



## Legislation Details (With Text)

<b>File #:</b>	180156.	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Discussion Item	<b>Status:</b>		Agenda Ready	
<b>File created:</b>	7/3/2018	<b>In control:</b>		Community Redevelopment Agency	
<b>On agenda:</b>	7/16/2018	<b>Final action:</b>		7/16/2018	
<b>Title:</b>	Heartwood Neighborhood and Builder Solicitation (B)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Heartwood Solicitation Efforts.pdf, 2. 180072 - Heartwood RFP Final.pdf, 3. APPENDIX - A _ Heartwood Design Guidelines & Standards.pdf, 4. APPENDIX - B _ Declaration_ByLaws_Articles of Inc_Association Docs.pdf, 5. APPENDIX - C _ Heartwood Conceptual Elevations.pdf, 6. APPENDIX - D _ Heartwood 4Model Appraisal Values.pdf, 7. APPENDIX - E _ Heartwood Model 1_Bid Set.pdf, 8. APPENDIX - F _ Heartwood Model 5B_Bid Set.pdf, 9. APPENDIX - G _ Plat Plans CIVIL.pdf, 10. ATTACHMENT - A _ Heartwood - Builder Estimate Page and Specs (2).pdf, 11. Addendum 1-180072 - Heartwood Home Builder.pdf, 12. Addendum 2-180072 - Heartwood Home Builder.pdf, 13. Bid Record-180072 Home Builder Contractors for Heartwood Residential Development.pdf, 14. Modera 180072 Heartwood Home Builder.pdf, 15. WPJ Construction 180072 Heartwood Home Builder.pdf, 16. Agenda Item backup-memo for recordings 180072 Heartwood Home Builder.pdf, 17. Evaluation Form Summary RFP 180072 Heartwood.pdf, 18. Evaluator #1 Notes & Scores 180072 Heartwood Home Builder.pdf, 19. Evaluator #2 Notes & Scores 180072 Heartwood Home Builder.pdf, 20. Evaluator #3 Notes & Scores 180072 Heartwood Home Builder (2).pdf, 21. Technical & Written Evaluation Meeting 180072 Heartwood Home Builder (1).WMA, 22. Technical & Written Evaluation Meeting 180072 Heartwood Home Builder (2).WMA, 23. Award Public Notice-180072 Heartwood Home Builder.pdf, 24. July 2018_Revised_Heartwood Presentation_Builder Recommendation.pdf, 25. 2018 July _HeartwoodPresentationVideo.mp4				

Date	Ver.	Action By	Action	Result
7/16/2018	1	Community Redevelopment Agency	Approved, as shown above	Pass

### Heartwood Neighborhood and Builder Solicitation (B)

Heartwood, formerly known as Kennedy Homes, is located on a 15.1 acre redevelopment site in east Gainesville. In 2017, a neighborhood master plan was developed through extensive community outreach that included community branding, architectural standard, and a home owner/real estate/lender collaboration. In February 2018, via a competitive bid process, O'steen Brothers was awarded the sitework contract that includes utility infrastructure, wetland improvements, paved streets, landscaping, curb, gutter, sidewalks, and pad ready sites. Completion of this work is anticipated in Q4 2018.

In March 2018, CRA Staff in conjunction with the City of Gainesville's Purchasing Department began the solicitation for home builder contractors. A Request For Proposal (RFP) was created and an evaluation team was assembled. Prior to the solicitation process, a builder/contractor list was compiled by data received from the Office of Equal Opportunity, the Minority Business Listing, Chamber of Commerce, and Staff/City recommendations.

In April 2018, the RFP was advertised via the Gainesville Sun and broadcast to over 290 candidates on DemandStar. A mandatory pre-proposal meeting was held in May of 2018. At the deadline of proposal submission there were two builder packages received for consideration. The evaluation team met on May 24,

2018 and unanimously ranked Modera Home Builder as the most responsible and responsive bidder based on the RFP evaluation criteria. Modera demonstrated to the evaluation committee that they provided the most comprehensive value in connecting with the vision and scope of the project.

At the June 2018, a CRA Board meeting, some members of the Eastside Redevelopment Advisory Board (ERAB) attended and requested that they be given an opportunity to review the bid recommendation. CRA Board recommended a special ERA Board meeting to take place. On June 27, 2018 that meeting was conducted in the GTEC conference room. In attendance to this meeting were five ERA Board members, five CRA Staff including Director, two City Purchasing Staff, and OEO Interim Director. After the conclusion of the discussion there was a motion to null and void the current RFP and send back out for rebid (with the possibility of a different procurement method) along with having a new evaluation team. There was also a motion made to have ERAB Members be a part of the discussion when Heartwood is presented to the CRA Board and that ERAB members have extended time during this item, separate from citizen comment.

None at this time

ERAB to CRA Board: 1) Current RFP be null and void and procurement process be started over for rebid, 2) When the procurement document is complete, there will be a new three-person evaluation team, and 3) When Heartwood is presented to the CRA Board, ERAB Members are part of the discussion and are to be given extended time during the agenda item, separate from citizen comment

CRA Executive Director to CRA Board: 1) Approve selected contractor from RFP to build up to 1/3 of the home sites, 2) Open up to 1/3 of the home sites for builders to purchase, and 3) Work with the General Government Housing Division to partner on affordable housing for up to 1/3 of the home sites.