



EXECUTIVE SUMMARY  
RFP No. RFP 22-319-LS  
PUBLIC-PRIVATE PARTNERSHIP (P3) FOR A COUNTY ADMINISTRATION  
BUILDING

RESPONSE DEADLINE: June 1, 2022 at 5:00 pm

Friday, June 10, 2022

## SOLICITATION OVERVIEW

<b>Project Title</b>	PUBLIC-PRIVATE PARTNERSHIP (P3) FOR A COUNTY ADMINISTRATION BUILDING
<b>Project ID</b>	RFP 22-319-LS
<b>Project Type</b>	Request For Proposal
<b>Release Date</b>	February 2, 2022
<b>Due Date</b>	June 1, 2022
<b>Procurement Agent</b>	Larry Sapp
<b>Evaluators</b>	Tommy Crosby, Mari Daniels, Ramon Gavarrete
<b>Project Description</b>	<p>Alachua County has received an unsolicited proposal submitted under the provisions of Section 265.055, Florida Statutes, Public-Private Partnerships, for the design, finance, construction, operation and maintenance of County Administration Building. A copy of the unsolicited proposal is attached hereto as <b>Attachment C</b>. Consistent with Section 255.065, Florida Statutes, Public-Private Partnerships, Alachua County has determined that the unsolicited proposal is sufficient for consideration on a preliminary basis. Pursuant to section 255.065(3)(b), Florida Statutes, the County is providing notice of its intent to consider the unsolicited proposal, and to solicit, accept and consider competing proposals for such a facility. Therefore, Alachua County Board of County Commissioners is seeking proposals from licensed professionals for the provision of RFP 22-319-LS PUBLIC-PRIVATE PARTNERSHIP (P3) FOR A COUNTY ADMINISTRATION BUILDING.</p>

## INTRODUCTION

### Summary

Alachua County has received an unsolicited proposal submitted under the provisions of Section 265.055, Florida Statutes, Public-Private Partnerships, for the design, finance, construction, operation and maintenance of County Administration Building. A copy of the unsolicited proposal is attached hereto as **Attachment C**. Consistent with Section 255.065, Florida Statutes, Public-Private Partnerships, Alachua County has determined that the unsolicited proposal is sufficient for consideration on a preliminary basis. Pursuant to section 255.065(3)(b), Florida Statutes, the County is providing notice of its intent to consider the unsolicited proposal, and to solicit, accept and consider competing proposals for such a facility. Therefore, Alachua County Board of County Commissioners is seeking proposals from licensed professionals for the provision of RFP 22-319-LS PUBLIC-PRIVATE PARTNERSHIP (P3) FOR A COUNTY ADMINISTRATION BUILDING.

### Background

**Location:** Alachua County is located in North Central Florida. The County government seat is situated in Gainesville. Gainesville is located 70 miles southwest of Jacksonville, 129 miles southeast of Tallahassee, 140 miles northeast of Tampa - St. Petersburg and 109 miles northwest of Orlando. Alachua County has a population of over 250,000. The County itself consists of a total area of 969 square miles.

**Form of Government:** Alachua County is governed by a Board of five (5) elected County Commissioners and operates under the established County Manager Charter form of government. In addition to the five County Commissioners, there are five elected Constitutional Officers: Supervisor of Elections, Sheriff, Clerk of the Court, Tax Collector, and the Property Appraiser. The Alachua County Attorney also reports to the Board.

### Contact Information

**Larry Sapp**

Procurement Manager

Email: [lsapp@alachuacounty.us](mailto:lsapp@alachuacounty.us)

Phone: [\(352\) 337-6269](tel:(352)337-6269)

**Department:**

Procurement

### Timeline

Release Project Date	February 2, 2022
----------------------	------------------

EXECUTIVE SUMMARY

RFP No. RFP 22-319-LS

PUBLIC-PRIVATE PARTNERSHIP (P3) FOR A COUNTY ADMINISTRATION BUILDING

<b>Guided Walk though of Properties (Non-Mandatory)</b>	April 20, 2022, 10:00am County Administration Building located at 12 SE 1st Street, Gainesville, Fl. 32601  Meet in the lobby by the elevators.
<b>Question Submission Deadline</b>	May 16, 2022, 5:00pm
<b>Proposal Submission Deadline</b>	June 1, 2022, 5:00pm

### SOLICITATION STATUS HISTORY

Date	Changed To	Changed By
Jan 7, 2022 1:13 PM	Draft	Mandy Mullins
Jan 7, 2022 2:34 PM	Review	Mandy Mullins
Jan 7, 2022 2:59 PM	Draft	Mandy Mullins
Jan 26, 2022 10:09 AM	Review	Mandy Mullins
Jan 26, 2022 10:34 AM	Draft	Mandy Mullins
Jan 27, 2022 10:43 AM	Review	Mandy Mullins
Jan 27, 2022 12:07 PM	Final	Mandy Mullins
Jan 27, 2022 12:08 PM	Post Pending	Mandy Mullins
Feb 2, 2022 7:19 AM	Open	Mandy Mullins
Jun 1, 2022 5:00 PM	Pending	ProcureNow Bot
Jun 1, 2022 5:09 PM	Evaluation	Mandy Mullins

### PROPOSALS RECEIVED

Status	Vendor	Contact Info	Submission Date
Submitted	AMJ Group Inc.	Anthony Lyons alyons@amjinc.com (352) 375-4600	Jun 1, 2022 4:58 PM
Submitted	E2L Real Estate Solutions, LLC	Mark Hefferin markhefferin@e2lholdings.com (407) 840-1470	Jun 1, 2022 4:49 PM
Submitted	The Hunt REi Team	Patrick Fitzgerald patrick@capturecollaborative.com	Jun 1, 2022 9:31 AM

## VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	AMJ Group Inc.	E2L Real Estate Solutions, LLC	The Hunt REI Team
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass	Pass	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass	Pass	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	No Response	Pass	No Response
The Contractor shall designate a responsible agent and alternate as necessary, for all dealings, communications, or notices or contracts between the Entities and the contractor by completing and returning this Responsible Agent Form. Any notice or communication to or from the responsible agent shall be deemed to be a communication to the contractor.	Pass	Pass	Pass
Did you review and complete all the required documents and attachments?	Pass	Pass	Pass
Do you acknowledge all Addendum(s) issued with this solicitation?	Pass	Pass	Pass
Request for Proposal Submittal	Pass	Pass	Pass

## QUESTIONS AND ANSWERS

### 1. LEED

*Feb 3, 2022 2:11 AM*

**Question:**

Would you be interested getting LEED certification?

*Feb 2, 2022 8:34 AM*

**Answered by Mandy Mullins:**

Alachua County may be interested in obtaining LEED certification. The County received an unsolicited proposal. This RFP provides notice of the County's intent to consider the unsolicited proposal and to solicit competing proposals. LEED certification would need to be part of the response of either the unsolicited proposal or one of the competing proposals or part of the negotiation process once a vendor is selected.

*Feb 3, 2022 2:10 AM*

### 2. Existing Administration Building

*Mar 15, 2022 12:30 PM*

**Question:**

Would it be possible to get a set of the building plans/drawings for the County Administration Building?

Also, copies of the various reports and presentations for the County's downtown master plan.

*Mar 11, 2022 12:31 PM*

**Answered by Mandy Mullins:**

These documents are exempt from public record and are only available for the purpose of responding to this solicitation. The documents are available upon individual written request, emailed to [mmmullins@alachuacounty.us](mailto:mmmullins@alachuacounty.us) and will not be publicly posted. It is the obligation of the requestor receiving these records to maintain the confidential information and documents.

*Mar 15, 2022 12:30 PM*

### 3. Cone of Silence

*Apr 13, 2022 2:41 PM*

**Question:**

Are we able to speak to Alachua County stakeholders, including head of finance, legal, and facilities manager?

*Mar 30, 2022 10:56 AM*

**Answered by Mandy Mullins:**

All request for information including questions must be submitted per section 2.3 of the RFP. 2.3. Request for Information - Inquiries - Addendum Question After thoroughly reading this Request for Proposals and Attachments, any consultant in doubt as to the true meaning of the Request for Proposal or related documents may submit a written interpretation request, via the question and answer tab by 5:00 pm, Monday, May 16, 2022 in order to be considered for a response.

*Apr 13, 2022 2:29 PM*

### 4. Charrettes

*Apr 13, 2022 2:41 PM*

**Question:**

Please confirm the dates of planned Charrettes, as discussed in the RFP? (these need to occur a minimum of 30 days prior to any responses being required)

*Mar 30, 2022 10:57 AM*

**Answered by Mandy Mullins:**

This date is still to be determined and will be posted once that date is confirmed.

*Apr 13, 2022 2:29 PM*

**5. Access to Existing Premises**

*Apr 13, 2022 2:41 PM*

**Question:**

Are interested parties able to access any and all buildings that are being considered for part of the new development, including restricted areas? (suggest tour for all interested parties to see at the same time)

*Mar 30, 2022 10:59 AM*

**Answered by Mandy Mullins:**

A guided walk through of all the properties is schedule for Wednesday, April 20, 2022 starting at 10:00Am at the current County Administration Building located at 12 SE 1st Street, Gainesville, FL 32601. We will meet in the lobby by the elevators and tour the Administration Building first.

*Apr 13, 2022 2:36 PM*

**6. Current Leased Space**

*Apr 13, 2022 2:41 PM*

**Question:**

Please confirm all existing leased space, that would be incorporated into the new administration building. Including expiration dates, square footage, and cost?

*Mar 30, 2022 11:05 AM*

**Answered by Mandy Mullins:**

The County currently has 8900 square feet of rental space at the Seagle Building, located at 408 W. University Ave at a cost of \$11,866.67 per month. The contract expires April 30, 2023 and allows for 15 vehicle parking spaces.

*Apr 13, 2022 2:36 PM*

**7. Finances**

*Apr 13, 2022 2:41 PM*

**Question:**

Please confirm that the \$34.5 MM, as was stated by the Assistant County Manager Thomas Crosby, has been approved and budgeted for the project? What uses of these funds are permissible (i.e. pre-development, rent, FF&E)?

*Mar 30, 2022 11:09 AM*

**Answered by Mandy Mullins:**

The money has not been approved and budgeted but is in the Capital Improvement Plan (CIP). Any decision to accept a proposal and/or spend funding for a proposal will be subject to approval by the Board of County Commission.

*Apr 13, 2022 2:37 PM*

## 8. Proposal Rankings

*Apr 13, 2022 2:41 PM*

### Question:

Per the 6 submission requirements, will you have a weighted value for each of those using voting metrics? If so, could we get a copy prior to submission?

*Apr 11, 2022 2:10 PM*

### Answered by Mandy Mullins:

Yes, this will be provided by addendum, prior to submission.

*Apr 13, 2022 2:38 PM*

## 9. No subject

*May 11, 2022 4:22 PM*

### Question:

Please confirm how many onsite parking spaces the county requires for their commissioners, security, media, fleet vehicles, etc...

*May 2, 2022 2:50 PM*

### Answered by Mandy Mullins:

Currently the Commission has 5 spaces reserved in the City Parking Lot in front of the clock tower. There are 9 spaces on the street south of the current Administration Building that are reserved with a parking decal (first come first serve). These spaces are shared with the Facilities Fleet Vehicles. The County Manager's Office also has placards that they can provide to media, vendors etc., however, searching for an on the street parking spot is still a necessity. Future needs should include parking for the 5 constitutional officers and the Sheriff as well.

*May 11, 2022 12:27 PM*

## 10. No subject

*May 11, 2022 4:22 PM*

### Question:

Does the County have demand or interest in a central energy facility on site that could serve the Administration Building and possibly future facilities in downtown area including the existing/future Civil court building?

*May 2, 2022 4:38 PM*

### Answered by Mandy Mullins:

Yes, combined heat & power, ice storage, and or renewable energy with storage is of interest.

*May 11, 2022 12:19 PM*

## 11. No subject

*May 11, 2022 4:22 PM*

### Question:

Should the FF&E (Furniture, Fixture and Equipment) budget be included with the new administration building for integration into the overall budget and coordination of the Private partner? What value would you propose to be carried?

*May 2, 2022 4:41 PM*

### Answered by Mandy Mullins:

EXECUTIVE SUMMARY

RFP No. RFP 22-319-LS

PUBLIC-PRIVATE PARTNERSHIP (P3) FOR A COUNTY ADMINISTRATION BUILDING

---

Yes. A lot of this will depend on the remote work report coming back to us. If we intend to scale the facility back, then the final budget may be smaller. FFE must be included. As an allowance, 5% of building cost should be used. Once the scope of work and cost estimates are redefined, this amount will be revised.

*May 11, 2022 12:20 PM*

**12. No subject**

*May 11, 2022 4:22 PM*

**Question:**

We understand the County has 247 parking spaces reserved with the city of Gainesville in the city owned garage. How many additional spaces does the county need to support the new facility and is the County exempt from Gainesville standard zoning requirements for parking?

*May 2, 2022 4:47 PM*

**Answered by Mandy Mullins:**

The County Currently has the following parking available: 247 spaces in the City Parking Garage 35 spaces (approximately) in the lot on main street south of Rips Cleaners 5 spaces reserved for the County Commissioners in the City Parking Lot (front of Clock Tower) 9 Spaces on the street just south of the current Administration Building / Decal only. 8 spaces (approximately) between the Wilson Building and the Old Public Defender building. Temporary Placard/passes can be provided to vendors, Disabled Persons, etc. for on the street parking. Additional spaces for Directors that come from the peripheral areas such as Public Works, Fire Rescue. Solid Waste, Animal Services, etc. is desirable. It is not known if the County would be exempt from Gainesville's standard zoning requirements for parking and how many additional parking spaces will be needed. Please include parking recommendations in your proposal.

*May 11, 2022 12:20 PM*

**13. No subject**

*May 11, 2022 4:22 PM*

**Question:**

In the new building we are expecting to accommodate deliveries and pick up services. Please confirm the largest truck requiring entry and any special measures for security?

*May 2, 2022 4:49 PM*

**Answered by Mandy Mullins:**

At this point we don't expect the need for semi-tractor trailer drop-offs. Maybe a panel truck, similar to an Office Depot truck.

*May 11, 2022 12:21 PM*

**14. No subject**

*May 11, 2022 4:23 PM*

**Question:**

During the building tour we were able to visit the 911 emergency call center and related back up system to support. Could you please verify if the center can be temporary relocated to one of the existing county owned facilities or preferably permanent relocated (i.e. Sheriff offices?) to avoid any disruption or risk during the transition phase?

*May 2, 2022 4:52 PM*

**Answered by Mandy Mullins:**

It may be able to be temporarily relocated. This location is an alternate location for the 911 Emergency Call Center (CCC). The proposed Administration Building P3 must accommodate the needs of the alternate location and input from the Sheriff will need to be obtained. There is a need for additional stations and modernized equipment. Generator power is required for 100% of the Administration Building for County operations and the CCC alternate location, including HVAC and all other systems. Permanently relocating to the Sheriff's office is not advisable since that is where the Primary 911 Emergency Call Center is located.

*May 11, 2022 12:22 PM*

**15. No subject**

*May 20, 2022 8:50 AM*

**Question:**

Has the County ever hosted chamber meetings at alternate locations other than the current administrative building? If so can you identify the location and security/functionality considerations?

*May 16, 2022 4:26 PM*

**Answered by Mandy Mullins:**

Yes, a variety of publicly accessible locations were used. Other City Halls, civic buildings, and auditorium spaces across the County. Security and functionality were dealt with on a situational basis.

*May 20, 2022 8:47 AM*

**16. No subject**

*May 20, 2022 8:50 AM*

**Question:**

Has the county adopted a building design standard to provide basic criteria for space planning through environment considerations to confirm minimum requirements?<https://webstore.ansi.org/industry/building-design>

*May 16, 2022 4:30 PM*

**Answered by Mandy Mullins:**

Not aware of any standards being adopted. The Avison Young document generally laid out the spatial preferences for this project.

*May 20, 2022 8:48 AM*

**17. No subject**

*May 20, 2022 8:50 AM*

**Question:**

Based on the existing facility tours we understand the County has several underutilized buildings which could possibly serve as temporary space facilities during the redevelopment. What level of improvements would you expect us to complete to make this viable?

*May 16, 2022 4:35 PM*

**Answered by Mandy Mullins:**

Different buildings may need different improvements for temporary space. A recommendation for

temporary space may be provided in the vendor submittals to this solicitation.  
*May 20, 2022 8:49 AM*

## ADDENDA & NOTICES

ADDENDA ISSUED:

**Addendum #1**

*Apr 13, 2022 2:39 PM*

Please use the [See What Changed](#) link to view all the changes made by this addendum.

**Addendum #2**

*May 27, 2022 1:52 PM*

See the Evaluation Criteria weight scoring, Section 4 of the RFP.

Please use the [See What Changed](#) link to view all the changes made by this addendum.

**Addendum #3**

*May 27, 2022 1:52 PM*

Questions and Answers

ADDENDA ACKNOWLEDGEMENTS:

Addendum #1

Proposal	Confirmed	Confirmed At	Confirmed By
The Hunt REi Team	X	May 31, 2022 2:37 PM	Patrick Fitzgerald
E2L Real Estate Solutions, LLC	X	Jun 1, 2022 3:29 PM	Nick Hefferin
AMJ Group Inc.	X	Jun 1, 2022 11:13 AM	Anthony Lyons

Addendum #2

Proposal	Confirmed	Confirmed At	Confirmed By
The Hunt REi Team	X	May 31, 2022 2:37 PM	Patrick Fitzgerald
E2L Real Estate Solutions, LLC	X	Jun 1, 2022 3:29 PM	Nick Hefferin
AMJ Group Inc.	X	Jun 1, 2022 11:13 AM	Anthony Lyons

Addendum #3

Proposal	Confirmed	Confirmed At	Confirmed By
----------	-----------	--------------	--------------

EXECUTIVE SUMMARY

RFP No. RFP 22-319-LS

PUBLIC-PRIVATE PARTNERSHIP (P3) FOR A COUNTY ADMINISTRATION BUILDING

---

The Hunt REi Team	X	May 31, 2022 2:37 PM	Patrick Fitzgerald
E2L Real Estate Solutions, LLC	X	Jun 1, 2022 3:29 PM	Nick Hefferin
AMJ Group Inc.	X	Jun 1, 2022 11:13 AM	Anthony Lyons

NOTICES ISSUED:

**Notice #1**

*Apr 20, 2022 3:25 PM*

Sign in Sheet Guided Walk through 22-319-LS Public-Private Partnership Admin Bldg.

**Notice #2**

*Jun 1, 2022 5:20 PM*

Alachua County Procurement announces a public meeting to which all persons are invited to attend an Evaluation Committee Meeting on Friday, June 3, 2022 @ 10:00 am, to evaluate and make recommendations of the proposals for competitive solicitation RFP 22-319-LS Public-Private Partnership (P3) for a County Administration Building. The recommendations will be sent to the Board of County Commissioners.

Topic: Public Notice of Evaluation Committee Meeting for

RFP 22-319-LS Public-Private Partnership (P3) for a County Administration Building

Time: June 3, 2022, 10:00 am Eastern Time (US and Canada)

Location: 12 SE 1st Street, Gainesville, Florida, Grace Knight Conference Room 2nd Floor

Join Zoom Meeting

<https://us02web.zoom.us/j/82974039510>

Meeting ID: 829 7403 9510

One tap mobile

+13017158592,,82974039510# US (Washington DC) 13126266799,,82974039510#

+US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 829 7403 9510

Find your local number: <https://us02web.zoom.us/j/kdNskMoyUs>

These meetings are subject to change and/or cancellation. If you have any questions regarding these meetings, please call 352.374.5204. All persons are advised that, if they decide to contest any decision made at any of these meetings, they will need a record of the proceedings and, for such purpose, they may need to ensure that verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. If any accommodations are needed for persons with disabilities, please contact the County's Equal Opportunity Office at (352)374-5275 or (TTD) (352)-374-5284.

**Notice #3**

*Jun 1, 2022 5:35 PM*

Bid Tabulation Receive information only.

**Notice #4**

*Jun 7, 2022 4:32 PM*

To ensure fair consideration for all Proposers, the County prohibits communications initiated by a Proposer to any department, employee, elected official, or anyone evaluating or considering the proposals prior to the Evaluation Team's recommended ranking being presented to the Board of County Commissioners.

Any communication between Proposers and the County will be initiated by Procurement in order to obtain information or clarification needed to develop a proper, accurate evaluation of the proposal.

Communications initiated by a Proposer to anyone other than the appropriate Procurement Representative may be grounds for disqualifying the offending Proposer from consideration of award of the proposal being evaluated and/or any future proposal.

Also, there is no communication between Evaluation Committee members during this time.

Below is a link to the Public Meeting Minutes and Public Meeting Recording.

## EVALUATION

### PHASE 1

#### EVALUATORS

Name	Title	Agreement Accepted On
Tommy Crosby	Asst County Manager	Jun 2, 2022 8:40 AM
Mari Daniels	Director	Jun 2, 2022 11:13 AM
Ramon Gavarrete	Public Works Director	Jun 2, 2022 1:36 PM

#### EVALUATION CRITERIA

EXECUTIVE SUMMARY

RFP No. RFP 22-319-LS

PUBLIC-PRIVATE PARTNERSHIP (P3) FOR A COUNTY ADMINISTRATION BUILDING

Criteria	Description	Scoring Method	Weight (Points)
Professional Qualifications	<ul style="list-style-type: none"> <li>• Respondent team members’ extent and depth of experience with the delivery, design and construction of public building projects of similar size, scope, and complexity. This will include considerations such as the design and construction of similar buildings, track record of cost and schedule compliance, general design and construction experience and expertise, past performance, references, etc.</li> <li>• Expertise and capability with regard to management of construction risk and ability to manage complex constructability issues.</li> <li>• Demonstrated record of safety and security / capability to abide by all applicable health and safety standards, required contractor permits and professional licenses.</li> </ul>	Points Based	30 (30% of Total)

EXECUTIVE SUMMARY

RFP No. RFP 22-319-LS

PUBLIC-PRIVATE PARTNERSHIP (P3) FOR A COUNTY ADMINISTRATION BUILDING

---

Criteria	Description	Scoring Method	Weight (Points)
General Business Terms	<ul style="list-style-type: none"><li>• Respondent's understanding of the County's goals and objectives for the Project.</li><li>• Respondent's demonstration of a sound approach and comprehensive understanding of: (i) key Project functions and (ii) effective management of design, procurement, and construction.</li><li>• Respondent's clarity and reasonableness of basic business terms (cost, schedule, risk allocation, etc.)</li></ul>	Points Based	40 (40% of Total)

EXECUTIVE SUMMARY

RFP No. RFP 22-319-LS

PUBLIC-PRIVATE PARTNERSHIP (P3) FOR A COUNTY ADMINISTRATION BUILDING

Criteria	Description	Scoring Method	Weight (Points)
Innovative Design Techniques or Cost-Reduction Terms	<ul style="list-style-type: none"> <li>• Provision of value-added, innovative solutions to design and technical challenges on relevant projects</li> <li>• Respondent addresses the process of identifying and understanding stakeholder needs and accounting for them in the design process.</li> <li>• Respondent addresses value engineering or the option of cost reduction in the design and construction of similar projects and demonstrates a track record of cost and schedule compliance.</li> </ul>	Points Based	5 (5% of Total)
Location	<ul style="list-style-type: none"> <li>• The proposed project location is within the City of Gainesville and proximity to downtown.</li> </ul>	Points Based	5 (5% of Total)
Community Benefit	Respondent meaningfully addresses community benefits.	Points Based	5 (5% of Total)

EXECUTIVE SUMMARY

RFP No. RFP 22-319-LS

PUBLIC-PRIVATE PARTNERSHIP (P3) FOR A COUNTY ADMINISTRATION BUILDING

---

Criteria	Description	Scoring Method	Weight (Points)
Finance Plans	<ul style="list-style-type: none"> <li>• Respondent’s project finance plan and team members’ experience in investing equity and/or structuring financing sources to obtain firm financing commitments, and achieving financial close, on schedule or earlier, for projects of a similar size, scope and complexity using a diverse range of financial products (including bank loans, taxable and tax-exempt bonds, government credit assistance programs, letters of credit and other financing sources).</li> <li>• Respondent team members’ overall financial strength and capability to carry out project responsibilities, including obtaining payment and performance bonds.</li> </ul>	Points Based	15 (15% of Total)

AGGREGATE SCORES SUMMARY

EXECUTIVE SUMMARY

RFP No. RFP 22-319-LS

PUBLIC-PRIVATE PARTNERSHIP (P3) FOR A COUNTY ADMINISTRATION BUILDING

Vendor	Tommy Crosby	Mari Daniels	Ramon Gavarrete	Total Score (Max Score 100)
AMJ Group Inc.	83	84	85	<b>84</b>
E2L Real Estate Solutions, LLC	65	83	73	<b>73.67</b>
The Hunt REi Team	74	86	80	<b>80</b>

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	<u>Professional Qualifications</u> Points Based 30 Points (30%)	<u>General Business Terms</u> Points Based 40 Points (40%)	<u>Innovative Design Techniques or Cost-Reduction Terms</u> Points Based 5 Points (5%)	<u>Location</u> Points Based 5 Points (5%)	<u>Community Benefit</u> Points Based 5 Points (5%)
AMJ Group Inc.	25	35	3.7	4	4.3
E2L Real Estate Solutions, LLC	28.3	29.3	3.3	5	2.7
The Hunt REi Team	29	32.7	4	5	4.3

Vendor	<u>Finance Plans</u> Points Based 15 Points (15%)	Total Score (Max Score 100)
AMJ Group Inc.	12	<b>84</b>
E2L Real Estate Solutions, LLC	5	<b>73.67</b>
The Hunt REi Team	5	<b>80</b>