City of Jacksonville, Florida

Lenny Curry, Mayor

Procurement Division
Ed Ball Building
214 N. Hogan Street, Suite 800
Jacksonville, Florida 32202

ONE CITY. ONE JACKSONVILLE.

MEMORANDUM

TO: **Competitive Sealed Proposal Evaluation Committee ("CSPEC")**

FROM: **Gregory Pease, Chief of Procurement**

DATE: **June 20, 2019**

RE: **REQUEST FOR APPROVAL TO UTILIZE COMPETITIVE SEALED PROPOSAL PROCESS**

Pursuant to Chapter 126, Part 2, § 126.204, approval is requested to utilize the Competitive Sealed Proposal process to formally procure a developer for **Purchase or Lease of Jacksonville Property – Primary Parcel: 074834-0000 and Optional Parcel: 122833-0000**. As a follow-up to the same, the CSPEC is now requested to review and approve the solicitation documents attached hereto.

More specifically, the CSPEC is requested to review and approve the evaluation criteria as outlined in the attached Request for Proposal ("RFP"). Procurement's review in this matter has revealed that:

> The attached Certification Letter and the Scope of Services received from the using agency appear to be in order.
>
> The RFP has been reviewed and approved by Risk Management regarding insurance and indemnification requirements.
>
> The RFP has been reviewed and approved by EBO regarding JSEB participation goals and EBO recommends: Encouragement Plan.

It is requested that the CSPEC take these issues into consideration in its review and/or approval in this matter.

CSPEC APPROVAL

Finance Director or designee	Procurement Chief or designee
General Counsel or designee	Department/Agency Representative
Public Works Director or designee	

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

ONE CITY. ONE JACKSONVILLE.

June 11, 2019

Mr. Gregory Pease, Chief of Procurement
City of Jacksonville
Ed Ball Building, 8th Floor
214 N. Hogan Street
Jacksonville, FL 32202

RE: Armory Building RFP

Dear Mr. Pease:

Pursuant to Chapter 126 of the City of Jacksonville Procurement Code, the Office of Economic Development respectfully requests your office issue a Request For Proposal (RFP) for the sale and redevelopment of the former National Guard Armory located at 851 N. Market Street, Jacksonville, Florida 32206 along with an adjacent Optional Parcel located 928 N. Liberty Street, Jacksonville, FL 32206.

The objective of the RFP is to advertise the sale of the two parcels of property for redevelopment by a third party and place them back into productive use and add them back to the tax roll. Additionally, the redevelopment of the two parcels will result in the creation of new private sector jobs for Jacksonville citizens.

The estimated time frame for completion of the RFP process is within 60 – 90 days. There is no cost estimated for these services. This RFP does not duplicate existing services. There are no current contracts or prior services relating to the proposed services.

Your assistance in issuing the RFP to sell for redevelopment the two parcels of city owned land identified above is appreciated. If you have any questions regarding this request don't hesitate to contact me at (904) 255-5455.

Sincerely,

Kirk Wendland
Executive Director
Office of Economic Development

Klages, David

From: Willis, Ann
Sent: Tuesday, June 04, 2019 2:35 PM
To: Klages, David
Subject: Re: Purchase or Lease of Primary Parcel: 074834-0000 and Optional Parcel: 122833-0000

Yes, Twane did it.

Sent from my iPhone

> On Jun 4, 2019, at 12:50 PM, Klages, David <DKlages@coj.net> wrote:
>
> Please disregard my earlier email. I received the attached updated version. I have requested it in Word but the email from Joe Whitaker in which I received this updated version sounded like it had already been reviewed/approved by you.
>
> David R. Klages
> Purchasing Analyst
> City of Jacksonville, Procurement Division
> 214 N. Hogan Street, Suite 800
> Jacksonville, FL 32202
>
> Phone: (904) 255 – 8813
> Email: dklages@coj.net<mailto:dklages@coj.net>
> [cid:image001.jpg@01D2C249.F23B9D40]
>
> From: Klages, David
> Sent: Monday, June 03, 2019 2:57 PM
> To: RiskReview
> Subject: Purchase or Lease of Primary Parcel: 074834-0000 and Optional Parcel: 122833-0000
>
> Good afternoon. I am working on an RFP for the purchase or lease of two City owned parcels. Would you please look at the Indemnification and Insurance requirements (Sections 3.20 and 3.21) and let me know if they are okay as-is? If they aren't, would you please revise them as needed for this project?
>
> FYI, they are from a similar solicitation from two years ago.
>
> If you have any questions, please feel free to call.
>
> Thank you,
>
> David R. Klages
> Purchasing Analyst
> City of Jacksonville, Procurement Division
> 214 N. Hogan Street, Suite 800
> Jacksonville, FL 32202
>
> Phone: (904) 255 – 8813
> Email: dklages@coj.net<mailto:dklages@coj.net>
> [cid:image001.jpg@01D2C249.F23B9D40]

Department of Finance and Administration
Procurement Division

CITY OF JACKSONVILLE

June 3, 2019

To: Greg Pease, Division Chief
Procurement Division

From: Rose Nettles RN
Jacksonville Small and Emerging Businesses (JSEB) Administrator

RE: **Notice of Disposition/Invitation to Developers to Purchase or Lease City of Jacksonville Property**

The Jacksonville Small and Emerging Business & Contract Compliance (JSEB) Office has reviewed the scope of work, consulted the using agency, and contacted ready, willing, and available JSEBs.

Based upon our findings, we recommend the following:

- ☒ Encouragement
- ☐ Participation
- ☐ Set-Aside %

Our outreach efforts are documented and available upon request. Please let us know if you have any questions or concerns.

If you need additional information I may be reached at (904) 255-8833.

cc: Dave Klages

214 North Hogan Street, Suite 800 □ Jacksonville, FL 32202 □ 904-255-8840 □ Fax 904-255-8842 □ www.jseb.coj.net