



**INVITATION TO NEGOTIATE NO. GS2012-05  
PUBLIC/PRIVATE PARTNERSHIP FOR OPERATION  
OF THE COLONIAL SPANISH QUARTER**

The City of St. Augustine, Florida ("City") and the University of Florida ("University") are soliciting written proposals from qualified firms or individuals interested in entering into negotiations for a Public/Private Partnership with the University and the City, under a long term lease and into a corresponding contract, to manage, operate, maintain, develop and commercially enhance the Colonial Spanish Quarter ("Quarter"), the City's official and signature interpretive program in the downtown historic district. Located on St. George Street, the Quarter is a two-block living history museum which includes eleven buildings ranging from a two-story colonial period house to a thatch "choza", a retail store, a period tavern and centrally located bathrooms. The Quarter interprets the civilian life of 18<sup>th</sup> century colonial St. Augustine through authentic craft demonstrations, costumed interpreters and re-enactors. The University and City's principal objective is to develop a viable Public/Private Partnership to successfully operate the Quarter while continuing its designation as the official signature interpretive program for the City through the period of the 450<sup>th</sup> Commemoration Celebration in 2015 and beyond.

Submittals will be received until 2:00 PM EDT, Friday March 23, 2012 at the General Services Department; 4<sup>th</sup> Floor, City Hall; 75 King Street; St. Augustine, Florida 32084. No facsimile or email submittals will be accepted. Submittals received after the time and date for receipt above will be returned unopened. The Letters of Interest and Qualifications shall be mailed or delivered in person to:

Mailing Address

City of St. Augustine  
General Services Department  
Attn: Tim Fleming  
P.O. Box 210  
St. Augustine, FL 32085-0210

Physical Address

City of St. Augustine  
General Services Department  
Attn: Tim Fleming  
75 King Street, 4<sup>th</sup> Floor, Lobby D  
St. Augustine, FL 32084

A MANDATORY pre-proposal conference and site visit will be held for vendors who intend to respond to this ITN at Government House, 48 King Street, St. Augustine, Florida 32084 at 9:00 A.M. EST on Friday, February 17,

2012. Vendors should indicate their intent to attend this conference and site visit by contacting Ms. Nancy Brilliant, GS Administrative Coordinator, at (904) 825-1010 or via email at [nbrilliant@citystaug.com](mailto:nbrilliant@citystaug.com) .

The Invitation to Negotiate document may be obtained from: City of St. Augustine; General Services Department; 75 King Street, 4<sup>th</sup> Floor, Lobby D; St. Augustine FL 32084, or by contacting Ms. Nancy Brilliant, Administrative Coordinator, at the phone number or email address listed above. Vendors registered with Demandstar.com may download documents at no cost from their website [www.demandstar.com](http://www.demandstar.com) under RFP-GS2012-05-0-2012/TF.

The University of Florida and the City of St. Augustine reserve the right, which is understood and agreed to by all respondents, to waive any informality in or to reject any or all submittals if deemed to be in its best interest. The University and the City also reserve the right to award a contract on such material as they deem will best serve their interests.

**CITY OF ST. AUGUSTINE**  
**DEPARTMENT OF GENERAL SERVICES**  
**Timothy W. Fleming, Deputy Director / Purchasing Manager**

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