



Agenda Item Summary

Agenda Date: 7/12/2022

Agenda Item No.: 9.

Agenda Item Name:

Unsolicited Proposal response (RFP) 22-319 Public-Private Partnership for a County Administration Building.

Presenter:

Tommy Crosby, 337.6205 / Larry Sapp, 374.5202

Description:

Evaluation Team Ranking and staff recommended action for RFP 22-319 Public-Private Partnership for a County Administration Building.

Recommended Action:

Reject all proposals and direct staff to complete Phase II and III in developing a County initiated RFP within the next 12 months for the selection and delivery of an Administration Building through a Public Private Partnership through the existing agreement with Avison Young.

Prior Board Motions:

January 25, 2022: Agenda Item 22-0064 - Board Review the detailed proposal from AMJ and approved the draft RFP. Commissioner Prizzia moved to proceed with the RFP process for 120 days with the understanding that staff would also run a concurrent charrette focused on the landscape scale of the County's properties downtown with a focus on the County Administration Property with an understanding of what that means for the concurrent properties around the Administration Building with feedback from the community on how the County can provide better services and consolidate government while redeveloping downtown in a vibrant way. This process should include the following:

1. Collaborate with the City, Children's Trust, and the School Board to consider their needs and possibly incorporate those needs in this process.
2. A technical review of the opportunities to renovate or restoration of existing buildings on properties being consolidated with an understanding of the historic value of the properties.
3. The conversation should revolve around the County goals.

December 14, 2021 Meeting:

Commissioner Cornell moved the following:

1. Under the PPP statute direct staff to prepare a draft 90 day RFP requesting competing proposals in response to the AMJ Inc. unsolicited offer and bring that RFP back to the Board of County Commissioners in a meeting to review and discuss prior to issuing it January.
2. Ask AMJ Group, Inc. at the same meeting to present what their thoughts are that they sent over in this proposal so the Board can understand their timeframe and what their vision is based on the County vision.
3. If the Board decides to proceed in January with issuing an RFP, staff is directed to schedule a

minimum of at least two charrettes to discuss the Board of County Commissioners downtown master plan. The Board would have 90 days to accomplish this. The City of Gainesville, School Board and the Children's Trust should be invited to share their goals and planning. The motion carried 5-0.

October 13, 2020: Agenda item 20-0888 - Board authorized Avison Young to proceed with Phase II of the agreement.

August 20, 2020: Agenda Item 20-0676 - Board moved to 1) proceed forward with phase 1 with Avison Young and continue to develop an open, adaptable, and flexible options for the first floor to activate it for the community and 2) move the unused portion of the \$3 million in FY20 to FY21 and move \$3.4 million from Fy21 to Fy22.

May 12, 2020: Agenda item 20-0363 - Board approved the contract for RFP 20-953 Technical Consultant for the County Administration Building, to Avison Young-Florida, LLC.

April 14, 2020: Agenda Item 20-0273 - Board approved the ranking and authorized the negotiation of RFP 20-953 Technical Consultant for the County Administration Building.

Fiscal Consideration:

There is \$34.5 million budgeted in Fund 300 from Debt Proceeds, but no cash on hand. And \$304,170 in Special Expense (General Fund) for Avison Young to finish phase 2 and implement phase 3 A&E for the New Administration Building.

Strategic Guide:

Infrastructure

Background:

May 12, 2020: the Board approved a contract with Avison Young - Florida LLC, a technical consultant that was tasked with assisting the County in identifying, evaluating and implementing project delivery methods for various County projects including the County Administration Building.

August 20, 2020: Avison Young provided the Board with an overview of phase I which included a financial feasibility analysis, existing land & building analysis, a potential site analysis as well as identifying the best procurement method moving forward. The Board directed Avison Young to proceed forward with Phase I of a 3 phase project.

October 13, 2020: The Board authorized Avison Young to proceed with Phase II of the agreement, which includes assisting with the development of the procurement documents required for the solicitation as well as assisting with the preliminary budget and scheduling process.

Prior to staff and Avison Young finalizing documents needed for Phase II, the County received an unsolicited proposal from AMJ Group, Inc to develop Lot 10 located in downtown Gainesville.

December 14, 2021: The Board moved for staff to prepare a draft RFP in response to AMJ Groups unsolicited proposal and to return in January. At the same meeting have AMJ present their proposal

to the Board and to schedule a minimum of 2 charrettes.

1/25/2022: AMJ made a presentation to the BOCC for their project to develop Lot 10 in downtown Gainesville. The Board heard the presentation and made a motion to proceed with the RFP for 120 days.

RFP 22-319 Public-Private Partnership for a County Administration Building advertised in accordance with section 255.065, Florida Statute on February 2, 2022 and February 9, 2022 with the intent to solicit and consider competing proposals. The deadline for receipt of RFP 22-319 Public-Private Partnership for a County Administration Building was June 1, 2022; three (3) vendors responded.

6/3/2022 at 10:00am the Evaluation Team (Tommy Crosby, Missy Daniels and Ramon Gavarrette) met in a public meeting with the task to discuss and rank the proposals. The proposals were ranked as follows:

AMJ Group, Inc.

The Hunt Rei Team

E2L Real Estate Solutions, LLC