



Alachua County Procurement

Theodore "TJ" White, Jr., NIGP-CPP, CPPB
Procurement Manager

Thomas J. Rouse
Contracts Supervisor

Monday, April 28, 2025

MEMORANDUM

To: Theodore "TJ" White, Jr. NIGP-CPP, CPPB, Procurement Manager
From: Leira Cruz Cáliz, NIGP-CPP, CPPB, Procurement Agent III *LC*
Subject: **INTENT TO AWARD**
RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

<u>Solicitation Deadline:</u>	2:00 PM Wednesday, March 19, 2025,
<u>Solicitation Notifications View Count:</u>	1238 Vendors
<u>Solicitations Downloads:</u>	39 Vendors
<u>Solicitations Submissions:</u>	4 Vendors

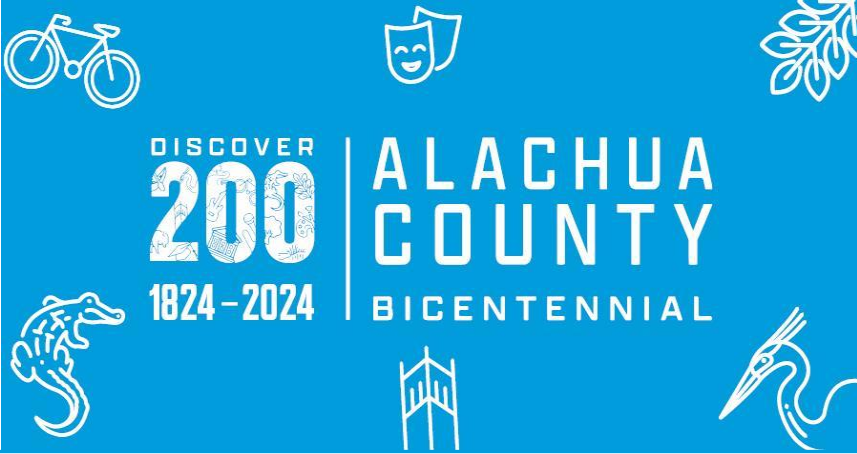
Vendors:

Longhorn Ventures Holdings LLC
Tampa, FL 33606

The Hutchinson Foundation Inc.
Alachua, FL 32615

Supreme Building Group LLC
Winter Park, FL 34787

The Long Foundation, Inc.
Gainesville, FL 32609



Alachua County Procurement

Theodore "TJ" White, Jr., NIGP-CPP, CPPB
Procurement Manager

Thomas J. Rouse
Contracts Supervisor


RECOMMENDATION:

The board approves the Evaluation Committee's award ranking below for RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land.

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

To approve the above ranking and authorize staff to negotiate 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.

The actual bid award is subject to the appropriate signature authority identified in the Procurement Code.

 TJ White (May 1, 2025 08:59 EDT)	May 1, 2025
Approved	Date
Theodore "TJ" White, Jr., NIGP-CPP, CPPB	
Procurement Manager	

TW/lcc

Vendor Complaints or Grievances; Right to Protest

Unless otherwise governed by state or Federal law, this part shall govern the protest and appeal of Procurement decisions by the County. As used in Part A of Article 9 of the Procurement Code, the term "Bidder" includes anyone that submits a response to an invitation to bid or one who makes an offer in response to a solicitation (e.g., ITB, RFP, ITN), and is not limited solely to one that submits a bid in response to an Invitation to Bid (ITB).

- (1) *Notice of Solicitations and Awards.* The County shall provide notice of all solicitations and awards by electronic posting in accordance with the procedures and Florida law.
- (2) *Solicitation Protest.* Any prospective Bidder may file a solicitation protest concerning a solicitation.
 - (a) *Basis of the Solicitation Protest:* The alleged basis for a solicitation protest shall be limited to the following:
 - i. The terms, conditions or specifications of the solicitation are in violation of, or are inconsistent with this Code, Florida Statutes, County procedures and policies, or the terms of the solicitation at issue, including but not limited to the method of evaluating, ranking or awarding of the solicitation, reserving rights of further negotiations, or modifying or amending any resulting contract; or
 - ii. The solicitation instructions are unclear or contradictory.
 - (b) *Timing and Content of the Solicitation Protest:* The solicitation protest must be in writing and must be received by the Procurement Manager, twhite@alachuacounty.us by no later than the solicitation's question submission deadline. Failure to timely file a solicitation protest shall constitute a total and complete waiver of the Bidder's right to protest or appeal any solicitation defects, and shall bar the Bidder from subsequently raising such solicitation defects in any subsequent Award Protest, if any, or any other administrative or legal proceeding. In the event a solicitation protest is timely filed, the protesting party shall be deemed to have waived any and all solicitation defects that were not timely alleged in the protesting party's solicitation protest, and the protesting party shall be forever barred from subsequently raising or appealing said solicitation defects in a subsequent award protest, if any, or any other administrative or legal proceeding. The solicitation protest must include, at a minimum, the following information:
 - i. The name, address, e-mail and telephone number of the protesting party;
 - ii. The solicitation number and title;
 - iii. Information sufficient to establish that the protesting party has legal standing to file the solicitation Protest because:
 1. It has a substantial interest in and is aggrieved in connection with the solicitation; and
 2. That the protesting party is responsive, in accordance with the criteria set forth in the solicitation, unless the basis for the Solicitation Protest alleges that the criteria set forth in the solicitation is defective, in which case the protesting party must demonstrate that it is responsible in accordance with the criteria that the protesting party alleges should be used;
 - iv. A detailed statement of the basis for the protest;
 - v. References to section of the Code, Florida Statutes, County policies or procedure or solicitation term that the protesting party alleges have been violated by the County or that entitles the protesting party to the relief requested;
 - vi. All supporting evidence or documents that substantiate the protesting party's alleged basis for the protest; and
 - vii. The form of the relief requested.
 - (c) *Review and Determination of Protest:* If the Solicitation Protest is not timely, the Procurement Manager shall notify the protesting party that the Solicitation Protest is untimely and, therefore, rejected. The Procurement Manager shall consider all timely Solicitation Protests and may conduct any inquiry that the Procurement Manager deems necessary to make a determination regarding a protest. The Procurement Manager shall issue a written determination granting or denying the protest. The written determination shall contain a concise statement of the basis for the determination.

(d) *Appeal*: If the protesting party is not satisfied with the Procurement Manager's determination, the protesting party may appeal the determination to the County Manager by filing a written appeal, which sets forth the basis upon which the appeal is based, including all supporting documentation. The scope of the appeal shall be limited to the basis alleged in the Solicitation Protest. The appeal must be filed with the Procurement Manager within five business days of the date on which the Procurement Manager's written determination was sent to the protesting party. Failure to timely file an appeal shall constitute a waiver of the protesting party's rights to an appeal of the Procurement Manager's determination, and the protesting party shall be forever barred from subsequently raising or appealing said Solicitation defects in a subsequent award protest, if any, or any other administrative or legal proceeding. After considering the appeal, the County Manager must determine whether the solicitation should stand, be revised, or be cancelled, and issue a written determination and provide copies of the determination to the protesting party. The determination of the County Manager shall be final and not subject to further appeal under this code.

(3) *Award Protest*. Any Bidder who is not the intended awardee and who claims to be the rightful awardee may file an award protest. However, an award protest is not valid and shall be rejected for lack of standing if it does not demonstrate that the protesting party would be awarded the Solicitation if its protest is upheld.

(a) *Basis of the Award Protest*: The alleged basis for an Award Protest shall be limited to the following:

- i. The protesting party was incorrectly deemed non-responsive due to an incorrect assessment of fact or law;
- ii. The County failed to substantively follow the procedures or requirements specified in the solicitation documents, except for minor irregularities that were waived by the County in accordance with this Code, which resulted in a competitive disadvantage to the protesting party; and
- iii. The County made a mathematical error in evaluating the responses to the solicitation, resulting in an incorrect score and not *protesting party not being selected for award*.

(b) *Timing and Content of the Award Protest*: The Award Protest must be in writing and must be received by the Procurement Manager, twhite@alachuacounty.us by no later than 3:00 PM on the third business day after the County's proposed Award decision was posted by the County. Failure to timely file an Award Protest shall constitute a total and complete waiver of the Bidder's right to protest or appeal the County's proposed Award decision in any administrative or legal proceeding. In the event an Award Protest is timely filed, the protesting party shall be deemed to have waived any and all proposed Award defects that were not timely alleged in the protesting party's Award Protest, and the protesting party shall be forever barred from subsequently raising or appealing said Award defects in any administrative or legal proceeding. The Award Protest must include, at a minimum, the following information:

- i. The name, address, e-mail and telephone number of the protesting party;
- ii. The Solicitation number and title;
- iii. Information sufficient to establish that the protesting party's response was responsive to the Solicitation;
- iv. Information sufficient to establish that the protesting party has legal standing to file the Solicitation Protest because:
 1. The protesting party submitted a response to the Solicitation or other basis for establishing legal standing;
 2. The protesting party has a substantial interest in and is aggrieved in connection with the proposed Award decision; and
 3. The protesting party, and not any other bidder, should be awarded the Solicitation if the protesting party's Award Protest is upheld.
- v. A detailed statement of the basis for the protest;
- vi. References to section of the Code, Florida Statutes, County policies or procedure or solicitation term that the protesting party alleges have been violated by the County or that entitles the protesting party to the relief requested;

- vii. All supporting evidence or documents that substantiate the protesting party's alleged basis for the protest; and
 - viii. The form of the relief requested.
- (c) *Review and Determination of Protest:* If the Award Protest is not timely, the Procurement Manager shall notify the protesting party that the Award Protests is untimely and, therefore, rejected. The Procurement Manager shall consider all timely Award Protests and may conduct any inquiry that the county Procurement Manager deems necessary to resolve the protest by mutual agreement or to make a determination regarding the protests. The Procurement Manager shall issue a written determination granting or denying each protest. The written determination shall contain a concise statement of the basis for the determination.
- (d) Appeal:
 - i. If the protesting party is not satisfied with the Procurement Manager's determination, the protesting party may appeal the determination to the County Manager by filing a written appeal, which sets forth the basis upon which the appeal is based. The scope of the appeal shall be limited to the basis alleged in the award protest. The appeal must be filed with the Procurement Manager within five business days of the date on which the Procurement Manager's written determination was mailed to the protesting party. Failure to timely file an appeal shall constitute a waiver of the protesting party's rights to an appeal of the Procurement Manager's determination, and the protesting party shall be forever barred from subsequently raising or appealing said award defects in any administrative or legal proceeding.
 - ii. After reviewing the appeal, the County Manager will issue a written final determination and provide copies of the determination to the protesting party. Prior to issuing a final determination, the County Manager, in his or her discretion, may direct a hearing officer, or magistrate, to conduct an administrative hearing in connection with the protest and issue findings and recommendations to the County Manager. Prior to a hearing, if held, the Procurement Manager must file with the hearing officer the protest, any background information, and his or her written determination. The protesting party and the County shall equally share the cost of conducting any hearing, including the services of the hearing officer. If applicable, the County Manager may wait to issue a written final determination until after receipt of the findings and recommendations of the hearing officer. The determination of the County Manager shall be final and not subject to further appeal under this code.
- (4) *Burden of Proof:* Unless otherwise provide by Florida law, the burden of proof shall rest with the protesting party.
- (5) *Stay of Procurements during Protests.* In the event of a timely protest, the County shall not proceed further with the solicitation or with the award of the contract until the Procurement Manager, after consultation with the head of the using department, makes a written determination that the award of the solicitation without delay is:
 - (a) Necessary to avoid an immediate and serious danger to the public health, safety, or welfare;
 - (b) Necessary to avoid or substantial reduce significant damage to County property;
 - (c) Necessary to *avoid or substantially reduce interruption of essential County Services; or;*
 - (d) Otherwise in the best interest of the public.

Public Meeting Minutes (Start Recording)
RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Date: Monday, April 28, 2025

Start Time: 9:04 am

Location: 218 SE 24th St
Thomas Coward Auditorium
Gainesville, FL 32601

1. **Call Meeting to Order**
2. **RFP Process Overview for Today's Meeting**

Good morning, I am Leira Cruz Cáliz, here with TJ White with Procurement, and I will be administrating this meeting as the Committee Chair (non-voting member).

Introduce the Evaluation Committee (the Committee), Ralston Reodica (Leader), Alex Corales, Ramón Gavarrete, Jeffrey Hays, Stephen Hofstetter, Danny Moore, Carrie Parker-Warren. Thank you, committee, for taking the time out of your busy schedule to evaluate these proposals.

Welcome to the citizens attending this Public Meeting, in person and online; this meeting is open to the public and you will have an announced time of 3 minutes for public comments. No response is required.

Please review the agenda that is on the screen.

The Committee will be evaluating vendors' proposals, discussing the submitted proposals, and approving the Committee's Ranking. The final ranking will be submitted to the Board of County Commissioners for approval and requesting authorization to move forward with negotiating contract(s).

3. **RFP Committee Members Process Instructions**

First The Committee has certified that they have no Conflict of Interest in OpenGov.
(show them on screen, discuss if necessary)

Second Due to the cone-of-silence imposed on the Committee, this is the first occasion they have been able to talk and work together.

Third The Committee will determine whether to request oral presentations or not.

Motion for Oral Presentations: Ramón Gavarrete motioned to not have Oral Presentations.
Seconded by Danny Moore

Vote 6-1 in favor with one in decent, Carrie Parker Warren.

Fourth The Committee will discuss the proposals, starting with the Committee leader allowing each member to give feedback.

The Committee has broad latitude in their discussions, deliberations and ranking provided they are not arbitrary or capricious.

During this discussion, Committee members have the option to revisit their scores, as long as their reasoning is not arbitrary or capricious.

*(Encourage discussion on the proposals until all members are satisfied.
Agents will monitor the discussion, following the RFP guidelines.)*

Fifth Procurement will review the Administrator Scores which include Volume of Previous Work, Location Preference and Small Business Enterprise.

Sixth Procurement will review and confirm the scores provided by the Evaluation Committee.

Vendor	Alex Corales	Ramon Gavarrete	Jeffrey Hays	Stephen Hofstetter	Danny Moore	Carrie Parker-Warren	Ralston Reodica	Total Score (Max Score 200)
The Long Foundation, Inc	164	178	152	180	177	160	142	164.71
The Hutchinson Foundation Inc	168	153	125	164	166	170	105	150.14
Longhorn Ventures Holdings LLC	104	56	65	125	103	77	68	85.43
Supreme Building Group LLC	63	39	32	85	55	53	37	52

- 4 Motion to Approve Ranking:** Jeffrey Hays motioned to approve the above ranking and authorize staff to negotiate 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; Ramón Gavarrete seconded the motion.

Vote 7-0 in favor.

- 5 Public Comments** (3 minutes): No Public Comment

- 6 Motion to Approve the Meeting Minutes:** Jeffrey Hays moved to approve the Minutes, Stephen Hofstetter seconded the motion.

Vote 7-0 in favor.

- 7** Meeting Adjourned at 9:46 a.m.



Alachua County, Florida

Procurement

Theodore "TJ" White, Jr. CPPB, Procurement Manager
County Administration Building, Gainesville, FL 32601
(352) 374-5202

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

RESPONSE DEADLINE: March 19, 2025 at 2:00 pm

Monday, April 28, 2025

SOLICITATION OVERVIEW

Project Title	Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land
Project ID	RFP 25-519-LC
Project Type	Request For Proposal
Release Date	December 5, 2024
Due Date	March 19, 2025
Procurement Agent	Leira Cruz Caliz, NIGP-CPP, CPPB
Evaluators	Alex Corales, Ramon Gavarrete, Jeffrey Hays, Stephen Hofstetter, Danny Moore, Carrie Parker-Warren, Ralston Reodica
Project Description	<p>Alachua County is seeking proposals from a 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.</p> <p>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.</p>

Introduction

Summary

Alachua County Board of County Commissioners (hereinafter, the "County" or "Alachua County") is seeking proposals from qualified individuals or entities (hereinafter, referred to as "Consultant" or the

EXECUTIVE SUMMARY

Request For Proposal - Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Page 1

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

“proposer”) for the provision of RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land.

The following apply to this request for proposal: [Instruction to Proposers](#), [Terms and Conditions](#), [Insurance](#), [Scope of Work](#), [Proposal Requirements and Organization](#), [Request for Proposal Selection Procedures](#), [Evaluation Phases](#), [Attachments](#), [Submittals](#) and [Sample Agreement](#).

Alachua County is seeking proposals from a 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.

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 and a regional airport. 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

Leira Cruz Cáliz, NIGP-CPP, CPPB
Procurement Agent III
Email: lcruzcaliz@alachuacounty.us
Phone: [\(352\) 337-6268](tel:(352)337-6268)

Department:
Community Support Services

Timeline

Solicitation Release Date	December 5, 2024
---	------------------

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

2nd Advertisement Date	December 11, 2024
Pre-Solicitation Meeting (Non-Mandatory)	January 15, 2025, 9:00am The southeast corner at the intersection of SE 8th Avenue and SE 15th Street in Gainesville, FL
Question Submission Deadline	March 9, 2025, 12:01am
Solicitation Submission Deadline	March 19, 2025, 2:00pm

Solicitation Opening – Teams Meeting	<p>March 19, 2025, 2:00pm</p> <p>The scheduled solicitation opening will occur via Teams Meeting; the information to join is provided below. Attendance (live viewing) of the proposals opening is not required.</p> <p>Join Microsoft Teams meeting Join on your computer, mobile app or room device Click here to join the meeting</p> <p>https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTQyYzk5YzMtZDc4ZS00N2lxLTljMWUtMjAwNTQwN2NjNTNi%40thread.v2/0?context=%7b%22Tid%22%3a%2290fc851d-766d-4d7b-a09c-bfbf1d2dac94%22%2c%22Oid%22%3a%22c82ab8e7-6ee1-4cd5-9191-4aa322a1828f%22%7d</p> <p>Meeting ID: 259 625 692 241 Passcode: yX9G3Q Download Teams Join on the web Or call in (audio only) +1 469-998-7938,,366862554# United States, Dallas Phone Conference ID: 366 862 554#</p> <p>If you have a disability and need an accommodation in order to participate, please contact the Alachua County ADA Coordinator at ADA@alachuacounty.us or Equal Opportunity Office at 352-374-5275 at least 7 business days prior to the event. If you are unable to notify the Office prior to the event, please inform an Alachua County employee that you need assistance. TDD/TTY users, please call 711 (Florida Relay Service).</p>
---	--

SOLICITATION STATUS HISTORY

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Date	Changed To	Changed By
Oct 4, 2024 8:41 AM	Draft	Leira Cruz Cáliz, NIGP-CPP, CPPB
Oct 4, 2024 9:39 AM	Review	Leira Cruz Cáliz, NIGP-CPP, CPPB
Oct 4, 2024 9:43 AM	Draft	Leira Cruz Cáliz, NIGP-CPP, CPPB
Oct 4, 2024 9:44 AM	Review	Leira Cruz Cáliz, NIGP-CPP, CPPB
Dec 4, 2024 2:59 PM	Final	Leira Cruz Cáliz, NIGP-CPP, CPPB
Dec 4, 2024 2:59 PM	Post Pending	Leira Cruz Cáliz, NIGP-CPP, CPPB
Dec 5, 2024 5:00 PM	Open	OpenGov Bot
Mar 19, 2025 2:00 PM	Pending	OpenGov Bot
Mar 20, 2025 9:05 AM	Evaluation	Leira Cruz Cáliz, NIGP-CPP, CPPB

PROPOSALS RECEIVED

Status	Vendor	Contact Info	Submission Date
Submitted	Longhorn Ventures Holdings LLC	Channing Walker cwalker@longhornventures.co (910) 885-1152	Mar 5, 2025 11:41 AM
Submitted	Supreme Building Group LLC	Willy Sanchez willy@supremebuildingfl.com (305) 725-1222	Jan 6, 2025 7:29 PM
Submitted	The Hutchinson Foundation Inc	Kindrell Hutchinson kindrell.h@hutchinsonfoundation.com	Mar 19, 2025 1:09 PM
Submitted	The Long Foundation, Inc	Rodney Long thelongfoundation@gmail.com	Mar 19, 2025 1:23 PM

VENDOR QUESTIONNAIRE PASS/FAIL

Question Title	Longhorn Ventures Holdings LLC	Supreme Building Group LLC	The Hutchinson Foundation Inc	The Long Foundation, Inc
Corporate Resolution Granting Signature	Pass	Pass	Pass	Pass
State Compliance	Pass	Pass	Pass	Pass
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass	Pass	Pass	Pass

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Question Title	Longhorn Ventures Holdings LLC	Supreme Building Group LLC	The Hutchinson Foundation Inc	The Long Foundation, Inc
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass	No Response	No Response	No Response
Public Record Trade Secret or Proprietary Confidential Business Information Exemption Request	Pass	No Response	No Response	No Response
Small Business Enterprise Option 1: SBE Proposer	Pass	Pass	Pass	Pass
Alachua County Small Business Enterprise Certificate		No Response	Pass	Pass
Small Business Enterprise Option 2: 30% SBE Proposer Participation	Pass	Pass	Pass	Pass
Alachua County Small Business Enterprise Certificate		No Response		No Response
Small Business Enterprise Option 3: 15% - 29% SBE Prosper Participation	Pass	Pass	Pass	Pass
Alachua County Small Business Enterprise Certificate	No Response	No Response	No Response	No Response
Small Business Enterprise Option 4: No Subcontractors	Pass	Pass	Pass	Pass
Consultant Small Business Enterprise Good Faith Effort Option 5.	Pass	Pass	Pass	Pass
Alachua County Government Minimum Wage	Pass	Pass	Pass	Pass

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Question Title	Longhorn Ventures Holdings LLC	Supreme Building Group LLC	The Hutchinson Foundation Inc	The Long Foundation, Inc
Alachua County Location Preference	Pass	Pass	Pass	Pass
Drug Free Workplace	Pass	Pass	Pass	Pass
Vendor Eligibility	Pass	Pass	Pass	Pass
NON-SBE Subcontractors	Pass	Pass	Pass	Pass
Responsible Agent Designation	Pass	Pass	Pass	Pass
Conflict of Interest	Pass	Pass	Pass	Pass
Request for Proposal Submittal Documentation	Pass	Pass	Pass	Pass
Acknowledgement of Requirements	Pass	Pass	Pass	Pass

QUESTIONS AND ANSWERS

Approved, Unanswered Questions

Approved, Answers Provided

1. information

Jan 7, 2025 9:11 AM

Question: I would like to know the exact number of houses that are going to be built since we have sent a proposal for this project but divided into 3 types of population density which are medium-low and high.I would appreciate it if you could clarify how many houses or units you want to build.

Jan 7, 2025 9:11 AM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: Refer to paragraph 6.1. Project Scope

Jan 9, 2025 9:05 AM

2. Pre Bid Meeting

Jan 9, 2025 12:42 PM

Question: Is it mandatory or a non-mandatory meeting?

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Jan 9, 2025 12:42 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: It's non-mandatory.

Jan 9, 2025 12:42 PM

3. information

Jan 9, 2025 3:55 PM

Question: Thank you, but I have checked and nowhere does it say the quantity, because of that I put in my 3 types of construction options with 3 different prices

Jan 9, 2025 3:55 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: Vendors should provide what information they can in their proposals for evaluation.

Jan 15, 2025 1:19 PM

4. Pre-Development Community Engagement Meeting

Feb 17, 2025 12:28 PM

Question: Please clarify when the Community Engagement Meeting should occur. Should it occur after the bid submittal and prior to pre -development by the selected proposer? Or prior to submittal of March 5th, 2:00 p.m. by All Proposers? 6.4. Process A. Pre-Development 2. The Development Partner will be responsible for leading a community engagement effort regarding the proposed development and a visioning process that incorporates the input of east Gainesville residents and community groups historically active in surrounding communities in east Gainesville.

Feb 17, 2025 12:28 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: Pre-Development. The developer is responsible for leading a community engagement effort regarding the proposed development and a visioning process that incorporates the input of east Gainesville residents, specifically those communities that surround the projects.

Mar 3, 2025 10:13 AM

5. Development Approach & County Goals

Feb 18, 2025 2:13 PM

Question: Does the county intend to take an active role as a partner in the project, or does it prefer a developer-led approach for installation, marketing, and overall project execution? Additionally, what are the county's goals and success criteria for this development, and is there any expectation of community

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

opposition or remonstrations if only a small portion of the homes are designated for residents under 80% AMI?

Feb 18, 2025 2:13 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: Alachua County prefers this project to be developer-led approach for the installation, marketing and overall project execution. Alachua County's goals and criteria for this development is for the project to be successful in the development of workforce and market-rate housing while taking into consideration of the surrounding environments and community engagement. Alachua County will require summary reports throughout project development phases.

Mar 4, 2025 1:48 PM

6. Funding Availability, Land Contribution & Financial Support

Feb 18, 2025 2:14 PM

Question: We understand that if the proposal is exemplary, the county may provide the land at no cost to the developer. In addition to this potential contribution, will the county provide grant funding for infrastructure development and homes targeted at 80% AMI and below, and are there low-interest loan programs or other financial incentives available to support affordability and project feasibility?

Feb 18, 2025 2:14 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: Please refer to the County website for the Infrastructure Surtax application. Overall, it is the responsibility of the developer to design and secure funding for the project. The proposer may submit options to the County for opportunities to incentive homeownership and or suggestions to support the project.

Mar 3, 2025 10:13 AM

7. Project Timeline & Regulatory Requirements

Feb 18, 2025 2:15 PM

Question: What is the expected completion timeframe once the property is transferred, and will the project timeline officially begin after infrastructure and drainage approvals? Additionally, what are the county's requirements regarding protected trees, and when is a final decision expected on project selection and approvals?

Feb 18, 2025 2:15 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: The developer should present a reasonable and realistic timeline as a part of their proposal. The contract will include reverter clause language. Please contact the City of Gainesville's Urban Forestry Division regarding protected trees. The final decision of the project selection and approvals are to be determined at the Board of County Commissioners regular board meeting which is to be determined.

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Mar 3, 2025 10:13 AM

8. Zoning

Feb 21, 2025 1:31 PM

Question: Could you please confirm the current zoning of the site? Page 24, under section 6.2, states that the zoning is MU-1 (mixed-use low intensity). However, the County and City's online GIS lists it as U8 Urban 8.

Feb 21, 2025 1:31 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: Please contact the City of Gainesville's Planning Department to determine the appropriate zoning for this project.

Mar 3, 2025 10:13 AM

9. Bond Requirement

Feb 21, 2025 1:37 PM

Question: Are the bond requirements in section 3.3 mandatory if an alternative approach is proposed?

Feb 21, 2025 1:37 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: Yes, bonds are required for the awarded vendor(s)

Feb 26, 2025 10:18 AM

10. No subject

Mar 3, 2025 2:37 PM

Question: Is there an opportunity for a developer to present more than one option of development? Could it be submitted as option #1 & option #2?

Mar 3, 2025 2:37 PM

Answered by Leira Cruz Cáliz, NIGP-CPP, CPPB: Yes.

Mar 4, 2025 1:48 PM

ADDENDA & NOTICES

ADDENDA ISSUED:

Addendum #1

Dec 17, 2024 7:52 AM

This addendum changes Pre Solicitation Meeting to **Wednesday, January 15, 2025 at 9:00 am.**

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

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

Addendum #2

Feb 26, 2025 10:32 AM

This addendum extends Solicitation Deadline to **Wednesday, March 19, 2025 at 2pm** and the Question Deadline to **March 9, 2025**.

Add Clarification on Section 6 Scope of Services

Submittal Question #2 Mandatory Pre-Bid Attendance has been removed from Submittal Section.

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

ADDENDA ACKNOWLEDGEMENTS:

Addendum #1

Proposal	Confirmed	Confirmed At	Confirmed By
Supreme Building Group LLC	X	Jan 6, 2025 7:28 PM	Willy Sanchez
Longhorn Ventures Holdings LLC	X	Mar 5, 2025 8:40 AM	Channing Walker
The Hutchinson Foundation Inc	X	Mar 19, 2025 11:51 AM	Kindrell Hutchinson
The Long Foundation, Inc	X	Feb 17, 2025 12:16 PM	Carole Long

Addendum #2

Proposal	Confirmed	Confirmed At	Confirmed By
Supreme Building Group LLC	X	Mar 19, 2025 8:18 AM	Willy Sanchez
Longhorn Ventures Holdings LLC	X	Mar 5, 2025 8:40 AM	Channing Walker
The Hutchinson Foundation Inc	X	Mar 19, 2025 11:51 AM	Kindrell Hutchinson
The Long Foundation, Inc	X	Mar 10, 2025 11:02 AM	Carole Long

NOTICES ISSUED:

Notice #1

Jan 24, 2025 10:37 AM

See attached documentation from Pre Bid Meeting held on January 15, 2025.

Attachments:

- [SIS 25-519-LC Legacy Community Project](#)
- [PB Minutes RFP 25-519](#)

Notice #2

Mar 19, 2025 2:19 PM

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Please see the attach bid tab.

Attachments:

· [BT RFP 25-519 Legacy](#)

Notice #3

Mar 28, 2025 7:45 AM

Alachua County Procurement announces a public meeting to which all persons are invited to attend an Evaluation Committee Meeting on Thursday, April 3, 2025, at 3:00 pm, to discuss and update of the proposals for competitive solicitation RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land. The final recommendations will be sent to the Alachua County Board of County Commissioners.

Topic: Public Notice of Evaluation Committee Meeting for RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Time: Thursday, April 3, 2025 at 3:00 pm Eastern Time (US and Canada)

Location: Community Support Services

Conference Room A

218 SE 24th St, Gainesville, FL 32641

Via Microsoft Teams

Meeting ID: 251 492 961 858

Passcode: 6SU3Sf9u

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YzQzY2M4NWEtZmlwNi00NWVhLWlyOGltMjY1MWYyNTQwMWE1%40thread.v2/0?context=%7b%22Tid%22%3a%2290fc851d-766d-4d7b-a09c-bfbf1d2dac94%22%2c%22Oid%22%3a%2294b8c9af-b3ad-4936-84ec-688266cf3236%22%7d

Dial in by phone

+1 469-998-7938 ,388624961# United States, Dallas

Phone conference ID: 388 624 961#

These meetings are subject to change and/or cancellation. If you have any questions regarding these meetings, please call 352.384.3090. 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

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

persons with disabilities, please contact the County's Equal Opportunity Office at (352)374-5275 or (TTD) (352)-374-5284.

Notice #4

Apr 2, 2025 3:03 PM

The Thursday, April 3rd meeting at 3:00pm has been canceled and will be rescheduled at a later date.

Notice #5

Apr 4, 2025 4:04 PM

Alachua County Procurement announces a public meeting to which all persons are invited to attend an Evaluation Committee Meeting on Monday, April 28, 2025 at 9:00 am, to discuss and update of the proposals for competitive solicitation RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land. The final recommendations will be sent to the Alachua County Board of County Commissioners.

Topic: Public Notice of Evaluation Committee Meeting for RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Time: Monday, April 28, 2025 at 9:00 am Eastern Time (US and Canada)

Location: Community Support Services

Conference Room A

218 SE 24th St, Gainesville, FL 32641

Via Microsoft Teams

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YzNlMDlIM2UtNWJjNS00NWQwLTg3ODktYTcxZjI0MmE2NDg5%40thread.v2/0?context=%7b%22Tid%22%3a%2290fc851d-766d-4d7b-a09c-bfbf1d2dac94%22%2c%22Oid%22%3a%2294b8c9af-b3ad-4936-84ec-688266cf3236%22%7d

Meeting ID: 279 244 196 66

Passcode: bw6fQ3yW

Dial in by phone

[+1 469-998-7938](tel:+14699987938), [181569954#](tel:+181569954) United States, Dallas

Phone conference ID: 181 569 954#

These meetings are subject to change and/or cancellation. If you have any questions regarding these meetings, please call 352.384.3090. 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

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

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 #6

Apr 23, 2025 11:13 AM

Alachua County Procurement announces a public meeting to which all persons are invited to attend an Evaluation Committee Meeting on Monday, April 28, 2025 at 9:00 am, to discuss and update of the proposals for competitive solicitation RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land. The final recommendations will be sent to the Alachua County Board of County Commissioners.

Topic: Public Notice of Evaluation Committee Meeting for RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Time: Monday, April 28, 2025 at 9:00 am Eastern Time (US and Canada)

Location: Community Support Services

Thomas Coward Auditorium

218 SE 24th St, Gainesville, FL 32641

Via Microsoft Teams

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YzNIMDIIM2UtNWJjNS00NWQwLTg3ODktYTcxZjI0MmE2NDg5%40thread.v2/0?context=%7b%22Tid%22%3a%2290fc851d-766d-4d7b-a09c-bfbf1d2dac94%22%2c%22Oid%22%3a%2294b8c9af-b3ad-4936-84ec-688266cf3236%22%7d

Meeting ID: 279 244 196 66

Passcode: bw6fQ3yW

Dial in by phone

[+1 469-998-7938](tel:+14699987938), [181569954](tel:+181569954) United States, Dallas

Phone conference ID: 181 569 954#

These meetings are subject to change and/or cancellation. If you have any questions regarding these meetings, please call 352.384.3090. 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

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

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.

EVALUATION

PHASE 1

EVALUATORS

Name	Title	Agreement Accepted On
Alex Corales	Sr. Fiscal Assistant	Mar 21, 2025 3:23 PM
Ramon Gavarrete	Public Works Director	Apr 1, 2025 7:00 AM
Jeffrey Hays	Acting Director	Mar 31, 2025 1:55 PM
Stephen Hofstetter	Director	Mar 24, 2025 2:35 PM
Danny Moore	Project Coordinator	Mar 21, 2025 7:30 AM
Carrie Parker-Warren	retired	Mar 20, 2025 11:23 AM
Ralston Reodica	Housing Director	Mar 27, 2025 3:53 PM

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Ability and Competency of the Consultant	Points Based	50 (25% of Total)

Description:

- A. Did the Consultant provide a brief statement of background, organization, and size?
- B. Does the Consultant have experience with past work of similar scope and budget?
- C. Has the Consultant recently done this type of work for a state, or local government in the past?
- D. Does the Consultant's workload and ability satisfy County requirements for this project?
- E. Is any of this work to be subcontracted? If so, what are the abilities of the firm(s) to be subcontracted?

Based on questions above, award points as follows:

- A. 50 - 40 points - Exceptional Experience
- B. 39 - 20 points - Average Experience
- C. 19 - 0 points - Minimal Experience

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Criteria	Scoring Method	Weight (Points)
Project Manager and Project Team's Competency and Qualifications	Points Based	30 (15% of Total)

Description:

- A. Was a project team identified?
- B. Do the Project Manager, Project Team and Key Staff have experience with projects comparable in size and scope?
- C. Do the Project Manager, Project Team and Key Staff have experience with state or local government?
- D. Does the Project Manager have a stable job history?
- E. Is the team makeup appropriate for the project?
- F. Are there factors, such as unique abilities, which would make a noticeable (positive) impact on the project?
- G. Was a point of contact identified?
- H. Was there an alternate to the point of contact identified?
- I. Are the subcontractors, if any, identified?
- J. Does the subcontractor have experience with projects comparable in size and scope?

Based on questions above, award points as follows:

- A. 30 - 20 points - Exceptional Experience
- B. 19 - 10 points - Average Experience
- C. 9 - 0 points - Minimal Experience

Criteria	Scoring Method	Weight (Points)
Project Understanding and Approach	Points Based	50 (25% of Total)

Description:

- A. Did the proposal indicate a thorough understanding of the project, the scope, and objectives through a concise narrative?
- B. Did the Consultant describe the approach to the provision of services as required and the specific work plan to be employed to implement it?
- C. Is the appropriate emphasis placed on the various work tasks?

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

- D. Did the firm develop a workable approach to the project?
- E. Does the proposal specifically address the County's needs or is it "generic" in content?
- F. Does the proposal indicate how this project fits into the total workload of the Consultant during the project period?
- G. Did the firm establish or planned collaborations with local builders and developers for the Proposal, obtained matching funds, and/or is leveraging other resources?

Based on questions above, award points as follows:

- A. 50 - 40 points - Exceptional Experience
- B. 39 - 20 points - Average Experience
- C. 19 - 0 points - Minimal Experience

Criteria	Scoring Method	Weight (Points)
Ability to Meet Project Schedule and Budget Requirements	Points Based	30 (15% of Total)

Description:

- A. Did Consultant provide a draft project schedule that includes: milestones, individual tasks and major deliverable deadlines?
- B. Is the draft project schedule reasonable based on quantity of personnel assigned to the project?
- C. Did the Consultant provide the Project Manager, Project Team, and Key Staff's percentage of involvement, tasks and/or hours assigned?
- D. Are the hours assigned to the various team members for each task appropriate?
- E. Is the pricing provided reasonable for the project's tasks?
- F. Is the pricing in line with the County's budget?
- G. Does the information contained in the proposal indicate that the firm will, or will not, meet time and budget requirement?

Based on questions above, award points as follows:

- A. 30 - 20 points - Exceptional Experience
- B. 19 - 10 points - Average Experience
- C. 9 - 0 points - Minimal Experience

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Criteria	Scoring Method	Weight (Points)
Proposal Organization	Points Based	10 (5% of Total)

Description:

- A. Was proposal organization per the RFP? Did Consultant include a letter of interest?
- B. Was all required paperwork submitted and completed appropriately?
- C. Did the proposal contain an excessive amount of generic boilerplate, resumes, pages per resume, photographs, etc.?

Based on questions above, award points as follows:

- A. 10 - 8 points - Exceptional Experience
- B. 7 - 5 points - Average Experience
- C. 4 - 0 points - Minimal Experience

Criteria	Scoring Method	Weight (Points)
Volume of Previous Work (VOW) awarded by the County	Points Based	5 (2.5% of Total)

Description:

Points Provided by Procurement.

Criteria	Scoring Method	Weight (Points)
Location	Points Based	10 (5% of Total)

Description:

Points Provided by Procurement.

Criteria	Scoring Method	Weight (Points)
Small Business Enterprise Participation (SBE)	Points Based	15 (7.5% of Total)

Description:

Points Provided by Procurement.

AGGREGATE SCORES SUMMARY

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Vendor	Alex Corales	Ramon Gavarrete	Jeffrey Hays	Stephen Hofstetter
The Long Foundation, Inc	164	178	152	180
The Hutchinson Foundation Inc	168	153	125	164
Longhorn Ventures Holdings LLC	104	56	65	125
Supreme Building Group LLC	63	39	32	85

Vendor	Danny Moore	Carrie Parker-Warren	Ralston Reodica	Total Score (Max Score 200)
The Long Foundation, Inc	177	160	142	164.71
The Hutchinson Foundation Inc	166	170	105	150.14
Longhorn Ventures Holdings LLC	103	77	68	85.43
Supreme Building Group LLC	55	53	37	52

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Ability and Competency of the Consultant Points Based 50 Points (25%)	Project Manager and Project Team's Competency and Qualifications Points Based 30 Points (15%)	Project Understanding and Approach Points Based 50 Points (25%)	Ability to Meet Project Schedule and Budget Requirements Points Based 30 Points (15%)
The Long Foundation, Inc	40.6	23.1	41.1	22.3
The Hutchinson Foundation Inc	34.9	20.4	36.3	21
Longhorn Ventures Holdings LLC	26.3	15.4	23.3	10.9
Supreme Building Group LLC	12.7	7.1	15.3	8.7

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Vendor	Proposal Organization Points Based 10 Points (5%)	Volume of Previous Work (VOW) awarded by the County Points Based 5 Points (2.5%)	Location Points Based 10 Points (5%)	Small Business Enterprise Participation (SBE) Points Based 15 Points (7.5%)
The Long Foundation, Inc	7.6	5	10	15
The Hutchinson Foundation Inc	7.6	5	10	15
Longhorn Ventures Holdings LLC	4.6	5	0	0
Supreme Building Group LLC	3.1	5	0	0

Vendor	Total Score (Max Score 200)
The Long Foundation, Inc	164.71
The Hutchinson Foundation Inc	150.14
Longhorn Ventures Holdings LLC	85.43
Supreme Building Group LLC	52

INDIVIDUAL PROPOSAL SCORES

Longhorn Ventures Holdings LLC
Ability and Competency of the Consultant Points Based 50 Points (25%)
Alex Corales: 30
Ramon Gavarrete: 15
1. Proposer did NOT include any single-family, detached workforce and market rate housing. 2. Table of Content off by 3. 3. Responder did not provide enough data/narrative to determine the organization and its size. 4. From proposal reviewer was not able to determine if Responder has completed a development associated with the construction of single-family, detached workforce and market rate housing. Responder can apparently construct multi-family housing and kiosks. Likewise, it is not clear if the Responder has the capacity and ability satisfy County requirements for this project. 5. Reviewer cannot determine from the information provided the extent of subcontracted work and abilities of subconsultants and/or subcontractors.
Jeffrey Hays: 20
Stephen Hofstetter: 35

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Limited information about company size and background as well as past experience. Difficult to determine workload. Not subcontracted. Without more information, experience appears average.

Danny Moore: 35

Carrie Parker-Warren: 19

Ralston Reodica: 30

Subcontractor: RSL Homes/PortAble, Inc.

Project Manager and Project Team's Competency and Qualifications | Points Based | 30 Points (15%)

Alex Corales: 19

Ramon Gavarrete: 10

1. See comments in "Ability and Competency of the Consultant" section. 2. A Project Team was provided, although it is not clear who will be the Project Lead or Manager. 3. The information provided is not enough to determine the Team's capabilities or abilities.

Jeffrey Hays: 10

Stephen Hofstetter: 19

There are some interesting aspects to the proposal and the team is identified with a point of contact. As previously mentioned, limited examples and not local to the southeast. Based on provided information, average experience.

Danny Moore: 15

Carrie Parker-Warren: 20

Ralston Reodica: 15

Subcontractor: RSL Homes/PortAble, Inc.

Project Understanding and Approach | Points Based | 50 Points (25%)

Alex Corales: 30

Ramon Gavarrete: 15

1. See comments in "Ability and Competency of the Consultant" & "Project Manager & Team's Competency & Qualifications" sections. 2. The information provided is not enough to determine if Responder has a thorough understanding of the project, the scope, and objectives.

Jeffrey Hays: 15

Stephen Hofstetter: 40

Clear and detailed approach to project. Limited involvement with local builders. Provides a range of home options and prices.

Danny Moore: 33

Carrie Parker-Warren: 20

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Ralston Reodica: 10

Ability to Meet Project Schedule and Budget Requirements | Points Based | 30 Points (15%)

Alex Corales: 15

Ramon Gavarrete: 8

1. See comments in "Ability and Competency of the Consultant", "Project Manager & Team's Competency & Qualifications", & "Project Understanding & Approach" sections. 2. Reviewer could not locate a Project Schedule in the response.

Jeffrey Hays: 10

Stephen Hofstetter: 19

Did not see a breakdown of staff hours to commitments. Did provide costs and completion times.

Danny Moore: 10

Carrie Parker-Warren: 9

Ralston Reodica: 5

Proposal Organization | Points Based | 10 Points (5%)

Alex Corales: 5

Ramon Gavarrete: 3

1. Responder did not include a letter of interest.

Jeffrey Hays: 5

Stephen Hofstetter: 7

Well organized application but did not see a letter of interest.

Danny Moore: 5

Carrie Parker-Warren: 4

Ralston Reodica: 3

Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (2.5%)

Alex Corales: 5

Ramon Gavarrete: 5

Jeffrey Hays: 5

Stephen Hofstetter: 5

Danny Moore: 5

Carrie Parker-Warren: 5

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Ralston Reodica: 5

Location | Points Based | 10 Points (5%)

Alex Corales: 0

Ramon Gavarrete: 0

Jeffrey Hays: 0

Stephen Hofstetter: 0

Danny Moore: 0

Carrie Parker-Warren: 0

Ralston Reodica: 0

Small Business Enterprise Participation (SBE) | Points Based | 15 Points (7.5%)

Alex Corales: 0

Ramon Gavarrete: 0

Jeffrey Hays: 0

Stephen Hofstetter: 0

Danny Moore: 0

Carrie Parker-Warren: 0

Ralston Reodica: 0

Supreme Building Group LLC

Ability and Competency of the Consultant | Points Based | 50 Points (25%)

Alex Corales: 19

Ramon Gavarrete: 10

1. Responder did not provide enough data/narrative to determine the organization and its size. 2. From proposal reviewer was not able to determine if Responder has completed a development associated with the construction of single-family, detached workforce and market rate housing Likewise, it is not clear if the Responder has the capacity and ability satisfy County requirements for this project. 3. Reviewer cannot determine from the information provided the extent of subcontracted work and abilities of subconsultants and/or subcontractors.

Jeffrey Hays: 5

Stephen Hofstetter: 20

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Limited information, reference to team details in list for appendix, but appendix not provided. No reference to prior work or provide examples.

Danny Moore: 15

Carrie Parker-Warren: 10

Ralston Reodica: 10

Project Manager and Project Team's Competency and Qualifications | Points Based | 30 Points (15%)

Alex Corales: 9

Ramon Gavarrete: 2

1. See comments in "Ability and Competency of the Consultant" section. 2. A Project Team was NOT provided, although it is not clear who will be the Project Lead or Manager. 3. The information provided is NOT enough to determine the Team's capabilities or abilities.

Jeffrey Hays: 5

Appendices lacking

Stephen Hofstetter: 15

There is reference to more details in appendix, but not provided. Very few details

Danny Moore: 5

Carrie Parker-Warren: 9

Ralston Reodica: 5

Project Understanding and Approach | Points Based | 50 Points (25%)

Alex Corales: 19

Ramon Gavarrete: 10

1. See comments in "Ability and Competency of the Consultant" & "Project Manager & Team's Competency & Qualifications" sections. 2. The information provided is not enough to determine if Responder has a thorough understanding of the project, the scope, and objectives.

Jeffrey Hays: 10

Stephen Hofstetter: 25

limited information

Danny Moore: 18

Carrie Parker-Warren: 15

Ralston Reodica: 10

Ability to Meet Project Schedule and Budget Requirements | Points Based | 30 Points (15%)

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Alex Corales: 9

Ramon Gavarrete: 9

1. See comments in "Ability and Competency of the Consultant", "Project Manager & Team's Competency & Qualifications", & "Project Understanding & Approach" sections. 2. The Development Timeline submitted is very generic and lacks detail.

Jeffrey Hays: 5

Stephen Hofstetter: 15

limited information other than pricing and simple timeline.

Danny Moore: 8

Carrie Parker-Warren: 10

Ralston Reodica: 5

Proposal Organization | Points Based | 10 Points (5%)

Alex Corales: 2

Ramon Gavarrete: 3

1. Responder did not include a letter of interest. Information provided was NOT enough and lacks critical components.

Jeffrey Hays: 2

Stephen Hofstetter: 5

No letter of interest and limited information in the proposal

Danny Moore: 4

Carrie Parker-Warren: 4

Ralston Reodica: 2

Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (2.5%)

Alex Corales: 5

Ramon Gavarrete: 5

Jeffrey Hays: 5

Stephen Hofstetter: 5

Danny Moore: 5

Carrie Parker-Warren: 5

Ralston Reodica: 5

Location | Points Based | 10 Points (5%)

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Alex Corales: 0

Ramon Gavarrete: 0

Jeffrey Hays: 0

Stephen Hofstetter: 0

Danny Moore: 0

Carrie Parker-Warren: 0

Ralston Reodica: 0

Small Business Enterprise Participation (SBE) | Points Based | 15 Points (7.5%)

Alex Corales: 0

Ramon Gavarrete: 0

Jeffrey Hays: 0

Stephen Hofstetter: 0

Danny Moore: 0

Carrie Parker-Warren: 0

Ralston Reodica: 0

The Hutchinson Foundation Inc

Ability and Competency of the Consultant | Points Based | 50 Points (25%)

Alex Corales: 40

Ramon Gavarrete: 39

1. Although information provided was minimal, Responder did provide brief details of the sub-categories being evaluated.

Jeffrey Hays: 25

Stephen Hofstetter: 40

Details provided, there is subcontracted work. Local business. Prior level experience hard to determine based on provided information.

Danny Moore: 40

Carrie Parker-Warren: 40

Ralston Reodica: 20

Project Manager and Project Team's Competency and Qualifications | Points Based | 30 Points (15%)

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Alex Corales: 25

Ramon Gavarrete: 19

1. Although information provided was minimal, Responder did provide brief details of the sub-categories being evaluated.

Jeffrey Hays: 20

Stephen Hofstetter: 25

Project manager and team qualification provided in detail

Danny Moore: 24

Carrie Parker-Warren: 20

Ralston Reodica: 10

Project Understanding and Approach | Points Based | 50 Points (25%)

Alex Corales: 40

Ramon Gavarrete: 39

1. Although information provided was minimal, Responder did provide brief details of the sub-categories being evaluated.

Jeffrey Hays: 30

Stephen Hofstetter: 40

Project home number (26-30 SFH) proposed much lower than rest of the applications but the only one that included only single family detached homes. Costs of homes at \$225k and above (others had lower cost options).

Danny Moore: 40

Carrie Parker-Warren: 45

Ralston Reodica: 20

Ability to Meet Project Schedule and Budget Requirements | Points Based | 30 Points (15%)

Alex Corales: 25

Ramon Gavarrete: 18

1. A project schedule and estimated budget was provided.

Jeffrey Hays: 15

Stephen Hofstetter: 20

pricing high? Others provided lower cost options for some home options.

Danny Moore: 24

Carrie Parker-Warren: 25

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Ralston Reodica: 20

Proposal Organization | Points Based | 10 Points (5%)

Alex Corales: 8

Ramon Gavarrete: 8

1. Although information provided was minimal, Responder did provide brief details of the sub-categories being evaluated.

Jeffrey Hays: 5

Stephen Hofstetter: 9

Clear application with a letter of interest

Danny Moore: 8

Carrie Parker-Warren: 10

Ralston Reodica: 5

Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (2.5%)

Alex Corales: 5

Ramon Gavarrete: 5

Jeffrey Hays: 5

Stephen Hofstetter: 5

Danny Moore: 5

Carrie Parker-Warren: 5

Ralston Reodica: 5

Location | Points Based | 10 Points (5%)

Alex Corales: 10

10267 NW 153rd Terr Alachua, FL 32615

Ramon Gavarrete: 10

10267 NW 153rd Terr Alachua, FL 32615

Jeffrey Hays: 10

10267 NW 153rd Terr Alachua, FL 32615

Stephen Hofstetter: 10

10267 NW 153rd Terr Alachua, FL 32615

Danny Moore: 10

10267 NW 153rd Terr Alachua, FL 32615

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Carrie Parker-Warren: 10

10267 NW 153rd Terr Alachua, FL 32615

Ralston Reodica: 10

10267 NW 153rd Terr Alachua, FL 32615

Small Business Enterprise Participation (SBE) | Points Based | 15 Points (7.5%)

Alex Corales: 15

SBE Certified

Ramon Gavarrete: 15

SBE Certified

Jeffrey Hays: 15

SBE Certified

Stephen Hofstetter: 15

SBE Certified

Danny Moore: 15

SBE Certified

Carrie Parker-Warren: 15

SBE Certified

Ralston Reodica: 15

SBE Certified

The Long Foundation, Inc

Ability and Competency of the Consultant | Points Based | 50 Points (25%)

Alex Corales: 40

Ramon Gavarrete: 45

Jeffrey Hays: 35

Stephen Hofstetter: 45

Provided information to address questions with local examples

Danny Moore: 44

Carrie Parker-Warren: 40

Ralston Reodica: 35

Joint venture partnership: Aevolve Green Solutions and HOPE CDC Outreach

Project Manager and Project Team's Competency and Qualifications | Points Based | 30 Points (15%)

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Alex Corales: 25

Ramon Gavarrete: 25

Jeffrey Hays: 20

Stephen Hofstetter: 26

detailed information about project team qualifications provided

Danny Moore: 26

Carrie Parker-Warren: 20

Ralston Reodica: 20

Joint venture partnership: Aevolve Green Solutions and HOPE CDC Outreach

Project Understanding and Approach | Points Based | 50 Points (25%)

Alex Corales: 40

Ramon Gavarrete: 45

Jeffrey Hays: 40

Stephen Hofstetter: 45

Application demonstrated strong understanding of project objectives

Danny Moore: 43

Carrie Parker-Warren: 40

Ralston Reodica: 35

Ability to Meet Project Schedule and Budget Requirements | Points Based | 30 Points (15%)

Alex Corales: 25

Ramon Gavarrete: 25

Jeffrey Hays: 20

Stephen Hofstetter: 25

various design options within price goals with budget and schedule provided

Danny Moore: 26

Carrie Parker-Warren: 20

Ralston Reodica: 15

Proposal Organization | Points Based | 10 Points (5%)

Alex Corales: 4

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Ramon Gavarrete: 8

Jeffrey Hays: 7

Stephen Hofstetter: 9

provided letter and required paper work

Danny Moore: 8

Carrie Parker-Warren: 10

Ralston Reodica: 7

Volume of Previous Work (VOW) awarded by the County | Points Based | 5 Points (2.5%)

Alex Corales: 5

Ramon Gavarrete: 5

Jeffrey Hays: 5

Stephen Hofstetter: 5

Danny Moore: 5

Carrie Parker-Warren: 5

Ralston Reodica: 5

Location | Points Based | 10 Points (5%)

Alex Corales: 10

1712 Northeast Waldo Road Gainesville, FL 32609

Ramon Gavarrete: 10

1712 Northeast Waldo Road Gainesville, FL 32609

Jeffrey Hays: 10

1712 Northeast Waldo Road Gainesville, FL 32609

Stephen Hofstetter: 10

1712 Northeast Waldo Road Gainesville, FL 32609

Danny Moore: 10

1712 Northeast Waldo Road Gainesville, FL 32609

Carrie Parker-Warren: 10

1712 Northeast Waldo Road Gainesville, FL 32609

Ralston Reodica: 10

1712 Northeast Waldo Road Gainesville, FL 32609

Small Business Enterprise Participation (SBE) | Points Based | 15 Points (7.5%)

EXECUTIVE SUMMARY

RFP No. RFP 25-519-LC

Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land

Alex Corales: 15

SBE Certified

Ramon Gavarrete: 15

SBE Certified

Jeffrey Hays: 15

SBE Certified

Stephen Hofstetter: 15

SBE Certified

Danny Moore: 15

SBE Certified

Carrie Parker-Warren: 15

SBE Certified

Ralston Reodica: 15

SBE Certified




ITA RFP 25-519-LC

Final Audit Report

2025-05-01

Created:	2025-04-28
By:	Leira Cruz Caliz (lcruzcaliz@alachuacounty.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAY2S2QukZmiOXzAdbE-T4hqXBd2apzriE

"ITA RFP 25-519-LC" History

-  Document created by Leira Cruz Caliz (lcruzcaliz@alachuacounty.us)
2025-04-28 - 3:35:37 PM GMT
-  Document emailed to TJ White (twhite@alachuacounty.us) for signature
2025-04-28 - 3:35:44 PM GMT
-  Email viewed by TJ White (twhite@alachuacounty.us)
2025-04-28 - 7:19:58 PM GMT
-  Document e-signed by TJ White (twhite@alachuacounty.us)
Signature Date: 2025-05-01 - 12:59:06 PM GMT - Time Source: server
-  Agreement completed.
2025-05-01 - 12:59:06 PM GMT