Room in Alachua County, Florida.
- North Florida Regional Medical Center, Inc. is constructing the Archer Road Free Standing Emergency Room on Tax Parcel Number 06974-040-000, located in the Southwest corner of the I-75 and Archer Road interchange.
- SW 41st Boulevard is owned and being maintained by Alachua County from S.R. 24 to S.R. 121. Tax parcel number 06974-040-000 abuts a portion of the Right-of-Way.
- North Florida Regional Medical Center, Inc. has requested a realignment of a portion of SW 41st Boulevard for safety and traffic flow reasons and in order to construct a stormwater management facility on a portion of the existing Right-of-Way . As a condition of the Right-of-Way realignment, the applicant will convey property to Alachua County via Special Warranty Deed in order to relocate and realign that portion of SW 41st Boulevard. In exchange, Alachua County will convey a Drainage Easement to North Florida Regional Medical Center, Inc. for a portion of its stormwater management facility.
- The applicant will be responsible for the construction of the new road, and construction and maintenance of the new stormwater management facility.
- This hearing was properly noticed in accordance with section 336.71, Florida Statutes and Alachua County policies and procedures.

Section 336.71, Fla. Stat.,

336.71 - Public-private cooperation in construction of county roads

If a county receives a proposal, solicited or unsolicited, from a private entity seeking to construct, extend, or improve a county road or portion thereof, the county may enter into an agreement with the private entity for completion of the road construction project, which agreement may provide for payment to the private entity, from public funds, if the county conducts a noticed public hearing and finds that the proposed county road construction project:

- (a) Is in the best interest of the public.
 - (b) Would only use county funds for portions of the project that will be part of the county road system.
 - (c) Would have adequate safeguards to ensure that additional costs or unreasonable service disruptions are not realized by the traveling public and citizens of the state.
 - (d) Upon completion, would be a part of the county road system owned by the county.
 - (e) Would result in a financial benefit to the public by completing the subject project at a cost to the public significantly lower than if the project were constructed by the county using the normal procurement process.
- (2) The notice for the public hearing provided for in subsection (1) must be published at least 14 days before the date of the public meeting at which the governing board takes final action. The notice must identify the project and the estimated cost of the project and specify that the purpose for the public meeting is to consider whether it is in the public's best interest to accept the proposal and enter into an agreement pursuant thereto. The determination of cost savings pursuant to paragraph (1)(e) must be supported by a professional engineer's cost estimate made available to the public at least 14 days before the public meeting and placed in the record for that meeting.
- (3) If the process in subsection (1) is followed, the project and agreement are exempt from s. 255.20 pursuant to s. 255.20(1)(c)11.
- (4) Except as otherwise expressly provided in this section, this section does not affect existing law by granting additional powers to or imposing further restrictions on local government entities.

Fla. Stat. § 336.71

Recommended Motion

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.