

**ORAL PRESENTATIONS
RFP-4541-17-RL**

SALE OF CITY-OWNED PROPERTY

APRIL 12, 2017 - HOLLYWOOD CITY HALL, ROOM 303 – 1:30 P.M.

The City of Hollywood Department of Development Services, Community Development Division, invited interested parties to submit proposals for the purchase, rehabilitation and conveyance to end users of five (5) single family and two (2) multi-family residential properties.

Evaluation Committee: Terrence Comiskey – Engineering
Clay Milan - Development Services
Kee Eng – Finance
Shiv Newaldass – City Manager’s Office

Proposers: CSB1 LLC – Oakland Park, FL
T.A.J. L.L.C. dba Taj Realty – Davie, FL

The Evaluation Committee consisting of four (4) City employees met to review and discuss the two (2) responsive proposals received. The scoring criteria as outlined in the RFP is as follows:

1. 5 Points – Company Profile
 2. 5 Points – Ability to Meet Minimum Qualifications
 3. 30 Points – Experience and Qualifications
 4. 15 Points – Maintenance Plan
 5. 25 Points – Project Timetable
 6. 20 Points – Financial Return to the City
- 100 Point Maximum Total**

PREFERENCE POINTS

1. Home Ownership Preference – Maximum of 35 Points (5 Points per Property)
2. Restricted to Affordable Housing Preference – Maximum of 70 Points (10 Points per Property)
3. Non-Profit Preference – 10 Points

The RFP document stated that “The goal of the solicitation is to convey all of the properties to one (1) ownership entity in a single transaction. Thereafter, the successful proposer shall rehabilitate each property as necessary to provide decent, safe and sanitary housing per applicable federal/state/local regulations; 2) convey the properties to end users. Rehabilitation shall result in legal, functional and visually appealing dwelling units that are compatible with the surrounding areas.”

The evaluation meeting was scheduled for March 8, 2017. The proposals were evaluated and the scores were compiled to arrive at the following rankings:

1. T.A.J. L.L.C. dba Taj Realty
2. CSB1 LLC

The evaluation committee agreed that oral presentations would be required to clarify information in both proposals.

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The oral presentations with both firms were scheduled for April 12, 2017. Shiv Newaldass was unavailable that week, therefore, the following members met for the oral presentations: Terrence Comiskey, Clay Milan and Kee Eng.

Both proposers presented for thirty (30) minutes and the proposals were evaluated and the scores were compiled to arrive at the following rankings:

1. T.A.J. L.L.C. dba Taj Realty – 516 Points
2. CSB1 LLC – 445 Points

The evaluation committee unanimously agreed to not recommend award to either proposer based on the following:

- Alternative ways to dispose of the property
- Low offers in comparison to the appraised value of the properties
- Lack of responses
- In certain instances, there was a lack of clarity for the work that was to be conducted

Procurement Services Division will prepare a resolution rejecting all proposals received for RFP-4541-17-RL – Sale of City-Owned Property.

The meeting was facilitated by Rob Lowery a Procurement Contracts Officer from Procurement Services.