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City of Jacksonville, Florida

Procurement Award Form (PAF)

Part 1 – Form Type: JPAC 126.204 (a) New Award, Renewals, Waive Technical Defects, Price Increases, NTE Increases.

Goods and/or Services: SHIP Single-Family Development Program

Requested Action and Justification:

Recommend approval to reject two bidders: Habitat for Humanity of Jacksonville and Vangjush Angjo DBA Vans Framing and Drywall, LLC as outlined below. Recommend approval of award to the highest scoring firm, Jacksonville Community Land Trust, to provide services under the SHIP Single-Family Development Program. Period of service is for one (1) year from effective date of contract. Total expenditure not to exceed $521,975.00.

There was a total of (3) three bids, two bid were non-responsive:
Jacksonville Community Land Trust - 94.00
Habitat for Humanity of Jacksonville - Missing required the 20% JSEB participation and JSEB Form 1
Vangjush Angjo DBA Vans Framing and Drywall, LLC- incomplete application missing required information.

Contract to be executed by the Office of General Counsel.

Supplier:	Jacksonville Community Land Trust	**Basis of Award:**	Highest Evaluated	**BID Opening Date:**	06/01/2026

POA #:	n/a	**PO #:**	n/a	**Change Order #:**	n/a
Solicitation #:	RFP-NONCON 17809 26	**Contract #:**	n/a	**Contract ADM #:**	n/a
Term:	1 year	**Options:**	n/a	**Options Used:**	n/a

Federally Funded:	No	**JSEB Rec:**	Participation
Licenses Verified:	Yes	**JSEB %:**	20
Bonds Required:	No	**Bonds Waived Pursuant To:**	N/A

Fund:	11701	**Center:**	174106	**Acct:**	583040	**Proj:**	011255	**Activity:**	00000000	$ 521,975.00
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$
Fund:		**Center:**		**Acct:**		**Proj:**		**Activity:**		$

New NTE/GMP:	$ $521,975	**Contingent Amt:**	$ 0	**DMP/ODPO Amt:**	$ 0

Using Agency/BU:	ERCD:HOUSING AND COMMUNITY DEVELOPMENT		
Concurrence:	Signed by: Jeffrey Davis 1431B9601B7249F...	**Title:**	CHIEF OF HOUSING AND COMMUNITY DEVELOPMENT 6/30/2026
Concurrence:	Signed by: Okewusi, Idowisi D7B65F680F5D433...	**Title:**	DIRECTOR FINANCE-HOUSING AND COMMUNITY DEVELOPMENT 6/30/2026
Concurrence:		**Title:**	
Concurrence:		**Title:**	

Procurement Analyst/Buyer:	Signed by: Simpson, Sandy 309A0368E9B74A5...	**Chief of Procurement:**	Signed by: Robert Warembourg, for Dustin Freeman 7/7/2026 4812CA1D431247A...
Name:	Simpson, Sandy	**Name:**	Dustin L. Freeman

Part 2 – JPAC Action: All award actions subject to lawfully appropriated funds.		**Part 3 – Final Awarding Authority Action:**	
Members who approve:		**Action:**	
Members who disapprove:		**Signature:**	
Date:		**Date:**	

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PAF Instructions
Part 1 (using agency)

Form Type: This form will be used for both Administrative Awards and JPAC Requests. Select type from dropdown options.

Goods and/or Services: Enter a brief description of the types of goods and services included in the request.

Requested Action and Justification: Enter a brief description of the requested action or authority being sought. i.e.; *Request permission to award the lowest, responsive responsible bidder for an ITB or award the highest ranked supplier for an RFP.* This block should also be used for additional information such as additional 4th account strings, or other information essential for contract execution.

Supplier: Enter awarded supplier name**.** If multiple, include in "Requested Action and Justification" box.

Basis of Award: Select from Lowest Price Technical Acceptable (LPTA), Highest Price Technical Acceptable (HPTA) or N/A.

Bid Opening Date: The date bids were unsealed by Procurement.

POA #: This is your 1Cloud generated Agreement number. Select Type, Enter Number.

PO #: Enter the PO number or agreement release number.

Change Order #: Provide the applicable change order number represented by this request.

Solicitation #: Select Prefix type, Enter Number, and Year.

Contract #: This number should be the same as your POA number (unless procured prior to 2020)

Contract Amendment #: Provide the applicable amendment number represented by this request.

Term: Select the Period of Performance or Term for the initial period.

Options: Period of time for each renewal or option.

Options Used: Prior to this request, enter how many options were already used.

Federally Funded: Select yes or no from dropdown if Federal Funds will be used.

JSEB Rec: Select Encouragement or JSEB Set Aside Option.

JESB %: If JSEB Participation, enter the percentage.

Bonds Waived Pursuant to: Select option from Drop down.

Funding Sources: Fund/Center/Account/Project/Activity, all fields are required even if zeros.

New NTE/GMP: Enter the new total not to exceed amount. Note, this should match the contract maximum indebtedness, if applicable**.**

Contingent Amount: If your agency requests an allowance for unforeseen additional expenses, then specify the amount of your requested increase and new NTE that represents the contingency allowance. This is over and above any quote.

DMP/ODPO Account: Enter the Direct Materials Purchase/Owner Direct Purchase Order Account. Used mainly for CIP (Capital Improvement/Construction) Projects

Using Agency/BU: Select one from the dropdown list.

Concurrence: Using Agency internal routing requirements for Electronic Signatures (follow Proc Manual for threshold requirements)

Title: Title of person electronically signing form.

Attachments: Included any supplemental information to the Procurement Award Form. i.e.; *Scope of work, previous awards*.

**Any field where there is no data available, or no entry is required, either leave it blank or enter N/A. Any fields where there is known data, include for informational purposes. Any changes to an original award should contain the data that is being changed and any other relevant data required for JPAC review and approval.*

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Award Solicitation: Single-Family Development Program

Solicitation: **RFP - Non-Construction** Procurement BU: **COJ BU** Close Date: **4/1/2026 16:00** Solicitation Currency: **USD**	Responses Received: **3** Active Responses: **3** Shortlisted Responses: **3**	Invited Suppliers: **210** Will Participate: **7** Responded: **3**

Line Summary

Line	Item	Item Revision	Supplier	Business Relationship	UOM	Estimated Quantity	Estimated Total Amount	Award	Agreement Quantity	Rank	Response Price	Score	Response Minimum Release Amount	Supplier Site	Response	Target Minimum Release Amount	Category Name	Line Type
1 Please insert $1.00			Habitat For Humanity Of	Spend Authorized				No		1	1.00	100.00	1.00	Order/Rfx/Rfq	464858		962.58 Professional Servic	Dollars
1 Please insert $1.00			Jacksonville Community L	Spend Authorized				No		2	1.00	100.00	1.00	Order/Rfx/Rfq	464859		962.58 Professional Servic	Dollars
1 Please insert $1.00			Vanguard Aogo	Spend Authorized				No		3	1.00	100.00		Main	464307		962.58 Professional Servic	Dollars

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Award Solicitation: Single-Family Development Program

Solicitation **RFP - Non-Construction 1780**	Responses Received **3**	Invited Suppliers **210**
Procurement BU **COJ BU**	Active Responses **3**	Will Participate **7**
Close Date **6/1/2026 16:00**	Shortlisted Responses **3**	Responded **3**
Solicitation Currency **USD**		

Overview

	Habitat For Humanity Of Jacksonville, Inc **Response: 464558**	**Jacksonville Community Land Trust Inc** **Response: 464509**	**Vangjush Angjo** **Response: 464307**
Business Relationship	Spend Authorized	Spend Authorized	Spend Authorized
Supplier Site	Order/Remit	Order/Remit	Main
Supplier Contact	Carr, Octavious	Pfalzgraf, Robin	Angjo, Vangjush
Response Status	Active	Active	Active
Shortlist Status	Included	Included	Included
Response Amount	1.00	1.00	1.00
Overall Rank	3	2	1
Total Award Amount			
Time of Response	6/1/2026 15:36	5/29/2026 13:08	5/18/2026 9:35
Response Valid Until			
Reference Number			
Note to Buyer			
Attachments	Yes	Yes	No

Requirements (View Scoring Criteria)

Requirement	**Target Value**	**Habitat For Humanity Of Jacksonville, Inc** **Response: 464558**	**Jacksonville Community Land Trust Inc** **Response: 464509**	**Vangjush Angjo** **Response: 464307**
Total Score		**0.00**	**94.00**	**0.00**
1. Affirmation				
1. Type name, title, and e-mail of person submitting bid in the comments box.		a. Acknowledge	a. Acknowledge	a. Acknowledge
Comments		John Brown, Sr. Director of Community Partnerships, jbrown@firstcoasthabitat.org	Robin Pfalzgraf, Executive Director rpfalzgraf@jaxclthomes.org	Vangjush Angjo, Owner, vangj874@gmail.com
2. Type name of company in the comments box.		a. Acknowledge	a. Acknowledge	a. Acknowledge
Comments		Habitat for Humanity of Jacksonville DBA First Coast Habitat for Humanity	Jacksonville Community Land Trust	VAN'S FRAMING AND DRYWALL, LLC
3. No Alterations: Bidder has not altered the original Solicitation Document in any way and further understands that any such alteration of the original solicitation document may result in rejection of the bid.		a. Acknowledge	a. Acknowledge	a. Acknowledge
4. Solicitation Silence: The Solicitation Silence policy is in effect for this solicitation and all communications related to this solicitation must be in writing to the designated procurement representative. Violations of the solicitation silence policy may result in the rejection/disqualification of the submission.		a. Acknowledge	a. Acknowledge	a. Acknowledge
5. Legal authorization and solicitation specific minimum requirements: All bidders must be legally authorized to do business in Duval County and shall comply with all minimum requirements for this bid. Failure to submit evidence for meeting any of these requirements may be grounds for rejection. Vendor shall provide proof of applicable local business licenses and particulars such as specific licensure, experience on similar projects, years of expertise in the area etc.		a. Acknowledge	a. Acknowledge	a. Acknowledge
Comments			Jacksonville Community Land Trust (JCLT) is a legally incorporated Florida nonprofit organization and is authorized to conduct business within the State of Florida and Duval County, Florida. JCLT maintains all required organizational registrations and operates in compliance with applicable federal, state, and local requirements. JCLT is a registered 501(c)(3) nonprofit organization with Employer Identification Number (EIN): 87-4821561 and maintains active organizational standing with the State of Florida. JCLT possesses extensive experience in affordable housing development, community based housing initiatives, property acquisition and development coordination, funding administration, homebuyer support, and long-term affordable housing stewardship through the community land trust model.	
6. Certification of No Conflict of Interest: Supplier certifies that no official or employee of the City or independent agency requiring the goods or services described in the specifications has a material financial interest in the Supplier's company. Supplier must complete and submit the attached Conflict of Interest Statement fully detailing any potential conflicts.		a. Contractor certifies that no official or employee of the City or independent agency requiring the goods or services described in the specifications has a material financial interest in the Contractor's company.	a. Contractor certifies that no official or employee of the City or independent agency requiring the goods or services described in the specifications has a material financial interest in the Contractor's company.	a. Contractor certifies that no official or employee of the City or independent agency requiring the goods or services described in the specifications has a material financial interest in the Contractor's company.
7. Equal Business Opportunity Program: Pursuant to Part 6 of Chapter 126, Jacksonville Ordinance Code, the City of Jacksonville encourages the utilization and participation of Jacksonville Small and Emerging Businesses (JSEBs) in its contract awards based upon availability. It is the City's intent in adopting this program to reflect the philosophy with regards to enhancing participation of JSEBs in all areas of procurement.		a. Acknowledge	a. Acknowledge	a. Acknowledge
8. Electronic Signature: I understand this acknowledgment serves as my electronic signature and has the same force and effect as my manual signature.		a. Acknowledge	a. Acknowledge	a. Acknowledge
2. Submittal Statement				
1. Submittal Statement Bidder certifies that this proposal is made in good faith, without collusion or connection withany other entity bidding on this work. Bidder has examined and read all Drawings, Specifications, General and Special Conditions,and other Contract Documents, and all Addenda thereto; and is acquainted with and fullyunderstands the extent and character of the work covered by this Proposal and the specifiedrequirements, for the proposed work. Bidder certifies that no officer or agent of the CITY will directly or indirectly benefit from this bid.Bidder states that this Proposal is made in conformity with the Contract Documents and agreesthat in case of any discrepancy or differences between its Proposal and the Contract Documents,the provisions of the latter shall prevail. Bidder certifies that it has carefully examined the foregoing Proposal after the same wascompleted and has verified every item placed thereon; and agrees to indemnify, defend and saveharmless the CITY against any cost, damage or expense which may be incurred or caused by anyerror in the Bidder's preparation of same. Bidder states that all applicable taxes are included in the unit prices or Lump Sum Bid andacknowledges this project is not exempt from the State or Local Sales or Use taxes, and paymentof such taxes is the responsibility of the Bidder. The undersigned Bidder agrees to keep its bid in effect for 120 calendar days after theBid Opening date to allow the CITY time to award the bid, should it be awarded, and timeto prepare and execute the contract (or issue the purchase order). This time period begins atthe time bids are opened and ends upon the issuance of Notice to Proceed (NTP) by the CITY.The bid prices shall remain in effect throughout the life of the Contract. Failure of the CITY toissue NTP within the specified time period shall allow Bidder to withdraw its Bid andterminate its contract without penalty or forfeiture of Bid Bond. Failure of the CITY to issueNTP within the specified time period shall not entitle Bidder to an adjustment of its Bid prices,unless mutually agreeable by the CITY. Bidder certifies, under penalty of perjury and contract rescission, that it has all required licenses toperform the work required to fulfill the terms of the contract resulting from a successful bid.Furthermore, the Bidder affirms that all subcontractors requiring to be licensed are listed in itsresponse and are properly licensed to perform work on their respective portions of this project.		a. Acknowledge	a. Acknowledge	a. Acknowledge
3. General Requirements				
1. Scope of Services: Housing & Community Development Division is seeking qualified developers to participate in its Single-Family Development Program. Developers with properties ready for construction of single-family homes may apply for up to (4) properties that will target very low-income homebuyers (households earning 50% area median income or lower). This reimbursement loan will be fully repaid to the City of Jacksonville at the home's closing. Constructed homes must meet Florida Building Code and City requirements, and sale prices must remain within SHIP affordability limits. Developers must begin construction within 90 days of executed contract unless otherwise authorized and follow an agreed-upon construction timeline. Following construction of the home, the developer must be able to sell the home to a very low income household within a prescribed timeframe. Selected homebuyers will be required to complete HUD-approved homebuyer education and qualify for a first mortgage from a participating lender. In addition to the minimum requirements listed below, suppliers should demonstrate their capacity in the following areas: – Financial capacity to perform work until project reimbursement/loan draw – Ability to meet construction timelines and program requirements – Ability to recruit homebuyers that meet eligibility requirements. – Understanding of rules and regulations governing the State Housing Initiatives Partnership Program. – Capacity to manage and administer funds in a timely manner.		a. Acknowledge	a. Acknowledge	a. Acknowledge
2. Specifications: The initial term of agreement will commence upon execution of the contract and continue for (1) one year. Extensions to the contract will be considered based upon performance and availability of funds. The SHIP Single-Family Development Program provides short-term construction financing to qualified developers to build new single-family homes for sale to households earning no more than 50% of the Area Median Income (AMI). SHIP funds are loaned to the developer and fully repaid to the City at the time of sale/closing. The program is designed to expand affordable homeownership opportunities and increase the supply of quality housing for very low-income households. Program Objectives – Increase the number of affordable, owner-occupied homes in Jacksonville. – Support responsible developers committed to affordable housing. – Ensure SHIP funds are used efficiently through a revolving-loan structure. – Facilitate pathways to homeownership for very low-income families. – Promote high construction standards and long-term sustainability of housing stock. Eligible developer types include: – Nonprofit affordable housing developers – For-profit builders/developers with affordable housing experience – Community Housing Development Organizations (CHDOs) – Public-private development partners Eligible Activities: – New construction of single-family homes – Site improvements directly related to the housing unit – Infrastructure improvements required for development (if not otherwise funded) – Energy-efficient and resilient construction features Eligible Costs: – Construction materials and labor – Site preparation – Permits and impact fees – Contractor and subcontractor expenses – Architect/engineering costs related to the structure – Insurance and construction-related soft costs Ineligible Costs: – Developer profit paid upfront – Refinancing of existing debt – Marketing, sales commissions, or general operating expenses – Luxury upgrades beyond program standards Loan Terms: – Type: Short-term construction loan – Interest Rate: 0% – Term: Up to 12 months – Security: Recorded mortgage and promissory note – Disbursement: Draw schedule based on completed work – Repayment: Full repayment due at sale closing – Maximum Loan Per Unit: Determined annually by the City based on available SHIP funds and construction cost analysis Buyer Eligibility Requirements – All completed units must be sold to buyers who: – Earn ≤ 50% AMI, adjusted for household size – Complete HUD-approved homebuyer education – Qualify for a first mortgage from a participating lender – Agree to long-term affordability restrictions (if included in project design) Developers must ensure homes do not exceed the maximum SHIP sale price limit. Property StandardsHomes must comply with: – Florida Building Code – Local zoning and land-use regulations – SHIP minimum property standards – Energy-efficiency requirements (Energy Star components encouraged) – Wind/impact-resistant construction standards required in coastal/windborne areas Underwriting & Selection Criteria – Applications will be evaluated based on: – Capacity and experience of the developer – Financial feasibility of the project – Cost reasonableness and alignment with SHIP allowable costs – Ability to deliver homes within required timelines – Quality of construction and design – Location suitability and neighborhood context – Overall impact on affordable housing availability The City may request additional documentation during underwriting.		a. Acknowledge	a. Acknowledge	a. Acknowledge
3. Contractors must satisfy the following mandatory minimum requirements to have their responses evaluated. By submitting a response, Contractor warrants and represents that it satisfies these requirements. Failure to meet these requirements will result in the response not being evaluated and being rejected as non-responsive. Minimum Requirements: 1. Supplier shall provide proof of applicable local business license if located within Duval County. 2. Supplier shall demonstrated experience in residential construction (Minimum 3 years) 3. Supplier must have no outstanding default with the City or other public agencies 4. Supplier must complete the required developer application		a. Acknowledge	a. Acknowledge	a. Acknowledge
4. **Response Format?** To maintain comparability and facilitate the evaluation process, Responses shall be organized in the manner set forth below. Tab delineations for each of the sections would be helpful. The formal response to the RFP. Each proposer will clearly indicate within the Cover Letter that your response is for the RFP. The RFP shall contain no more than thirty (**30**) single-sided, 1.5-spaced, 8½" by 11" pages, excluding appendices. The font style shall be A rial with a minimum font size of 11 points. The title page and a single- page cover letter will not be counted as part of the 30-page limit. A cover letter in excess of one page and any other information submitted beyond that noted in the requirements will be counted as part of the 30- page limit. Any RFP exceeding these format guidelines will be rejected without being considered by the City. Provide proof of insurance, bonding capacity, and lice nsing. Copies of these documents may be included as appendices and will not be counted against the 30-page limit. **1) Title Page:** Include only RFP Title, RFP Number, Contractor's full name, address, phone number. **2) Cover Letter:** Include only the following RFP Title and Number Contractor's full name, address and phone number. Names of the person(s) who will be authorized to make representations for the Contractor, their titles, addresses (including email address) and telephone numbers. Contractor's Federal Employer ID Number. Written acknowledgement that (i) the Response is based on the terms set forth in the RFP and all amendments thereto posted on Buyer's website as of the date of the Response, and (ii) the Contractor will be responsible for monitoring Buyer's website for subsequent amendments and for either maintaining, amending or withdrawing the Response prior to the Response Due Date based on those subsequent amendments. Signature of Authorized Representative. **3) Required Forms.** (Not included as part of Thirty page limitation) Attach all forms identified in RFP, each signed by an authorized representative. **4) Proof of Minimum Requirements.** (Not included as part of Thirty page limitation) Responses will ONLY be accepted from companies meeting the minimum requirements in Section 2.3.2 of this solicitation. Contractor must address and provide clear documentation that they meet all minimum requirements. **5) Statement of Qualifications. (Maximum of 30** written pages for this section) This portion of the Response will be used to provide the information Buyer needs to evaluate how well the Contractor meets the criteria listed in Section 2.3 – Evaluation Criteria. Failure to provide adequate information on any criterion will result in lower scores and could result in rejection of the Response as non-responsive. Please divide this portion of the Response into ten subsections (one subsection for each of the listed criteria).		a. Acknowledge	a. Acknowledge	a. Acknowledge
5. Federal Funding does not apply to this bid.		a. Acknowledge	a. Acknowledge	a. Acknowledge
6. Non-Mandatory **Join:** https://teams.microsoft.com/meet/264684421562520?p=S6iBAMiEE7pCdmuLqnk Meeting ID: 264 684 421 562 520		a. Acknowledge	a. Acknowledge	a. Acknowledge
4. RFP Requirements				
1. **1. Introduction** The City of Jacksonville ("Buyer") intends to hire an individual or firm ("Contractor") to provide the services described in this Request for Proposal ("RFP"). Persons interested in submitting a response to this RFP (a "Response") should carefully review this RFP for instructions on how to respond and for the applicable contractual terms. **2. Questions and Requests for Amendment to RFP.** If a Contractor (i) has questions about the RFP, (ii) finds discrepancies, omissions or ambiguities in the RFP, or (iii) believes any term or condition of the RFP is unreasonable, Contractor should request an amendment to the RFP. The request should reference the RFP section at issue and include any specific language that Contractor recommends using. All requests for amendment must be submitted in writing (via the 1Cloud Procurement System) and, unless otherwise specified in the RFP, be received by the Purchasing Analyst (Analyst) at least ten (10) calendar days before the Response Due Date. Questions and requests for amendments directed to the Analyst or to any other Buyer personnel shall not constitute a formal protest of the RFP. Failure to request an interpretation or change will be considered evidence that Contractor understands and agrees to the provisions of the RFP. The posting of a written amendment is the only official method by which interpretations, clarifications, changes or additional information will be given by Buyer prior to the opening of Responses. Any other interpretation, clarification, change or information will have no legal effect. Buyer reserves the right to amend, cancel or reissue the RFP at its discretion. Buyer reserves the right to request or obtain additional information about any and all Statement of Qualifications submitted in response to RFP. They may also issue addenda to this RFP which will be sent to each Supplier who received this RFP. This includes the right to change the Response Due Date and the Contract award date. Notice of all amendments and cancellations will be posted on Buyer's website (please contact the Analyst if you are uncertain of the website address or if you experience problems accessing it). Contractor is responsible for monitoring this website for new or changing information. **3. Terms of Agreement.** After award to the successful Contractor, Buyer and Contractor will promptly enter into a written agreement (the "Contract") incorporating the terms of the RFP, the successful Response, and other terms and conditions as may be agreed to between the parties. To the extent the Response contains exceptions to or modifications of the RFP, such exceptions or modifications are stricken unless Buyer affirmatively accepts the exceptions or modifications in the Contract. The Contract will be substantially in the form set forth in an attachment to the RFP. Buyer will not be obligated to pay Contractor for the RFP services until the Contract is signed by both parties. Buyer retains the right to reject all bids and/or amend its notice of award at any time prior to the full execution of the Contract. If the successful Contractor fails to perform the Services as agreed, Buyer reserves the right to (i) issue a new solicitation for the Services, (ii) reopen the RFP for the purpose of awarding a second contract to another Contractor in accordance with the criteria and processes set forth herein; and/or (iii) take such other actions permitted by law. **4. Public Meetings and Special Accommodations.** Any meetings of the RFP evaluation committee (i.e., the Jacksonville Procurement Awards Committee or Technical Review Committee) shall be noticed on Buyer's website and shall comply with Florida's Open Meetings Laws. Please contact the Analyst if you are uncertain of Buyer's website address or if you experience problems accessing it. Persons requiring a special accommodation because of a disability should contact the Analystidentified in the Overview Section at least forty-eight (48) hours prior to the meeting. **5. Cost of Developing RFP Response.** All costs related to the preparation of RFP Responses and any related activities are the sole responsibility of Contractor. Buyer assumes no liability for any costs incurred by Contractors throughout the entire selection process. **6. Response Ownership.** All Responses, including attachments, supplementary materials, addenda, etc., shall become property of Buyer and shall not be returned to Contractor. Buyer will have the right to use any and all ideas or adaptation of ideas presented in any Response.		a. Acknowledge	a. Acknowledge	a. Acknowledge

5.	**Insurance Requirements**				
1.	RFP Indemnification and Insurance Requirements.		a. Acknowledge	a. Acknowledge	a. Acknowledge
6.	**Sample Services Contrct**				
1.	Please review and acknowledge the attached sample Professional Services Contract.		a. Acknowledge	a. Acknowledge	a. Acknowledge
7.	**Evaluation Criteria**				
	Score		**0.00**	**94.00**	**0.00**
1.	**EVALUATION COMMITTEE:** The evaluation committee will consist of three-five (3-5) City employees. Through the Procurement Division, the evaluation committee will have the counsel and advice of Subject Matter Experts (SMEs) for this RFP. These SMEs will consist of internal city representatives from the City. In coordination with the Procurement Division, the evaluation committee reserves the right to include additional, non-voting technical advisors during its review of the responses. In assessing the strengths and weaknesses of each submission, the SMEs may, at their own discretion, request clarification, through the Procurement Division, from the committee.		a. Acknowledge	a. Acknowledge	a. Acknowledge
2.	The evaluations will be based upon the following criteria, and Contractors are requested to provide, as a minimum, the information listed under each criterion. **Failure to provide adequate information on any criterion will result in lower scores and could result in rejection of the proposal as non-responsive.** The response to each of the criterion will be evaluated relative to the other responses received and will be awarded a score of 1 through maximum points. Contractors are encouraged to arrange their responses in a format that will offer ready review and evaluation of each criterion.		a. Acknowledge	a. Acknowledge	a. Acknowledge
3.	Capacity and experience of the developer		a. Acknowledge	a. Acknowledge	a. Acknowledge
	Score		0.00	28.33	0.00
4.	Financial feasibility of the project **(15 points maximum score)**		a. Acknowledge	a. Acknowledge	a. Acknowledge
	Score		0.00	14.00	0.00
5.	Cost reasonableness and alignment with SHIP allowable costs **(20 points maximum score)**		a. Acknowledge	a. Acknowledge	a. Acknowledge
	Score		0.00	16.67	0.00
6.	Ability to deliver homes within required timelines. **(20 points maximum score)**		a. Acknowledge	a. Acknowledge	a. Acknowledge
	Score		0.00	20.00	0.00
7.	Quality of construction and design **(15 points maximum score)**		a. Acknowledge	a. Acknowledge	a. Acknowledge
	Score		0.00	15.00	0.00
8.	**Response Attachments**				
1.	**Attach Overall Proposal Document Here, Use the following naming convention: Supplier_Name Overall Proposal Document. Include all response pages in a single ".PDF" format file.** If the proposer desires, the Company financial reports can be submitted in a separate .pdf file from the proposal file. However, the file name must include the word "Confidential". For Example: "XYZ Engineering – Confidential Financial Info.pdf".		a. Acknowledge	a. Acknowledge	a. Acknowledge
	Attachments		Yes	Yes	Yes

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Award Solicitation: Single-Family Development Program

Solicitation **RFP - Non-Construction 1780**	Responses Received **3**	Invited Suppliers **210**
Procurement BU **COJ BU**	Active Responses **3**	Will Participate **7**
Close Date **6/1/2026 16:00**	Shortlisted Responses **3**	Responded **3**
Solicitation Currency **USD**		

Lines

Number of Awarded Lines **0**
Number of Awarded Suppliers **0**

Total Award Amount

1 Please insert $1.00

Line Type **Dollars**
Category Name **962.58 Professional Services (Not Otherwise**

Start Price
Current Price
Estimated Total Amount

Award Amount
Savings
Savings

	Target Value	Habitat For Humanity Of Jacksonville, Inc Response: 464558	Jacksonville Community Land Trust Inc Response: 464509	Vangjush Angjo Response: 464307
Business Relationship		Spend Authorized	Spend Authorized	Spend Authorized
Supplier Site		Order/Remit	Order/Remit	Main
Response Status		Active	Active	Active
Shortlist Status		Included	Included	Included
Rank		3	2	1
Line Pricing				
Response Price		1.00	1.00	1.00
Unit Price Savings				
Unit Price Savings Percent				
Award Decision				
Award		No	No	No
Award Amount				
Note to Buyer				
Attachments		No	No	No

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Award Solicitation: Single-Family Development Program

Solicitation	**RFP - Non-Construction 178**	Responses Received	**3**	Invited Suppliers	**210**
Procurement BU	**COJ BU**	Active Responses	**3**	Will Participate	**7**
Close Date	**6/1/2026 16:00**	Shortlisted Responses	**3**	Responded	**3**
Solicitation Currency	**USD**				

Requirements Scoring

Requirements

Requirement		Acceptable Values	Score	Maximum Score
7.	**Evaluation Criteria**			**100**
3.	Capacity and experience of the developer	a. Acknowledge		30
4.	Financial feasibility of the project **(15 points maximum score)**	a. Acknowledge		15
5.	Cost reasonableness and alignment with SHIP allowable costs **(20 points maximum score)**	a. Acknowledge		20
6.	Ability to deliver homes within required timelines **(20 points maximum score)**	a. Acknowledge		20
7.	Quality of construction and design **(15 points maximum score)**	a. Acknowledge		15

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A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Department Name
Street Address
City, State ZIP
(904) 630-CITY
www.coj.net

NOTIFICATION OF RECOMMENDED BID REJECTION

Date: July 1, 2026

Via Email: cfolds@firstcoasthabitat.org

Company Name: Habitat for Humanity of Jacksonville

Address: First Coast Habitat for Humanity 40 E Adams St. Suite 200 Jacksonville, FL 32202

Contact Name: Chris Folds

Bid No: RFP- 17809-26

Title: Single-Family Development Program

Date Opened: June 1 2026

Reason for Recommended Bid Rejection: Did not submit the required EBO/JSEB 20% Participation Percentage Plan. The Jacksonville Small Business Program Form 1 was not completed.

If you wish to protest the recommended rejection of this bid, please respond in accordance with the City of Jacksonville's bid protest procedures and email a copy to the City Purchasing Analyst associated with the protested bid.

Note: This intended action is only a recommendation to the appropriate Awarding Authority. The authority recommending award for this bid is the Jacksonville Procurement Awards Committee scheduled for Thursday, July 9, 2026 at 1:00 p.m.

Purchasing Analyst's Signature:

Sandy Simpson, Purchasing Analyst

Docusign Envelope ID: B727654D-D5B0-4876-85B4-88CB3B5C3BED

A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Department Name
Street Address
City, State ZIP
(904) 630-CITY
www.coj.net

NOTIFICATION OF RECOMMENDED BID REJECTION

Date: July 1, 2026

Via Email: vangj874@gmail.com

Company Name: Vangush Angjo DBA Vans Framing and Drywall, LLC

Address: 8285 Lake Woodbourne Drive East

Contact Name: Vangush Angjo

Bid No: RFP- 17809-26

Title: Single-Family Development Program

Date Opened: June 1, 2026

Reason for Recommended Bid Rejection: The application was incomplete and is missing required information.

If you wish to protest the recommended rejection of this bid, please respond in accordance with the City of Jacksonville's bid protest procedures and email a copy to the City Purchasing Analyst associated with the protested bid.

Note: This intended action is only a recommendation to the appropriate Awarding Authority. The authority recommending award for this bid is the Jacksonville Procurement Awards Committee scheduled for Thursday, July 9, 2026 at 1:00 p.m.

Purchasing Analyst's Signature:

Sandy Simpson, Purchasing Analyst

Docusign Envelope ID: B727654D-D5B0-4876-85B4-88CB3B5C3BED

From: Simpson-Smith, Sandy - ASPS
Sent: Wednesday, July 1, 2026 3:02 PM
To: vangj874@gmail.com
Subject: JRFP 17809-26 Vangush Angjo of Jacksonville
Attachments: JRFP 17809-26 Vangush Angjo of Jacksonville.pdf

Good Morning please see the attached Award Notice.

Best Regards,

Sandy D. Simpson-Smith, FCCM
Purchasing Analyst
Procurement Division |Office of Administrative Services
214 N. Hogan Street, Suite 800
Jacksonville, Florida 32202
Office: 904-255-8815
General Information: 904-630-2489 (630-CITY)

A New Day.
Jacksonville.gov

Please click on the links below for any of the following for Bids and Awards:

For Bidding Opportunities: COJ.net - Bidding Opportunities (Including Capital Improvement and Design/Build)
For COJ weekly award intentions: COJ.net - Agendas and Minutes
For bid award information: Procurement Division (coj.net)
For Public Records: COJ Public Records (govqa.us)

Docusign Envelope ID: B727654D-D5B0-4876-85B4-88CB3B5C3BED

From: Simpson-Smith, Sandy - ASPS
Sent: Wednesday, July 1, 2026 3:00 PM
To: 'cfolds@firstcoasthabitat.org'
Subject: Award Notification JRFP 17809-26 Habitat for Humanity of Jacksonville
Attachments: JRFP 17809-26 Habitat for Humanity of Jacksonville.pdf

Good Morning, please see the attached.

Best Regards,

Sandy D. Simpson-Smith, FCCM
Purchasing Analyst
Procurement Division |Office of Administrative Services
214 N. Hogan Street, Suite 800
Jacksonville, Florida 32202
Office: 904-255-8815
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