



Legislation Details (With Text)

File #: R-2017-123 **Version:** 2 **Name:** Sale of City Owned Property RFP-4541-17-RL Rejection
Type: Resolution **Status:** Passed
File created: 4/19/2017 **In control:** Department of Development Services
On agenda: 8/30/2017 **Final action:** 8/30/2017
Title: A Resolution Of The City Commission Of The City Of Hollywood, Florida, Authorizing The Appropriate City Officials To Reject All Proposals Received For Solicitation Number RFP-4541-17-RL For The Sale Of City-Owned Property.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Reso RFP-4541-17-RL Sale of City-Owned Property - Rejection of Proposals REVISED.pdf, 2. Oral Presentations - Evaluation Committee Notes.pdf, 3. Evaluation Matrix - Oral Presentations.pdf, 4. bid_RFP-4541-17-RL_-_Sale_of_City-Owned_Property_Line_Item_Tab_Report.pdf, 5. Packet_for_Bid_RFP-4541-17-RL.pdf, 6. CSB1 LLC - City Bid Package - Final.pdf, 7. T.A.J. L.L.C. dba Taj Realty - Final combined file for RFP-4541-17-RL_TAJ_ICON.pdf, 8. BIS 17171.pdf

Date	Ver.	Action By	Action	Result
8/30/2017	2	Regular City Commission Meeting	adopt	Pass
5/17/2017	1	Regular City Commission Meeting	withdrew	

A Resolution Of The City Commission Of The City Of Hollywood, Florida, Authorizing The Appropriate City Officials To Reject All Proposals Received For Solicitation Number RFP-4541-17-RL For The Sale Of City-Owned Property.

Staff Recommends: The Approval of the Attached Resolution.

Explanation:

The Department of Development Services, Community Development Division requested the issuance of a solicitation for the sale of city-owned property.

The goal of the solicitation was to convey all seven (7) properties to one (1) entity in a single transaction.

The successful proposer was to rehabilitate each property as necessary to provide decent, safe and sanitary housing and convey the properties to end users.

On December 29, 2016 solicitation number RFP-4541-17-RL was posted on BidSync and 16,604 potential proposers were notified.

On January 9, 2017 and January 11, 2017 Procurement Services emailed eleven (11) potential proposers inviting them to the pre-proposal conference.

On January 17, 2017 a non-mandatory pre-proposal conference was held which resulted in the attendance of five (5) non-City of Hollywood employees.

All questions pertaining to RFP-4541-17-RL were due on January 23, 2017 at 5:00 pm and fourteen (14) formal questions were received and answered.

On January 26, 2017 Procurement Services emailed eleven (11) potential proposers reminding them of project due dates.

On February 13, 2017 Procurement Services emailed eleven (11) potential bidders with a final reminder of the submission deadline.

RFP-4541-17-RL was opened at 3:00 pm on February 16, 2017 and resulted in responses from two (2) proposers:

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

Section 38.42(D)(5) of the City's Purchasing Code states when any goods, supplies, materials or contractual services shall be purchased and the estimated annual amount to be paid therefore by the City shall be more than \$50,000.00, the Director shall have the authority to recommend to the Manager for City Commission action the rejection of all bids, parts of all bids or all bids for any one or more supplies or contractual services included in the proposed contract when the public interest will be served thereby.

The Evaluation Committee met to review and discuss the two (2) responsive proposals received.

At the conclusion of the initial evaluation meeting, the committee agreed that oral presentations would be required to clarify information in both proposals.

Oral presentation scoring results were as follows:

T.A.J. L.L.C. dba Taj Realty - 516 Points
CSB1 LLC - 445 Points

The payment proposed to the City for the lot of (7) properties were as follows:

T.A.J. L.L.C. dba Taj Realty - \$325,000.00
CSB1 LLC - \$850,000.00

The total appraised value of the lot of seven (7) properties was \$1,220,000.00.

The evaluation committee unanimously agreed to not recommend award to either proposer to investigate alternative means of disposing the property, low offers in comparison to the appraised value of the properties, lack of responses and a lack of clarity for the work that was to be conducted.

The Director of Development Services and the Director of Procurement & Contract Compliance recommend that the City Commission reject all proposals received for RFP-4541-17-RL.

Once the City Commission rejects all bids, Procurement staff can move forward and terminate the cone of silence that is currently still in place.

Recommended for inclusion on the agenda by:

Dr. Wazir A. Ishmael, City Manager

Gus Zambrano, ACM, Sustainable Development

George R. Keller, Jr., ACM, Finance & Administration

Thomas Barnett, Director, Development Services

Paul Bassar, Director & Contract Compliance, Procurement Services