

City of Gainesville, Florida
Request for Quote #CAPR-210051-GD
Post Office Box 490, Station # 32, Gainesville, Florida 32602

Telephone (352) 393-8789

Email: dykemangb@cityofgainesville.org

REQUEST FOR WRITTEN QUOTE

COMPANY / VENDOR / BIDDER CONTACT INFORMATION:

Company: _____	Quoted By (Name): _____
Alias/DBA: _____	Signature: _____
Address: _____	Date: _____
_____	Phone: _____
Web Address: _____	Email: _____

CITY'S REPRESENTATIVE (to be contacted for additional information on this Request for Written Quote):

Name: Gayle Dykeman
Email address: dykemangb@cityofgainesville.org

Telephone Number: 352-393-8789

ISSUE DATE: June 8, 2021

QUOTE #: CAPR-210051-GD

QUOTE NAME:
QUOTE DUE DATE/TIME:

8th Avenue and Waldo Road Market Study
6/21/21 @ 3:00pm local time

QUESTIONS ARE TO BE SUBMITTED IN WRITING.
QUESTIONS DEADLINE: 6/15/21 @ 3:00pm local time

INSTRUCTIONS TO BIDDERS

Quotes will be received by the City of Gainesville, Florida, until 3:00pm, local time, on 6/22/21.

Quotes will be received via DemandStar.com. DemandStar is a free bidding platform, but it requires registration. When registering, make sure to specify the City of Gainesville Procurement as the agency of choice. To access Demandstar go to: <https://network.demandstar.com/>

DemandStar is programmed so that it will not accept quotes after the deadline date and time. **QUOTES WILL NOT BE ACCEPTED AFTER THE SPECIFIED DATE AND TIME.**

Any deviation from the specifications must be explained in detail on sheets attached to the Quote Form and labeled "Clarifications and Exceptions," and each deviation must be itemized by number and must specifically refer to the applicable specification paragraph and page. Otherwise, it will be considered that items offered are in strict compliance with the Specifications and the successful Bidder will be held responsible for meeting the Specifications. A Bidder who is aggrieved in connection with the specifications of this Request for Quote must advise the City's Representative in writing prior to the quote due date and time. If Bidder wishes its Standard Terms and Conditions to be considered as part of its bid, such terms and conditions must be made part of the "Clarifications and Exceptions." The City reserves the following rights: to waive clarifications and exceptions in awarding the quote in the best interest of the City; to accept or reject any or all quotes; to waive any or all irregularities; and to award the contract to the most responsible and responsive Bidder whose quote is determined by the City to be in its best interest.

Bidders will be notified of the intended award via DemandStar. Protests of the intended award by any actual or prospective bidder, who could reasonably be expected to obtain the materials, equipment or services if its protest is granted, may file a protest in writing to General Government Procurement, addressed to the attention of the Procurement Manager within five business days of intended award notification. It is the Bidder's responsibility to inform itself of intended award and specific protest procedures.

SPECIFICATIONS

The City of Gainesville is seeking Bids from qualified Real Estate Consultants who are registered in the State of Florida and hold a real estate license or similar professional credentials deemed necessary to provide a Highest and Best Use Analysis of the following contiguous locations: Martin Luther King Recreation Center, Citizen's Field, Gainesville Fire & Rescue Station #3. The City is considering redevelopment alternatives for the subject site, (see attached City Manager Memo No. 20024).

Research the relevant market data to the extent necessary to perform the Highest and Best Use Analysis of the following contiguous parcels located in the City of Gainesville, Florida: 10515-010-003; 10515-010-002; 10515-010-001

Proposals shall include consideration and provision of the following relevant information for each parcel.

- A. General Market Overview:
 - a. Community Demographics
 - b. Profile of Consumer
 - c. Macro-Economic Overview
- B. Void and Gap Analysis
 - a. Summary of consumer expenditures
 - b. Identification of spending leakages outside the area (gap analysis)
 - c. Identification of tenants missing from the area (void analysis)
 - d. Summary of demand drivers and what attracts tenants to the area
- C. Metrics to be Analyzed for Medical Office Uses:
 - a. Commentary on Medical Office Trends
 - b. Current Market Supply and Demand for Medical Office Space
 - c. Key Metrics at Comparable Medical Office Developments
- D. Metrics to be Analyzed for Retail Uses (including banks and grocery stores):
 - a. Commentary on Retail Trends
 - b. Current Market Supply and Demand for Retail Space
 - c. Key Metrics at Comparable Retail Developments
- E. Metrics to be Analyzed for Office Uses:
 - a. Commentary on Office Trends
 - b. Current Market Supply and Demand for Office Space
 - c. Key Metrics at Comparable Office Developments
- F. Metrics to be Analyzed for Multifamily Uses (including Senior Housing):
 - a. Commentary on Office Trends
 - b. Current Market Supply and Demand for Office Space
 - c. Key Metrics at Comparable Office Developments
- G. Metrics to be Analyzed for Other Special Purpose Uses, such as e-sports or other traditional sports uses:
 - a. Commentary on Trends
 - b. Current Market Supply and Demand
- H. Highest and Best Use Analysis
 - a. Recommendations on a mix of complementary uses that would activate the area for local residents

- b. A highest and best use analysis identifying the optimal mix of uses, including an assessment of costs and revenue potential.
- c. An evaluation of any legal or political encumbrances and/or local preferences
- d. Strategic Planning and Recommendations

PRICING

Bidders will provide lump sum pricing to complete all work as described above: \$ _____

SPECIAL PROVISIONS

Bidders at the time of their submittal, must be registered in the State of Florida and hold a real estate license or similar professional credentials deemed necessary to perform the analysis.

Bidders shall demonstrate through their proposal at least five years of experience in performing studies as described above.

All work must be completed and submitted to the City no later than three months after the commence date of the study.

TERMS AND CONDITIONS

The City of Gainesville Procurement Terms and Conditions are available on the City's website:

<http://www.cityofgainesville.org/BudgetFinance/DoingBusiness.aspx>

BIDDER'S DECLARATION AND UNDERSTANDING - Initial Understanding at each Declaration

The undersigned, hereinafter called the Company/Vendor/Bidder, declares that:

Initial

Only person or parties interested in this Quote are those named herein, that this Quote is, in all respects, fair and without fraud, that it is made without collusion with any official of the City, and that the Quote is made without any connection or collusion with any person submitting another Quote on this contract.

Initial

No City Commissioner, other City officer, or City employee directly or indirectly owns more than five percent of the total assets or capital stock of the bidding entity, nor will directly or indirectly benefit by more than five percent from the profits or emoluments of a contract. (For purposes of this paragraph, indirect ownership or benefit does not include ownership or benefit by a spouse or minor child.)

Initial

It has carefully examined the Specifications and that this Quote is made according to the provisions and under the terms of the Specifications, which Specifications are hereby made a part of this Quote. Bidder further declares that any deviation from the specifications are explained on separate sheets labeled Clarifications and Exceptions attached to this Quote Form and that each deviation is itemized by number and specifically refers to the applicable specification paragraph and page.

Initial

It has carefully examined and agrees to the Terms and Conditions and Special Provisions and that this Quote is made according to the provisions of the Terms and Conditions and Special Provisions.

Small or Service-Disabled Veteran Business Status (check one)

Link: <http://www.cityofgainesville.org/OfficeofEqualOpportunity/SmallBusinessProcurement/SmallService-DisabledVeteranBusinessProgram.aspx>

Is your business a Small or Service-Disabled Veteran Business, as certified by the City of Gainesville Office of Equal Opportunity Small Business Procurement Program? ☐ YES ☐ NO

Signature acknowledges that: (check one):

- ☐ Quote is in full compliance with the Specifications.
- ☐ Quote is in full compliance with specifications except as specifically stated and attached hereto.

ATTEST:

Signature

By: _____

Title: _____

COMPANY / VENDOR / BIDDER:

Signature

By: _____

Title: _____



City of Gainesville

Office of the City Manager

City Manager Memorandum No. 20024

To: The Honorable Mayor and City Commissioners

From: Lee R. Feldman, ICMA-CM, City Manager

A handwritten signature in black ink, appearing to read "L. Feldman", written over the "From:" line.

Date: May 5, 2021

Re: 8th & Waldo Project Status and Next Steps

As requested by the City Commission and GCRA Advisory Board on April 7, 2021, this memo is to provide a project update and overview for the 8th & Waldo Project. The following is a summary of milestones completed by date, a description of work underway and next steps for the project. For overall project process and projected timeline, see **Attachment A**.

Completed & Currently Underway (8/2020 - 4/2021)

1. Formation of internal cross-departmental Staff teams: Core Team and Working Team.
 - a. The Core Team is led by CAPER staff and includes staff from the GCRA (2), GFR (1), PRCA (1), Mobility (1), Office of Equity & Inclusion (1), Communications & Engagement (1), and CAPER (2). Group meets regularly to discuss project progress and next steps.
 - b. The Working Team includes approx. 30 City senior staff from across the organization.
2. Feasibility Data Gathering:
 - a. Internal survey and outreach to partner organizations to gather site related background information. Data summary provided in the 2/4/21 8th & Waldo Feasibility Considerations memo to the GCRA Advisory Board. See **Attachment B**.
 - b. Environmental Site Assessment (ESA):
 - Phase I ESA was executed and delivered in April 2021. This assessment has revealed evidence of recognized environmental conditions in connection with the property. A Phase II ESA is recommended to further investigate the Recognized Environmental Conditions (RECs) and potential RCESs documented during the Phase I ESA. See **Attachment C** for Phase I ESA Principal Findings, Opinion and Conclusion sections.
 - The Phase II ESA will focus on the areas of concern west of NE 14th Street. No further environmental investigation is needed in Citizen Field Stadium or the GFR amenities.
 - A Phase II ESA is anticipated to be delivered within 2 months of Task Assignment execution.
 - c. Further TBD environmental investigation may be needed based on the future Phase 2 ESA findings.
 - d. Land Assembly & Redevelopment Site:

- Collaboration with GFR and Colliers to explore needs for land acquisition for facility relocation, costs, and design and construction costs and funding. For further information about GFR amenity relocation, see **Attachment D**.
 - Adjacent properties' acquisition negotiations. Property representatives were contacted and negotiations are underway.
 - e. Market and Gap Analysis report. Staff is collecting proposals for this task.
3. Public meetings:
- a. Joint County-City meeting (3/29): Moved to research modifying GCRA boundary limits to include entire 8th & Waldo site (led by GCRA and Legal staff).
 - b. Joint City Commission and GCRA Advisory Board workshop meeting (4/7).

Next Steps:

1. Community Engagement & Outreach (anticipated to begin in Fall 2021):
 - a. Community engagement is anticipated to begin once the site's environmental conditions and Market Analysis are clarified. These factors may have an impact on potential future redevelopment and are important for clear engagement communications.
 - b. Community Engagement Strategy Brief was developed by Staff. See **Attachment E**.
 - c. Engagement process highlights:
 - i. Engagement Phase I: Preliminary Public Information-Gathering around Community Values and Priorities Methods & Process
 - Focus groups, one-on-one meetings, survey, open meetings/listening sessions, draft report, final report
 - Community Cultivators
 - ii. Engagement Phase II: Internal Engagement – Reassessment and Next Steps
 - Regroup internally to assess how to proceed. Reassess goals, what's on the table to decide, and the future timeline.
 - iii. Engagement Phase III: Return to community using methods TBD based on previous engagement feedback and priorities.
2. Data integration from the due diligence and community engagement processes, and presentation to GCRA Advisory board and City Commission for direction. Anticipated in Winter/Spring 2022.
3. Planning based on the input received from the community, and direction from GCRA AB and City Commission, develop site program, partnerships, funding, and layout. Anticipated in mid-2022-2024.
4. Land Assembly & Redevelopment Site: Neighboring land acquisition and GFR amenity relocation planning and engineering - continued.
5. Community engagement & outreach - continued.
6. Implementation: Anticipated in 8/2024.

Attachments:

- A. Project overview and projected timeline
- B. 8th & Waldo Feasibility Considerations memo to the GCRA Advisory Board, 2/4/21
- C. Water & Air Environmental Site Assessment Phase I Principal Findings, Opinion and Conclusion sections, 4/28/21
- D. Considerations for GFR facility relocation from/reconstruction on the 8th & Waldo site
- E. Community Engagement Brief

cc: Deborah Bowie, Assistant City Manager
Fred Murry, Assistant City Manager
Phil Mann, Acting Assistant City Manager
Erik Brødfeldt, Economic Development and Innovation Director
Sarah Vidal, Director, Gainesville Community Reinvestment Area
Sarit Sela, City Architect & Project Manager
Kara Brecken, Land Rights Coordinator

Agency Name City of Gainesville - Procurement Division
Bid Number ITB-CAPR-210051-GD-0-2021/GD
Bid Name 8th Avenue & Waldo Road Market Study
Bid Due Date 6/22/2021
Bid Opening Closed

3 response(s) found

Company	Responded	Address	BidAmount	Status	Documents	Sent
Colliers International Florida, LLC	06/17/2021	107 SW 7 St, Gainesville, FL, 32601	\$19000.00	Complete	ITB Submittal Response	Electronic/Online
Redevelopment Management Associates	06/22/2021	2302 E. Atlantic Boulevard, Pompano Beach, FL, 33062	\$45420.00	Complete	ITB Submittal Response	Electronic/Online
STRATEGIC PLANNING GROUP INC.	06/21/2021	830-13 N A1A, Ste 402, Ponte Vedra Beach, FL, 32082	\$29975.00	Complete	ITB Submittal Response	Electronic/Online