



Agenda Item Summary

File #: 25-00416

Agenda Date: 6/10/2025

Agenda Item Name:

Ranking of Request for Proposal (RFP) 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land for Community Support Services.

Presenter:

Claudia Tuck, Community Support Services Director, 352 264.6704
Theodore White, Procurement Manager, 352.374.5202

Description:

Ranking of RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land for Community Support Services.

Recommended Action:

Approve the ranking and authorize staff to negotiate an agreement for RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land for Community Support Services:

1. The Long Foundation, Inc.
2. The Hutchinson Foundation Inc.
3. Longhorn Ventures Holdings LLC
4. Supreme Building Group LLC

Authorize staff to negotiate an agreement with the top ranked firm. Should the staff be unable to negotiate a satisfactory agreement with the top ranked firm, negotiations with the unsuccessful firm will be terminated. Negotiations with the second ranked firm may be undertaken in the same manner in order of ranking until an agreement is reached, and so forth.

Prior Board Motions:

May 28, 2024, the Board listened to the Legacy (former Ability Housing Site) Community Engagement presentation. Item 24-00276.

Commissioner Cornell moved that we initiate a source selection for a development of workforce and market rate single family housing on the 13 acres site. Escribe Minutes 5-28-2024 attached.

Fiscal Note:

This is for Ranking only. No fiscal impact until the agreement is approved by the Board.

Strategic Guide:

Housing

Background:

Alachua County requested proposals from qualified, experienced, and creative developer(s) or development team (hereafter Development Partner) to propose the construction of single-family, detached workforce and market rate housing on Alachua County owned property.

Responses to this Request for Proposals (RFP) will be used to identify qualified Development Partners to develop the Sites. Proposals may be received from nonprofit organizations, private for-profit organizations and any other business entities. The County will consider proposals for master development of the project, or co-development of the project with the County by a Project Manager or Owner's Representative.

RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land was released on December 5, 2024. The deadline for receipt of RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land was March 19, 2025; four (4) vendors responded.

The project details can be found here:

<https://procurement.opengov.com/portal/alachuacounty/projects/122230>