

RESOLUTION NO. 21-256

**A RESOLUTION OF THE CITY COMMISSION OF
THE CITY OF KEY WEST, FLORIDA, TO APPROVE
THE RANKING OF RESPONSES TO THE REQUEST
FOR PROPOSALS (RFP) NO. 008-21 FOR THE
BAHAMA VILLAGE "3.2" AFFORDABLE WORKFORCE
HOUSING PROJECT BY THE SELECTION
COMMITTEE; AUTHORIZING THE CITY MANAGER
AND CITY ATTORNEY TO DRAFT REGULATORY
DOCUMENTS TO CONTRACT WITH THE HIGHEST
RANKING FIRM OR TEAM; PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, the City issued a request for Proposals to identify a development partner to construct affordable workforce housing at the City owned site known as the "3.2", as set forth in RFP No. 008-21; and

WHEREAS, on October 20, 2021, the City Clerk opened five proposals, all of which were deemed responsive, and at a public meeting on October 27, 2021, a Selection/Ranking Committee comprised of community members, a City staff member, and a Bahama Village Redevelopment Advisory Committee member ranked the responses to the RFP; and

WHEREAS, on November 4, the Bahama Village Redevelopment Advisory Committee discussed this ranking at a regularly scheduled meeting and recommended approval of the ranking to

the City Commission; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA AS FOLLOWS:

Section 1: That the responses to RFP No. 008-21 for development of affordable workforce housing at the site known as the "3.2" are hereby ranked by the Selection Committee, and approved by the City Commission as follows:

- (1) Lofts at Bahama Village GP, LLC. with 80.2 points
- (2) Bahama Village at Fort Street, LLC. with 69.8 points
- (3) Oikos Development with 52.2 points
- (4) Gorman & Company with 50.8 points
- (5) Turnstone Development with 45.8 points

Section 2: That the City Manager is authorized to negotiate and execute regulatory agreements with the top-ranked proposer, Lofts at Bahama Village GP, LLC, in substantial conformance with the RFP, and as legally permissible pursuant to the City Charter, upon advice and consent of the City Attorney.

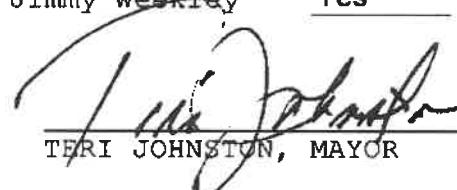
Section 3: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the Presiding Officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 16th day of November, 2021.

Authenticated by the Presiding Officer and Clerk of the Commission on 17th day of November, 2021.

Filed with the Clerk on November 17, 2021.

Mayor Teri Johnston	<u>No</u>
Vice Mayor Sam Kaufman	<u>Yes</u>
Commissioner Gregory Davila	<u>Yes</u>
Commissioner Mary Lou Hoover	<u>Yes</u>
Commissioner Clayton Lopez	<u>No</u>
Commissioner Billy Wardlow	<u>Yes</u>
Commissioner Jimmy Weekley	<u>Yes</u>


TERI JOHNSTON, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

EXECUTIVE SUMMARY

Date: November 16, 2021

To: Patti McLaughlin, City Manager

From: Katie P. Halloran, Planning Director

Subject: Approval of the Selection Committee's Ranking of Proposals for RFP #008-21, Bahama Village "3.2" Affordable Workforce Housing Project

Action Statement:

This resolution would approve the final scoring and ranking of the five (5) proposals received in response to the RFP #008-21 for the Bahama Village "3.2" Affordable Workforce Housing Project. This resolution would also authorize the City Manager to execute, subject to the review of the City Attorney, an Agreement between the City of Key West and the development team known as, "Lofts at Bahama Village GP, LLC".

Background:

The City and the Bahama Village community desire to construct deed restricted affordable workforce housing at the location known as the "3.2" acres. The City has convened multiple workshops this year to understand the needs of local families, especially those members of Bahama Village that are struggling to remain in their community despite the high cost of living. The City hired Florida Housing Coalition, a state-wide affordable housing non-profit organization, as a consultant to provide technical assistance and help draft a Request for Proposals (RFP).

The RFP was designed to represent the needs of community members and ensure development of both rental and homeownership units that would be reserved for at least 99 years as deed restricted affordable workforce housing on this site. Scoring criteria in the RFP also prioritized proposals that would provide a preferential marketing plan for locals, excellent site connectivity with Truman Waterfront Park and Bahama Village, on-site amenities, opportunities for Minority and Women Owned Business Enterprises, and more.

The Commission has also initiated a referendum effort for this winter to gain voter approval to allow for a 99 year lease for deed restricted affordable workforce housing on this site. City staff have expedited the RFP process to provide the City's development partner as much time as possible to apply for March/April 2022 Florida Housing Finance Corporation funding to support the construction of rental and homeownership units on this site.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

The top ranked proposer for RFP #008-21 is Lofts at Bahama Village GP, LLC, which is comprised of The Vestcor Companies/TVC Development, Inc., Charley Toppino & Sons, Inc., A.H. of Monroe County, Inc., Smith Hawks, P.L., PQH Group Design, Inc., Marino Construction Group, Inc., and Mike Flaugh Landscape Architect. Their proposal states, "The team, led by Vestcor, will transform the vacant 3.2 acre parcel into 118 residential units and 9,000 square feet of commercial space."

The second ranked proposer is Bahama Village at Fort Street 3.2 LLC, which is comprised of Rural Neighborhoods, Inc., Habitat for Humanity of Key West and Lower Florida Keys, Inc., and Lower Keys Community Center Corp. Their proposal would include 108 residential units.

The Bahama Village Redevelopment Advisory Committee reviewed the Selection Committee's final scoring and ranking at their November 4, 2021, meeting and voted to recommend the final ranking.

Financial:

Expeditious selection of a development partner for this critically important housing project will allow the best opportunity for preparation of successful applications for state and federal affordable housing funding programs.

Recommendation:

Staff recommends that the City Commission approve and accept the Selection Committee's ranking and selection of "Lofts at Bahama Village GP, LLC" as the top ranked proposer to RFP #008-21 and further establish this team as the City's development partner for the "3.2" acre project. Approval of this resolution would also authorize the City Manager to execute, subject to the review of the City Attorney, a regulatory agreement between the City of Key West and the development team known as, "Lofts at Bahama Village GP, LLC".


 1 Jonathan Williams

 2 Steve McAleer
 David Kaminsky
 Roger McVeigh
 Rosi Ware

RFP 008-021 3.2 Acre
 Proposal Ranking
 Key West City Hall, Room 216
 10/27/21

SELECTION CRITERIA	POINTS ALLOWED	Gorman & Co					Turnstone Development					Oikos Development					BV at Ft St LLC					Lofts at BV GP LLC					
		1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	1	2	3	4	5	
EXPERIENCE OF TEAM	10	7	5	6	8	6	6	5	5	6	8	6	5	7	9	10	8	5	9	8	10	10	5	7	9	8	
CONCEPTUAL SITE PLAN DESIGN	10	8	5	4	7	7	2	3	5	5	2	5	5	8	8	9	8	8	5	10	8	9	9	9	9	9	
HOUSING COSTS, UNIT MIX, RENTS ETC.	25	9	15	9	8	10	7	7	13	8	5	10	0	14	15	10	11	2	23	15	16	24	3	21	20	21	
PERMANENT AFFORDABILITY	10	5	9	0	6	5	6	10	0	6	5	6	3	0	6	8	8	8	10	8	10	8	10	10	8		
HISTORIC PRESERVATION EXPERTISE	10	7	2	5	6	7	2	5	0	5	5	9	0	0	6	5	6	7	7	7	10	10	8	6	9	9	
FINANCIAL PACKAGING & LEVERAGE	15	6	8	8	6	10	6	7	8	7	7	8	8	3	8	12	9	8	11	10	10	13	8	10	11	10	
CONNECTIVITY, LANDSCAPE/STREETSCAPE/PUBLIC ART	5	2	4	2	3	3	2	5	3	3	2	4	3	5	4	5	3	4	4	3	4	5	4	4	5	5	
PUBLIC PARTICIPATION	5	2	4	1	2	3	4	2	3	4	3	3	1	3	4	4	3	4	4	4	5	5	5	1	5	5	
METHODOLOGY	5	3	4	2	4	2	4	3	2	4	2	5	0	2	2	3	5	1	3	5	4	5	4	4	5	5	
INCLUSION OF MINORITY & WOMEN OWNED BUSINESS ENTERPRISES	5	0	2	4	0	2	3	4	3	4	2	2	2	3	3	4	3	4	4	5	5	5	4	5	5	5	
ON-SITE AMENITIES	Total Points	100	49	58	43	48	56	39	54	42	48	46	55	34	40	64	68	64	53	82	70	80	94	59	76	87	85

Proposer Average Points

Proposer	Score
Gorman & Camp	50.8
Turnstone Development	45.8
Oikos Development	52.2
BV at Ft St LLC	69.8
Lofts at BV GP LLC	80.2

Proposer Average Points
 Gorman & Camp 50.8
 Turnstone Development 45.8
 Oikos Development 52.2
 BV at Ft St LLC 69.8
 Lofts at BV GP LLC 80.2

Proposer Average Points
50.8 45.8 52.2 69.8 80.2