




**CITY OF HOLLYWOOD, FLORIDA**  
**PROCUREMENT SERVICES DIVISION**

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**DATE:** February 10, 2016 **FILE:** PR-16-094

**TO:** Shiv Newaldass  
Chief Development Officer

**VIA:** Matthew Lalla, Director  
Financial Services

**FROM:** Joel Wasserman, Director  
Procurement Services 

**SUBJECT:** RFP-4485-16-RL – Purchase and Redevelopment of 1203 N. Federal Highway – Status Update

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**ISSUE:**

Based on the Community & Economic Development Department request, Procurement Services issued RFP-4485-16-RL for the Purchase and Redevelopment of 1203 N. Federal Highway.

**EXPLANATION:**

On December 10, 2015 RFP-4485-16-RL was posted on BidSync and 8,362 potential suppliers were notified.

On December 10, 2015 Procurement Services emailed 181 potential proposers notifying them of the active project and schedule.

On January 8, 2016 a non-mandatory pre-proposal conference was held which resulted in the attendance of three (3) non-City of Hollywood employees.

On January 11, 2016 Procurement Services emailed 181 potential proposers reminding them of project due dates.

All questions pertaining to RFP-4485-16-RL were due on January 19, 2016 at 5:00 pm. The Procurement Services Division received no formal questions nor were any posted on BidSync.

RFP-4485-16-RL was opened at 3:00 pm on February 5, 2016 and resulted in responses from one (1) proposer:

- HD Realty LLC – Yonkers, New York

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The Procurement Services Division determined that the proposal submitted by HD Realty LLC failed to submit the Irrevocable Letter of Credit, Acknowledgement and Signature Page, Hold Harmless and Indemnity Clause Form, Noncollusion Affidavit, Sworn Statement Pursuant to Section 287.133 (3) (a) Florida Statutes on Public Entity Crimes, Certifications Regarding Debarment, Suspension and Other Responsibility Matters Form, Drug-Free Workplace Program Form, Solicitation, Giving and Acceptance of Gifts Policy, Reference Questionnaire and failure to respond to any of the submittal format requirements, and therefore is non-responsive to the RFP.

**RECOMMENDATION:**

Procurement Services recommends that the City Commission deem the proposal received as non-responsive and resolicit for the Purchase and Redevelopment of 1203 N. Federal Highway but not before substantially revising solicitation requirements and language.

Attachments: BidSync Suppliers Successfully Invited Notice  
Initial Notification Email – 12/10/2015  
Reminder Notification Email – 1/11/2016  
HD Realty Proposal

[Go to Bid Information](#)

### Vendors that have been notified for Bid RFP-4485-16-RL - Purchase and Redevelopment of 1203 N. Federal Highway

 This report cached on Feb 9, 2016 1:58:12 PM EST. Click [here](#) to refresh.

 Qualifications    Contact Information    Address    Date

 Agency Invited, Support Interested List, and Submitted Offer only

 Failed Only Notifications

**Bidder Info:** 🏠 Preferred Bidder [A] Agency Invited [I] Support Interested List [# of accepted/# of total] Doc Acceptance in Progress [D] Docs Accepted [# of accepted/# of total] Addendum Acceptance in Progress [AA] Addendums Accepted [O] Submitted Offer

 Suppliers Viewed

 Supplier Invitations

**Suppliers Successfully Invited: 8362**

#### Bid Invite Fax

Org Name	Fax	Name	Phone	ST	Date	Failed
BidSync Test 1						
	866-562-1681	Mark Andrews	801-882-7159	UT	Dec 11, 2015 5:26:58 AM EST	Failed
Jay's Trucking Service						
	916-681-9487	Jay Cavender	9164378592	CA	Dec 11, 2015 4:17:29 AM EST	Failed
Pioneer Contracting Inc						
	561-372-7125	Rich Caruso	5613476516	FL	Dec 11, 2015 5:56:15 AM EST	Failed
Skanska USA Building [A] [D]						
	404-656-1599	Dwight Morgan	4046591970	GA	Dec 10, 2015 5:07:05 PM EST	Failed

#### Bid Invite Email

Org Name	Email	Name	Phone	ST	Date	Failed
Masbuild Inc						
	Lynnelle@Masbuild.com	Lynnelle Bryant	6267922555	CA	Dec 11, 2015 5:55:11 AM EST	
"2" SBW & Associates Inc.						
	Jpeso@bellsouth.net	Javin Walker	5619920306	FL	Dec 11, 2015 5:47:53 AM EST	
1 Construction LLC						
	mars658@gmail.com	Marshall Frankel	7407013955	OH	Dec 11, 2015 4:24:28 AM EST	
1-2-1 Consulting LLC						
	ec121c@icloud.com	elden charles	6508158023	CA	Dec 11, 2015 6:03:28 AM EST	
1-A Construction & Fire LLP						
	patriciamai@msn.com	Patricia Maier	5415675730	OR	Dec 11, 2015 5:11:17 AM EST	
104007658						
	j-baize@sbcglobal.net	James Baize	3174093717	IN	Dec 11, 2015 5:28:06 AM EST	
1118514						
	lazaro.quintero@me.com	Lazaro Quintero	7862568998	FL	Dec 11,	Product Feedback

## Robert Lowery

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**From:** Robert Lowery  
**Sent:** Thursday, December 10, 2015 5:18 PM  
**Subject:** City of Hollywood - RFP-4485-16-RL - Purchase And Redvelopment Of 1203 N. Federal Highway  
**Attachments:** Packet\_for\_Bid\_RFP-4485-16-RL.pdf

Good Afternoon,

The City of Hollywood invites you to submit a proposal to the above mentioned project. Please note the important dates below:

**Pre-Proposal Conference:** 1/8/16 at 2:00 pm  
**Questions Due:** 1/19/16 at 5:00 pm  
**Proposals Due:** 2/5/16 at 3:00 pm

Feel free to contact me with any questions you may have.

Rob Lowery, *MPA*  
Procurement Contracts Officer



City of Hollywood  
Department of Financial Services, Procurement Services Division  
2600 Hollywood Boulevard, Room 303  
Hollywood, FL 33020  
Phone: 954-921-3552  
Fax: 954-921-3086  
Email: [rlowery@hollywoodfl.org](mailto:rlowery@hollywoodfl.org)

## Robert Lowery

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**From:** Robert Lowery  
**Sent:** Monday, January 11, 2016 10:48 AM  
**Subject:** REMINDER: City of Hollywood - RFP-4485-16-RL - Purchase and Redevelopment of 1203 N. Federal Highway  
**Attachments:** BidSync Letter.pdf

Good Morning,

This is a reminder email for the above mentioned project that is currently up on BidSync. Be sure to take note of the important dates below:

**Questions Due:** 1/19/16 at 5:00 pm  
**Proposals Due:** 2/5/16 at 3:00 pm

Feel free to contact me with any questions you may have.

Rob Lowery, *MPA*  
Procurement Contracts Officer



City of Hollywood  
Department of Financial Services, Procurement Services Division  
2600 Hollywood Boulevard, Room 303  
Hollywood, FL 33020  
Phone: 954-921-3552  
Fax: 954-921-3086  
Email: [rlowery@hollywoodfl.org](mailto:rlowery@hollywoodfl.org)

**REQUEST FOR PROPOSALS SUBMISSION  
PURCHASE AND REDEVELOPMENT OF 1203 N. FEDERAL  
HIGHWAY  
SOLICITATION # RFP-4485-16-RL  
CITY OF HOLLYWOOD, FLORIDA**

February 5, 2016

To whom it may concern:

On behalf of Mr. Sylvio Savadis we are submitting this response to this RFP. Mr. Savadis has site control over the following properties:

<u>Property</u>	<u>Size</u>
1) 1109 North Federal Highway	19,566 square ft. (.45 acres)
2) 1215 North Federal Highway	13,103 square ft. (.30 acres)
3) 1118 North 17 <sup>th</sup> Ct	<u>6,877 square ft. (.16 acres)</u>
<b>TOTAL</b>	<b>square ft. 39,546 (.91 acres)</b>

Combined with the subject property, the total land area is **59,148** square feet, or **1.36 acres**, all with the majority of the frontage on North Federal Highway.

It is acknowledged that this submission does not meet all of the terms of RFP as requested in Solicitation #RFP-4485-16-RL of the City of Hollywood, Florida. It is the intention of the owner of these two properties to enter into an agreement with the City of Hollywood to acquire, and/or obtain site control of 1203 North Federal Highway through negotiation and present to the City a development project on the entire site, utilizing a partner developer to be selected. As consultants to Mr. Savadis, we have been in contact with, and are continuing to contact real estate



developers who have expressed an interest in developing the site in accordance with the City's goals and objectives for the community as stated in the RFP. Some of these discussions have been with respect to developing the site for affordable housing, containing a mix of both affordable and market rate units with ground floor commercial. However, we are open to discussing the potential for other types of uses which may be appropriate, assuming there is developer interest and that market demand exists for such development.

We feel that development of the subject property in conjunction with the properties controlled by Mr. Savidis is in the best interests of the City of Hollywood and will generate a much greater impact if developed in this fashion. As such, we are submitting this proposal and welcome the opportunity to meet with City officials to discuss in greater detail.

We thank you for your consideration and look forward to hearing from you.

Joseph D'Lando

[Joedlando@gmail.com](mailto:Joedlando@gmail.com)

(914) 260-3856

John Salters

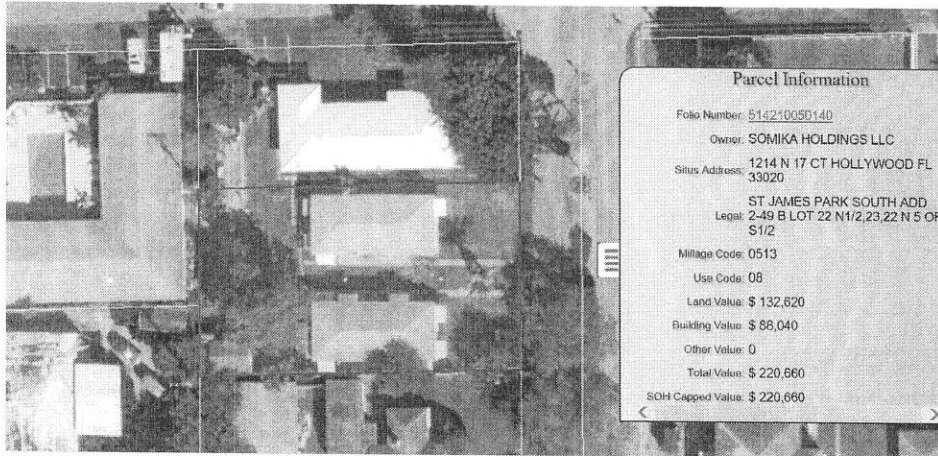
[js6299@nyu.edu](mailto:js6299@nyu.edu)

(917) 836-1385

Consultants

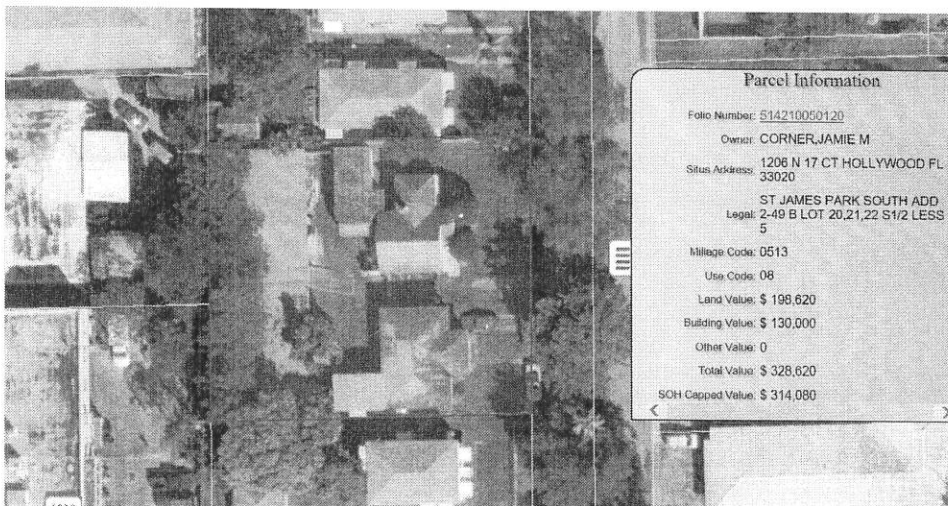
Land Calculations		
Price	Factor	Type
\$12.00	8,259	SF

1214 N 17<sup>th</sup> CT



Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/1/2014	SW-E	\$875,000	112498654	\$12.00	11,052	SF
7/31/2014	DR-T	\$100	112843861			
1/2/2014	QCD-T	\$100	112057536			
10/23/2013	DRR-T	\$100	111888769			
7/1/2013	QC-T	\$100	111646700			
				Adj. Bldg. S.F. (Card, Sketch)	2590	
				Units	4	
Click for Eff. Year Built or Act. Year Built						

1206 N17th CT





Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/19/2010	SW-T	\$100	47646 / 976	\$12.00	16,552	SF
4/27/2007	WD*Q	\$395,600	44018 / 538			
4/17/2007	PR-T	\$100	44018 / 533			
2/1/1973	WD	\$26,000	5170 / 517			
4/1/1969	PRO	\$15,000				
Denotes Multi-Parcel Sale (See Deed)				<b>Adj. Bldg. S.F. (Card, Sketch)</b> 4789		
				Units 4		
Click for Eff. Year Built or Act. Year Built						

1204 N 17<sup>th</sup> CT

**Parcel Information**

Folio Number: 514210050110

Owner: JONES, MICHAEL O H/E  
JONES, STEPHEN A

Site Address: 1204 N 17 CT HOLLYWOOD FL 33020

Legal: ST JAMES PARK SOUTH ADD  
2-49 B LOT 19

Millage Code: 0513

Use Code: 08

Land Value: \$ 82,660

Building Value: \$ 54,680

Other Value: 0

Total Value: \$ 137,340

SOH-Capped Value: \$ 56,550

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/19/2000	QCD	\$100	30862 / 485	\$12.00	6,888	SF
11/1/1999	QCD	\$100	30018 / 1789			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b> 1784		
				Units 2		
Click for Eff. Year Built or Act. Year Built						

1118 N 17<sup>th</sup> Court

1122 N17th CT

**Parcel Information**

Folio Number: 514210050100

Owner: CORNER, JAMIE M

Site Address: 1120 N 17 CT HOLLYWOOD 33020

Legal: ST JAMES PARK SOUTH AC  
2-49 B LOT 18

Millage Code: 0513

Use Code: 08

Land Value: \$ 82,580

Building Value: \$ 39,080

Other Value: 0

Total Value: \$ 121,660

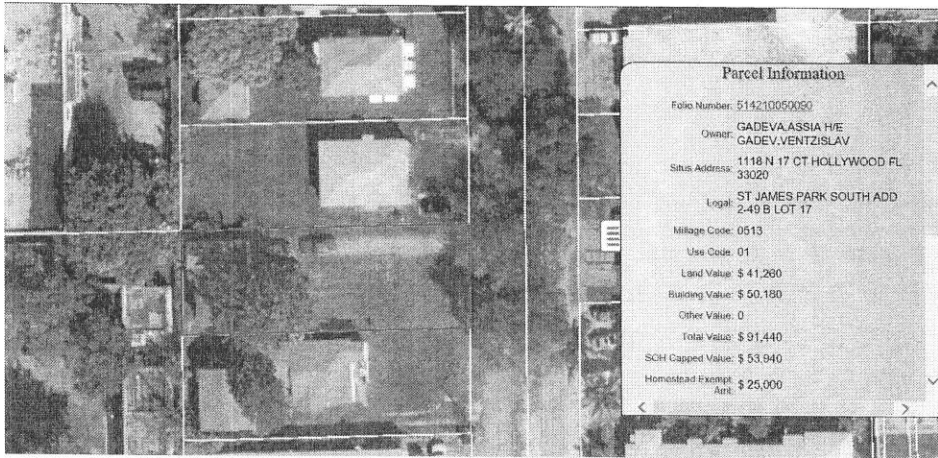
SOH-Capped Value: \$ 121,660

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/19/2010	SW-T	\$100	47646 / 976	\$12.00	6,882	SF
4/27/2007	WD-Q	\$395,600	44018 / 538			
4/17/2007	PR-T	\$100	44018 / 533			
2/1/1968	WD	\$15,500				
8/1/1964	WD	\$11,000				
				Adj. Bldg. S.F. (Card, Sketch)	1200	
				Units	2	

\* Denotes Multi-Parcel Sale (See Deed)

Click for Eff. Year Built or Act. Year Built

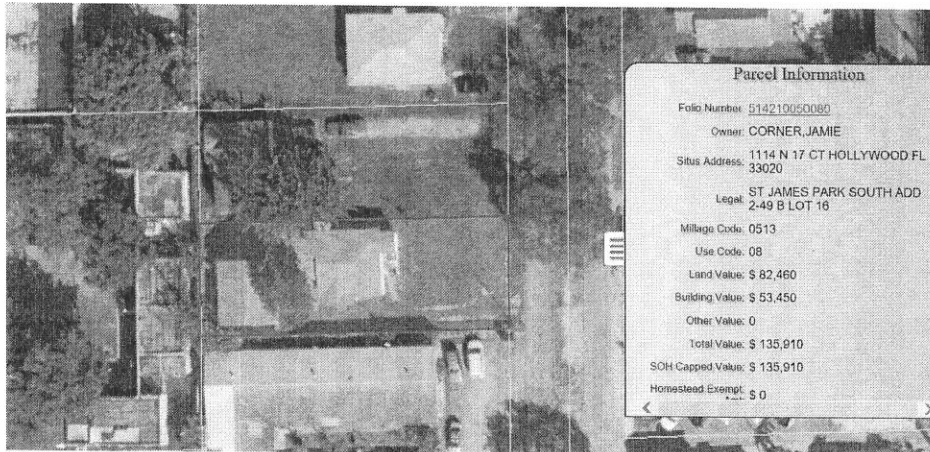
1118 N 17<sup>th</sup> Court



Land Calculations		
Price	Factor	Type
\$6.00	6,877	SF
Adj. Bldg. S.F. (Card, Sketch)		888
Units/Beds/Baths		1/2/1

Click for Eff. Year Built or Act. Year Built

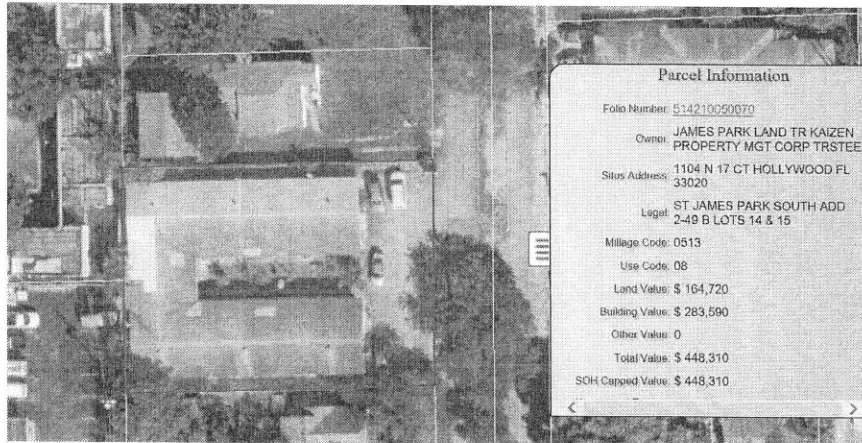
1114 N 17<sup>th</sup> CT



**Parcel Information**  
 Folio Number: 514210050060  
 Owner: CORNER, JAMIE  
 Situs Address: 1114 N 17 CT HOLLYWOOD FL 33020  
 Legal: ST JAMES PARK SOUTH ADD 2-49 B LOT 16  
 Millage Code: 0513  
 Use Code: 08  
 Land Value: \$ 82,460  
 Building Value: \$ 53,450  
 Other Value: 0  
 Total Value: \$ 135,910  
 SOH Capped Value: \$ 135,910  
 Homestead Exempt: \$ 0

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/18/2010	D-D	\$199,900	46996 / 1105	\$12.00	6,872	SF
4/27/2007	WD-Q	\$395,600	44018 / 538			
4/17/2007	PR-T	\$100	44018 / 533			
10/1/1975	WD	\$30,600	6418 / 374			
11/1/1972	WD	\$32,000				
* Denotes Multi-Parcel Sale (See Deed)				<b>Adj. Bldg. S.F. (Card, Sketch)</b> 1877		
				Units 3		
Click for Eff. Year Built or Act. Year Built						

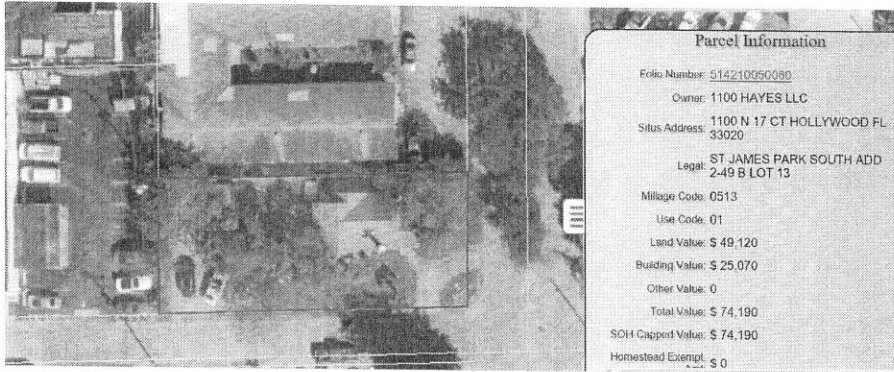
1104 17<sup>th</sup> CT



**Parcel Information**  
 Folio Number: 514210050070  
 Owner: JAMES PARK LAND TR KAIZEN PROPERTY MGT CORP TRSTEE  
 Situs Address: 1104 N 17 CT HOLLYWOOD FL 33020  
 Legal: ST JAMES PARK SOUTH ADD 2-49 B LOTS 14 & 15  
 Millage Code: 0513  
 Use Code: 08  
 Land Value: \$ 164,720  
 Building Value: \$ 283,590  
 Other Value: 0  
 Total Value: \$ 448,310  
 SOH Capped Value: \$ 448,310

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/14/2011	WD-Q	\$440,000	48061 / 1358	\$12.00	13,727	SF
4/6/2004	WD	\$580,000	37219 / 1439			
12/30/2002	WD	\$330,000	34322 / 497			
12/12/2002	SWD	\$100	34322 / 496			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b> 6377		
				Units 8		
Click for Eff. Year Built or Act. Year Built						

1100 17<sup>th</sup> CT



Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
9/24/2015	WD-Q	\$218,300	113251239	\$6.00	8,187	SF
12/18/2013	WD-Q-DS	\$105,300	112013705			
11/12/2013	ACT-T		111925548			
9/19/2013	CET-D	\$76,800	111891339			
4/12/2006	WD	\$300,000	41934 / 1457			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		1045
				Units/Beds/Baths		1/3/4
				Click for Eff. Year Built or Act. Year Built		

77,964 sqft

Total 158,885 sqft

3.6475 acres