



Agenda Item Summary

File #: 25-00416

Agenda Date: 6/10/2025

Agenda Item Name:

Recommendation 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:

Recommendation 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:

Recommends that the Board reject all responses submitted under 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 and have staff bring back the scope of work to refine the desired outcomes and determine the best direction moving forward.

While the proposals received followed the procurement process and were ranked appropriately, they lacked the necessary specificity for staff to proceed with meaningful negotiations. The intent of the RFP was to move closer to a turnkey project with clearly defined outcomes. Instead, the proposal included too many uncertainties—key elements like the number of units, project timeline, and financing were presented as flexible or dependent on future decisions. Although the proposal addressed the general scope, it did not provide the level of detail necessary to establish clear terms for contract negotiations.

Prior Board Motions:

August 27, 2024: BoCC approved the Legacy Proposed Scope of Service and authorized Housing and Strategic Development Division to work with Procurement for the issuance of a Request for Proposal for the development of attainable single-family and market rate homes.

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:

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>