



Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	January 13, 2020		Item Type: (Enter X in box)	Resolution x	Ordinance	Other	
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)	1st Reading		2nd Reading	
	x		Public Hearing: (Enter X in box)	Yes	No	Yes	No
Funding Source:	5910-56500-C1502		Advertising Requirement: (Enter X in box)	Yes		No	
						X	
Account Balance:	N/A		RFP/RFQ/Bid Number:	(RFP) # FY 2018-2019-CRA002 Prequalification of Firms – New Residential Housing			
Contract/P.O. Required: (Enter X in box)	Yes	No	Project Number:	C-1502			
	x						
Strategic Priority: (Enter X in box) Capital Improvements Goal 1 - Undertake Total Improvements of Public Realm <input type="checkbox"/> Goal 2 - Promote Public/Public and Public/Private Partnership <input type="checkbox"/> Promote Projects with Large-Scale Impacts Goal 1 - Issue a Request for Proposals (RFP) for NW infill Housing <input type="checkbox"/> Goal 2 - Issue a Request for Qualifications (RFQ) for Dixie Highway/Foster Road parcel <input type="checkbox"/> Priority Area: North West Quadrant <input type="checkbox"/> FEC Corridor <input type="checkbox"/> Southwest Quadrant <input type="checkbox"/> Northeast Quadrant <input type="checkbox"/> Southeast Quadrant <input type="checkbox"/>							
Sponsor Name:	Dr. Jeremy Earle, Executive Director		Department:	HBCRA			

Short Title:

A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE RECOMMENDATION OF AWARD OF REQUEST FOR PROPOSALS (RFP) # FY 2018-2019-CRA002 (PRE-QUALIFICATION OF FIRMS NEW RESIDENTIAL HOUSING) TO EMERALD CONSTRUCTION CORPORATION AND URBAN LEAGUE OF BROWARD COUNTY, INCORPORATED FOR THE CONSTRUCTION OF AFFORDABLE HOUSING UNITS; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AGREEMENTS WITH EACH OF EMERALD CONSTRUCTION CORPORATION AND URBAN LEAGUE OF BROWARD COUNTY, INCORPORATED FOR A THREE (3) YEAR INITIAL TERM WITH TWO (2) ADDITIONAL ONE (1) YEAR TERMS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXPEND UP TO \$250,000 FOR CONSTRUCTION COSTS PER AFFORDABLE HOUSING UNIT (NOT INCLUDING LAND COSTS) AND TO IMPLEMENT CONSTRUCTION OF AS MANY AFFORDABLE HOUSING UNITS PER YEAR PURSUANT TO THE APPROVED HBCRA BUDGET WITHOUT THE NEED FOR FURTHER APPROVAL BY THE BOARD OF DIRECTORS OF THE HBCRA; AND PROVIDING AN EFFECTIVE DATE.

Staff Summary:

Background:

As part of the HBCRA affordable housing initiative the Hallandale Beach Community Redevelopment Agency (HBCRA) released a "Request for Proposal (RFP) on May 28, 2019 seeking proposals from qualified firm(s) to provide turn-key solutions for residential housing. All methods of project delivery were encouraged, traditional construction, modular housing, shipping container homes, structural insulated panels and other innovative and sustainable methods of construction. The RFP was sent via email and through other advertising platforms. Through this RFP the HBCRA intends to award contracts to multiple firms at the discretion of the HBCRA Board of Directors. The pre-qualified awarded firms will be maintained on a list. As properties are made available and/ or acquired by the HBCRA, a contract will be negotiated with the selected firm from the pre-qualified list.

Current Situation:

On May 28, 2019, The City's Procurement Department issued Request for Proposals (RFP) # FY 2018-2019-CRA002 (Pre-Qualification of firms New Residential Housing), on behalf of the HBCRA. The RFP sought to identify firms that could include a mix of housing types that would provide housing for various categories of affordability including extremely low, very low, low, moderate and workforce housing buyers. These firms were to also employ sustainable / green building principles (i.e. water and energy conservation components) to obtain an approved COHB green building certification, or another certification as approved by the HBCRA. Additionally, the responsive firms were to provide variations in design, colors, facades, but with common architectural details, contemporary elevations for the single-family units, especially for lots located in the general vicinity of each other. Although innovative in style, these homes would need to both complement and enhance the overall aesthetics of the neighborhood. Responsive firms were to provide a complete turn-key plan book and renderings of all housing types they could construct.

The RFP was sent via email to over one thousand (1,000) vendors from the City's Vendor list. The RFP was also advertised on the Hallandale Beach Chamber of Commerce's website, the City's website, the DEMANDSTAR website, and the City's and HBCRA Social Media pages. In addition to being advertised on the various websites, the RFP was also advertised through the Miami Minority Business Development Agency Business Center, the U.S. Small Business Administration, and the Broward County Community Relation and Outreach Section Office of Economic and Small Business Development. A pre-proposal meeting was held on June 10, 2019, which allowed firms to attend and ask questions about the proposed RFP. Firms who had questions after the pre-proposal meeting were able to submit those questions via email no later than June 13, 2019. A total of eleven (11) firms attended the pre-proposal meeting.

The deadline date to submit all proposals for the RFP, to the office of the City Clerk, was June 28, 2019. The City Clerk's office received a total of three (3) proposals for this project. On July 16, 2019 the Procurement Director met with the Sunshine Evaluation Committee, selected for this RFP, to discuss the submitted proposals. The Evaluation committee was appointed by the HBCRA Executive Director and consisted of the following staff:

1. James Sylvain, Director of Public Works
2. Vanessa Leroy, Director of Development Services

3. Faith Phinn, CRA Redevelopment & Operations Manager
4. Lovern Parks, CRA Residential Program Manager
5. Glendon Hall, CRA Economic Development Manager

At the Evaluation Committee meeting, the Procurement Director discussed the initial findings of all the submitted proposals to the housing RFP. All responsive firms had to meet the Minimum Qualifications set forth in the RFP document. The evaluation committee members, upon review of the proposals, determined that one of the three firms, Bartley Builder Group, was considered non-responsive for not meeting Minimum Qualification Requirement (MQR) #2.c: Previous Experience-All Projects must have been completed and received a Certificate of Occupancy (C.O.) The evaluation committee proceeded to review and score the other two responsive firms, Emerald Construction Corporation and the Urban League of Broward County (ULBC). On October 7, 2019 Oral Presentations were held for the two (2) responsive firms. An evaluation sunshine committee meeting was held immediately following the oral presentations. The evaluation committee evaluated and scored the responsive firms based on the following criteria and the maximum points allowed:

CRITERIA	POINTS
Firm's Qualifications and Experience	17.5
Contract Lead and Project Manager(s) and Teams Experience/Qualifications	15
Approach to the Project	25
Past Performance (References)	5
Turn-Key Plan Book with Probable Costs and Renderings	27.5
City of Hallandale Beach Local Vendor Preference*	2.5 - 10
TOTAL MAXIMUM POINTS	100

**depending on the level of the Local City of Hallandale Beach Vendor Preference the points may be 2.5, 5, or 10.*

The two (2) proposals received from Emerald Construction Corporation and Urban League of Broward County, Inc. (ULBC) met the Minimum Qualification Requirements. Both firms were very qualified and had over seventeen (17) years of experience in construction of residential homes. The Project Managers for both firms had more than

twenty-one (21) years of experience managing residential construction. Both firms reflected the financial capacity and ability to perform, however, ULBC offered a more holistic approach to development that encompasses all phases of the development process, from conceptual design and construction through homebuyer preparedness. The Evaluation Committee score and ranked both responsive firms, and they were very close in ranking. Emerald Construction Corporation received a total score of 377.5 and ULBC received a score of 378.

Upon approval by the HBCRA Board of Directors, the Executive Director and the HBCRA Attorney will negotiate and finalize agreements with both Emerald Construction Corporation and the Urban League of Broward County, Inc., authorizing the Executive Director to expend no more than \$250,000 of construction costs per each affordable housing unit, not including the cost of land. When a CRA property has been identified for an affordable housing project, the Executive Director will work with one of the selected respondents and negotiate elements such as type of housing, cost per square foot, consistency in amenities in each unit, and architectural aesthetics, to name a few.

Fiscal Impact:

N/A

Why Action Is Necessary:

Pursuant to City of Hallandale Beach, Procurement, Chapter 23, Section 23-6 Award of Contract, the City Manager shall have the authority to recommend to the City Commission award of contracts. The Hallandale Beach Community Redevelopment Agency has adopted the City of Hallandale Beach's purchasing policy and has incorporated the same into their By-Laws.

Proposed Action:

Staff recommends approval of the attached Resolution awarding (RFP) # FY 2018-2019-CRA002 (Pre-Qualification of firms New Residential Housing) and authorizing the Executive Director and the HBCRA Attorney to negotiate and finalize agreements with both Emerald Construction Corporation and the Urban

League of Broward County, Inc., authorizing the Executive Director to expend no more than \$250,000 of construction costs per each affordable housing unit, not including the cost of land, and that the HBCRA is able to complete as many homes per year as the approved HBCRA budget allows, without the need for further approval by the Board of Directors of the HBCRA.

Attachment(s):

Exhibit 1 - Resolution
Exhibit 2 – Summary Rating Sheet
Exhibit 3 – Emerald Construction Proposal
Exhibit 4 – Urban League Proposal