SUBJECT: APPRAISAL GAP FINANCING

BID #: ESC-0472-18 **OPEN DATE: 8/8/18**

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: Service Contract – Eighteen (18) months from contract execution

AGENCY: Neighborhoods

BASIS OF AWARD: Highest Scoring Bidder Based on Evaluation Criteria

NUMBER OF BIDS INVITED: 7 **NUMBER RECEIVED:** 3 **OTHER:** 0

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Recommend approval to amend the award with Northwest Jacksonville Community Development Corporation to change the lot location from 2023 Payne Avenue to 1062 W. 12th Street due to the proposed house plan not fitting on the lot without zoning deviation or plan modification. Total not to exceed expenditure amount of $289,950.00 will remain unchanged.

*To be executed by formal contract amendment through the Office of General Counsel

Attachments: Recommendation Memo, Site Plan and Previous Award

ANALYST: _____ **RESPECTFULLY SUBMITTED** _____
Annette Burney GREGORY PEASE, CHIEF
PROCUREMENT DIVISION

CONCURRENCE BY: Stephanie Burch, Director, Neighborhood Department

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(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF CSPEC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING _____ MEMBERS DISAPPROVING _____ DATE: _____

_____ _____ OTHER: _____

_____ _____

_____ _____

_____ _____

_____ _____

ACTION OF AWARDING AUTHORITY DATE _____

APPROVED _____ DISAPPROVED _____

OTHER _____

SIGNATURE OF AUTHENTICATION _____

City of Jacksonville, Florida

ONE CITY. ONE JACKSONVILLE.

Lenny Curry, Mayor

Neighborhoods Department
Ed Ball Building
214 N. Hogan Street, 7th Floor
Jacksonville, FL 32202
(904) 255-7200

MEMORANDUM

DATE: **April 18, 2019**

TO: **Greg Pease, Chief, Procurement Division**
Finance and Administration Department

THRU: **Stephanie Burch, Director**
Neighborhoods Department

04/19/19 14:37:51
Procurement

FROM: **Robert Ownby, Property Administrator**
Neighborhoods Department

RE: **Appraisal GAP Financing ESC-0472-18 – Lot Transfer Request**

Northwest Jacksonville CDC entered into the above referenced contract (Procurement Approval # ESC-0472-18) on December 17, 2018. The contract is for Appraisal GAP Financing to fund the development Gap of an affordable single family home in the amount of $47,030.00. The original proposed location of the project was 2023 Payne Ave. Upon review of the site plan it was discovered that the proposed house plan does not fit on the lot without either a zoning deviation or plan modification. Either solution would drive up the project cost beyond the maximum funding amount.

Northwest Jacksonville CDC has requested a contract amendment to switch lots from 2023 Payne Ave to 1062 W. 12th Street. 1062 W. 12th Street being a confirmed compatible lot. Both lots are in close proximity from each other. The development cost will remain the same and not change the total contract amount.

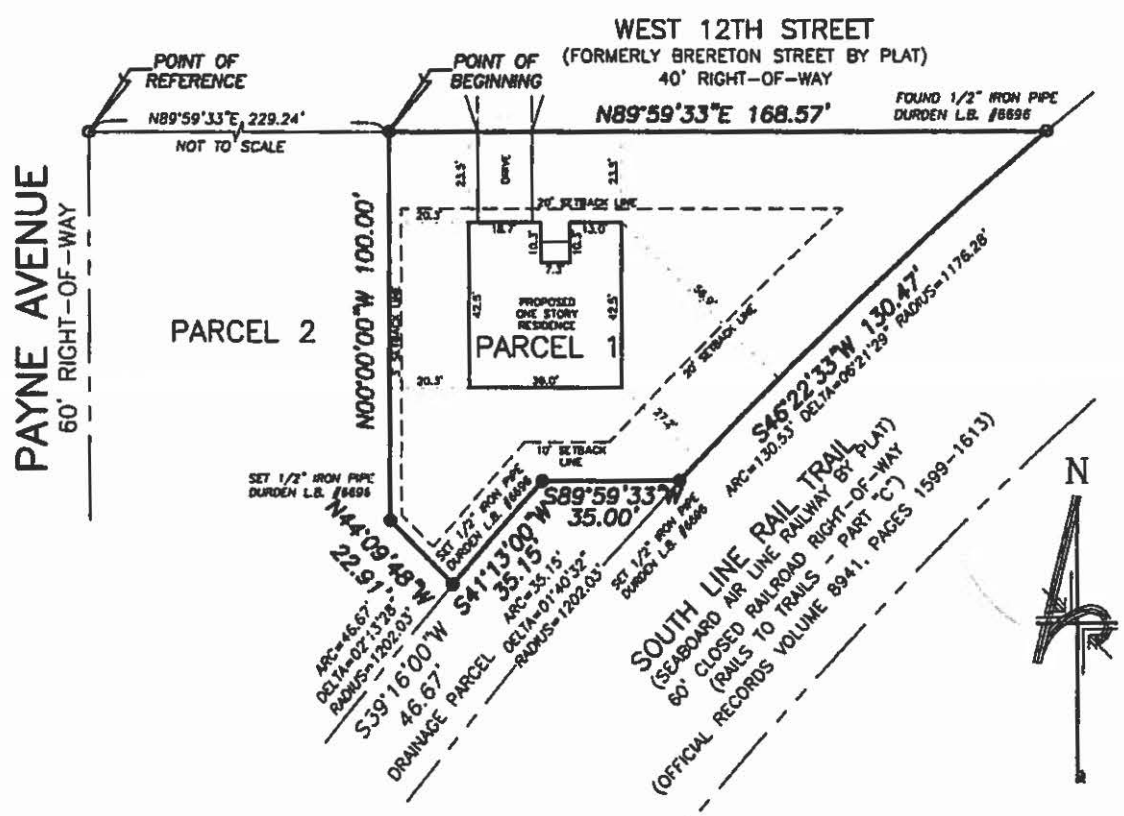
Please see attached the new site plan for the new proposed property at 1062 W. 12th Street.

I appreciate your time and consideration in your review of this request. Please let me know if you have any questions or need further documentation. I may be reached at 255-8283 or ROwnby@coj.net.

1062 W. 12th Street - SITE PLAN

MAP SHOWING SITE PLAN OF:

PARCEL 1 (RE# 053101-0090)
LOTS 7, 8 AND 9 TOGETHER WITH A PART OF LOTS 6 AND 15, BLOCK 2, HENDERSONVILLE, AS RECORDED IN PLAT BOOK 4, PAGE 77 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PAYNE AVENUE (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE SOUTH RIGHT-OF-WAY LINE OF WEST 12TH STREET (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 89°59'33" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 12TH STREET, A DISTANCE OF 229.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°59'33" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 168.57 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE SOUTH LINE RAIL TRAIL (FORMERLY KNOWN AS THE SEABOARD AIRLINE RAILWAY, A 60 FOOT CLOSED RIGHT-OF-WAY), SAID POINT BEING ON A CURVE, CONCAVE SOUTHEAST AND HAVING A RADIUS OF 1176.28 FEET; THENCE SOUTHWESTERLY, ALONG SAID WEST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 130.53 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 46°22'33" WEST, 130.47 FEET; THENCE THENCE SOUTH 89°59'33" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 35.00 FEET; TO A POINT ON A CURVE, CONCAVE SOUTHEAST AND HAVING A RADIUS OF 1202.03 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE HAVING AN ARC DISTANCE OF 35.15 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 41°13'00" WEST, A DISTANCE OF 35.15 FEET; THENCE NORTH 44°09'48" WEST, A DISTANCE OF 22.91 FEET; THENCE NORTH 00°00'00" WEST (DUE NORTH), A DISTANCE OF 100.00 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF WEST 12TH STREET AND THE POINT OF BEGINNING.



NOTES:
THIS PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM), DUVAL COUNTY, COMMUNITY No. 120077, MAP/PANEL No. 12031C-0336-H, REVISED JUNE 3, 2013
BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 12TH STREET AS BEING N 89°59'33" W
NO BUILDING RESTRICTION LINE BY PLAT
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:
NORTHWEST JACKSONVILLE CDC

DURDEN
SURVEYING AND MAPPING, INC.
1825-B 3RD STREET NORTH
JACKSONVILLE BEACH, FLORIDA 32250
(904) 853-6822 FAX 853-6825
LICENSED BUSINESS NO. 6696

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 Florida Statutes and Chapter 5J17 Florida Administrative Code

FLORIDA REGISTERED SURVEYOR No. 4702
H. BRUCE DURDEN, JR.

SURVEYOR'S NOTE:
THE SURVEY HEREON WAS MADE WITHOUT THE BENEFIT OF ABSTRACT OR SEARCH OF TITLE AND THEREFORE THE UNDERSIGNED AND DURDEN SURVEYING AND MAPPING, INC., MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERGRIPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT OR SEARCH OF TITLE. THIS SURVEY NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

SIGNED JANUARY 14, 2019
SCALE: 1" = 30'
WORK ORDER NUMBER: 18853

B-9420

SUBJECT: APPRAISAL GAP FINANCING

BID #: ESC-0472-18 **OPEN DATE: 8/8/18**

COMPETITIVE SEALED PROPOSAL EVALUATION COMMITTEE

KIND AND BASIS OF CONTRACT: Service Contract – Eighteen (18) months from contract execution

AGENCY: Neighborhoods

BASIS OF AWARD: Highest Scoring Bidder Based on Evaluation Criteria

NUMBER OF BIDS INVITED: 7 **NUMBER RECEIVED:** 3 **OTHER:** 0

SUMMARY OF BIDS AND RECOMMENDED ACTIONS:
Recommend approval of award to the two (2) highest scoring bidders, Metro North Community Development Corporation and Northwest Jacksonville Community Development Corporation as outlined below. Recommend approval to waive as a minor irregularity missing addendum #2 for Northwest Jacksonville CDC. The addendum has since been received. A third bidder, Revitalize Arlington, Inc., will not be funded due to low score. Period of service is for eighteen (18) months from date of contract execution. Total expenditure amount not to exceed $289,950.00.

Metro North CDC. – $148,860.00
Northwest Jacksonville CDC - $141,090.00

Funding Source: ERCD1N1FR-08301-HC9999-HCO999 – To be executed by formal contract through the Office of General Counsel

Attachments: Recommendation Memo, Tabulation and Scoring Sheets and Evaluation Criteria

ANALYST: _____ Annette Burney **RESPECTFULLY SUBMITTED** _____ GREGORY PEASE, CHIEF PROCUREMENT DIVISION

CONCURRENCE BY: Julie Adamson, Operation Direction, Neighborhood Department

(ALL AWARD ACTIONS SUBJECT TO LAWFULLY APPROPRIATED FUNDS)
ACTION OF CSPEC COMMITTEE ON RECOMMENDATIONS ABOVE

MEMBERS APPROVING 5 MEMBERS DISAPPROVING Ø DATE: 10/18/18

OTHER: _____

ACTION OF AWARDING AUTHORITY DATE 10/18/18

APPROVED _____ DISAPPROVED _____

OTHER _____

SIGNATURE OF AUTHENTICATION _____

Sam E. Mousa
Chief Administrative Officer
For Mayor Lenny Curry
Under Authority of:
Executive Order No. 2015-05