

Audit and Accountability Committee



Post Solicitation Briefing for Neighborhood Improvement Bond Program 3830 Parkdale Drive Project

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December 11, 2018

SOLICITATION OVERVIEW

Project Summary

- Developer will develop and construct a rental housing development at 3830 Parkdale Drive in accordance with the Council-adopted Urban Renewal Plan
- The development will provide all of the units to families at or below 60% AMI
- The City's bond contribution of land/site and site readiness serves as a gap financing tool to provide affordable/Workforce Housing

Solicitation Type

- RFP

Estimated Value

- Land – \$2,870,000
- Gap – \$4,000,000

Proposed Term

- 3 Years

RECOMMENDED AWARD

RFP: The Purchase and Development of 3830 Parkdale Drive - Phase II		Firm 1	Firm 2	Firm 3
Development Experience	15	14.80	12.40	12.60
Financial Capacity and Capability	10	9.00	6.00	7.00
Project Site Plan and Timeline	10	9.20	6.80	5.80
Affordable Housing	50	39.00	46.00	32.25
SBEDA (Small Business Economic Development Advocacy)	10	10.00	0.00	0.00
Other Public Benefit	5	4.80	2.40	2.80
TOTAL SCORE	100	86.80	73.60	60.45
RANK		1	2	3

SBEDA Subcontracting Requirements – 25% M/WBE , 5% AABE

Local Preference Program – not applicable

Veteran Owned Small Business Preference Program – not applicable

DUE DILIGENCE

TCI and Audit Department – Results

Number of vendors notified:	409
Number of vendors at pre-submittal conference:	2
Number of responses received:	3
Results of Minimum Requirements Review No Findings	
Results of Due Diligence Review No Findings	

TIMELINE

- **Negotiate with Selected Firm**
- **Brief Neighborhood Improvements Advisory Committee**
 - **December 4, 2018**
- **Brief OUR SA**
 - **December 5, 2018**
- **City Council Consideration**
 - **January 17, 2019**