

LEGISTAR # 200509
Attachment H

TECHNICAL PROPOSAL

QUALIFICATIONS EVALUATION

Please complete one form for each submittal

Enter your Evaluator Number on Each Entry

Enter the Firm Name on Each Entry

BID #: CRAX-210034-GD
BID NAME: Probate Leal Services for Heirs Property Program
DUE DATE: Friday April 23, 20201
DEPARTMENT: GCRA

EVALUATOR NUMBER: 2

FIRM NAME: Lippes Mathias

TECHNICAL QUALIFICATIONS (100 PTS)	POINT VALUE	POINTS AWARDED	COMMENTS
o Ability	55	45), we will begin by identifying all family member's names and addresses who may be interested in the property, the approximate value of the property, and percentage of the heir's respective ownership rights. Lippes Mathias would meet with the resident to determine if the probate case will be formal or summary administration, with or without a will, and if it will be contested. After obtaining the required information, we will file the appropriate pleadings with the Court. We will then obtain the necessary order to clear the title for the heirs.
o Capability of Meeting Time and Budget	45	35	Gave the amount hourly / gave no outline of budget
TOTAL	100	80	

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EVALUATOR NUMBER: 2

FIRM NAME: Three Rivers Legal Service

TECHNICAL QUALIFICATIONS (100 PTS)	POINT VALUE	POINTS AWARDED	COMMENTS
o Ability	55	55	The staff attorney will work on the Project full-time while the supervising attorney will spend a portion of her time working on the Project with the staff attorney. The City of Gainesville (hereinafter referred to as the "City") has identified the target population for services pursuant to the Project. The City will refer clients directly to TRLS for services. As TRLS has already been providing legal services in probate matters for many years, TRLS is ready to begin serving clients immediately upon receipt of the referrals.
o Capability of Meeting Time and Budget	45	45	Gave examples on project and pervious program / gave no budget outline
TOTAL	100	100	

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EVALUATOR NUMBER: 2

FIRM NAME: Weidner Law

TECHNICAL QUALIFICATIONS (100 PTS)	POINT VALUE	POINTS AWARDED	COMMENTS
o Ability	55	50	While this Request for Services contemplates using primarily established probate procedures, explicit within any request for legal services is the understanding that the selected lawyer and law firms will utilize the full range of legal tools available to attorneys in order to fulfill those goals as established by the proposal
			Gave a good understanding of the project with examples
o Capability of Meeting Time and Budget	45	30	The examples that was given and newspaper articles gave information on the projects and timeline / gave no budget
TOTAL	100	80	

WRITTEN PROPOSAL EVALUATION

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EVALUATOR#: 2

FIRM NAME: Lippes Mathias

WRITTEN PROPOSAL (100 PTS)	POINT VALUE	POINTS AWARDED	COMMENTS
o Project Understanding/Experience	30	20	For more than 50 years, our firm has strategically grown to over 120 attorneys and professionals with 122 focus areas to best serve clients nationally and internationally. The firm maintains offices in Jacksonville, Florida
o Project Approach	30	20	To assist neighbors of the Gainesville Community Reinvestment Area (GCRA), we will begin by identifying all family member's names and addresses who may be interested in the property, the approximate value of the property, and percentage of the heir's respective ownership rights
o Project Manager	15	15	The information (attorneys experience) Advance Directives Estate & Tax Planning Estate & Trust Administration Generational Wealth Transfers Surrogate's Court Practice Wills & Probate
o Project Team	15	10	Team experience Advance Directives Estate & Tax Planning Estate & Trust Administration Generational Wealth Transfers Surrogate's Court Practice Wills & Probate
o Project Schedule	5	0	estimate the approximate cost of the case and the approximate length of time formal administration will take at least six (6) months. Contested cases will cost more and take longer
o Project Organization	5	15	Lippes Mathias include but are not limited to full representation in court, heir searches, preparing documents, attending hearings, and title searches.
TOTAL	100	80	

LEGISTAR # 200590
Attachment H

WRITTEN PROPOSAL EVALUATION

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Enter the Firm Name on Each Entry

BID #: CRAX-210034-GD
BID NAME: Probate Leal Services for Heirs Property Program
DUE DATE: Friday April 23, 20201
DEPARTMENT: GCRA

EVALUATOR#: 2
FIRM NAME: Three Rivers Legal Service Incorporation

WRITTEN PROPOSAL (100 PTS)	POINT VALUE	POINTS AWARDED	COMMENTS
o Project Understanding/Experience	30	30	January, 2019, TRLS implemented the "Home Sweet Home" project, which has served clients in all seventeen counties of TRLS' service area. Since its inception, the project has netted a financial benefit to clients and families in an amount exceeding 2.5 million dollars. At the end of the first year of the project, the total value of the homes secured or stabilized was approximately \$1.4 million.
o Project Approach	30	30	Clients who currently "own" heirs property will receive legal assistance in clearing title to the real property, which will produce numerous positive outcomes. (1) Clients will become eligible to receive the homestead tax exemption, thus they will be able to afford to pay property taxes rather than having tax certificates issued and eventually sold at tax deed
o Project Manager	15	15	TRLs will provide legal services to referred clients at the rate of \$100 per attorney case hour. The supervising attorney, who specializes in probate law, has been with TRLS since 2019. Prior to joining the staff of TRLS, she was in private practice since 2009, providing legal representation to clients in probate and family law matters. The staff attorney who will be assigned to the Project is an experienced attorney who has provided legal services regarding a wide variety of substantive areas of law. The supervising attorney will oversee the project on a daily basis and will co-counsel with the staff attorney on more complex cases
o Project Team	15	15	Three Rivers Legal Services, Inc. is a private, not-for-profit corporation serving North Florida since 1978. TRLS provides free civil legal assistance to low-income families in seventeen counties with three offices and a staff of more than 50, including 24 attorneys.
o Project Schedule	5	0	Two attorneys (a staff attorney and a supervising attorney) will provide legal representation in probate, quiet title and adverse possession matters.
o Project Organization	5	5	The organization provides legal information and education to low income persons and groups, in addition to providing direct legal services to individual clients. Alachua County for more than 40 years
TOTAL	100	95	

WRITTEN PROPOSAL EVALUATION

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BID #: CRAX-210034-GD
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DUE DATE: Friday April 23, 2020
DEPARTMENT: GCRA

EVALUATOR#: 2
FIRM NAME: Weidner Law

WRITTEN PROPOSAL (100 PTS)	POINT VALUE	POINTS AWARDED	COMMENTS
o Project Understanding/Experience	30	20	What we discovered very quickly is that identifying those heirs that would participate in the kind of heir and probate process described in this solicitation will be the biggest challenge to the program as proposed. The solution to ensuring that each of the 217 properties identified can be brought into the process and that additional properties can be addressed is working within existing city departments such as the city's code enforcement department to provide information and perhaps most importantly the legal standing to be able to compel that the title to the property be cleared
o Project Approach	30	25	the new program won't cost taxpayers any money, according to Weidner. It costs \$2,000 for the city to begin the legal process of foreclosing on property with a lien on it, but that fee, along with any other legal fees, would be paid by the buyer at the auction. Weidner's law office would represent the city throughout the entire process, receiving a cut of the payment after the property is sold
o Project Manager	15	15	. The principal attorney has more than 20 year's worth of experience in probate and estate-related work and has cleared title to hundreds of properties for municipalities, as will be described in greater detail below
o Project Team	15	10	Experience Consultant /
o Project Schedule	5	0	
o Project Organization	5	5	Matt Weidner's work to clear title to properties began in the City of St. Petersburg, and this work has extended to other cities in the state for which Weidner continues to serve as a designated attorney: City of Largo, City of Clearwater, City of Bradenton, City of Madeira Beach, City of Fruitland Park, City of Yankeetown.
TOTAL	100	75	

TECHNICAL & WRITTEN RECAP PROPOSAL QUALIFICATIONS EVALUATION

Use this form to consolidate your evaluations for each vendor

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DATE:

FIRM NAMES		TECHNICAL QUALIFICATIONS (0-100)	WRITTEN PROPOSAL (0-100)	TOTAL POINTS
1	Lippes Mathias	80	80	160
2	Three Rivers	100	95	195
3	Weidner Law	80	75	155
4				0
5				0
6				0
7				0
8				0
9				0
10				0