



Memorandum

File #: 17-00358

City Council

6/8/2017

LEGISLATIVE ACTION ITEM

SPONSOR: Ashton J. Hayward, III, Mayor

SUBJECT:

AWARD OF CONTRACT FOR RFP #17-021 FORMER BLOUNT SCHOOL PROPERTY SALE AND REDEVELOPMENT

RECOMMENDATION:

That Council approve the ranking of the selection committee and authorize the Mayor to negotiate and execute a contract and development agreement with Parsco, LLC, the firm identified by the committee as providing the best proposal for the sale and redevelopment of the former Blount School property.

HEARING REQUIRED: No Hearing Required

SUMMARY:

The City issued Request for Proposals (RFP) #17-021 for the sale and redevelopment of the former Blount School property. The RFP requested proposals that addressed, among other things, design, financial benefits to the City, proposed benefits and enhancements to the neighborhood, architectural compatibility of the proposed development plan with the neighborhood, and the extent to which the proposed development fulfills the objectives and requirements of the Urban Core Community Redevelopment Plan and the West Side Community Redevelopment Plan. Two Pensacola firms responded with proposals: Galveztown, LLC and Parsco, LLC. A selection committee was appointed to evaluate and rank the proposals. The Committee was comprised of Nannette Chandler, Chandler and Company Construction; Parry Malone, Southern Artisan Builders, and Bonita Player, PE and Principal at Engineering & Planning Resources.

The selection committee met on May 25, 2017 to share the rankings of the firms and determine if oral presentations would be necessary. Based on the scoring of the written responses, the committee voted to recommend award, based on the written proposals, to Parsco, LLC.

Highlights of Parsco's proposal called "The Cottages at Five Points" include:

- Up to 30 residential parcels
- Green space for a park area or common area
- Two-story homes with 2 bedrooms and 2 baths
- Approximately 1,384 combined sq. ft. of interior and porch space
- Community involvement with the proposed development plan

- Proposed minimum purchase price of the property of \$240,000 (payable at \$8,000 per lot at the time of pre-sale) to be negotiated in the Development Agreement to assure neighborhood enhancement and compatibility.
- Proposed sales price of \$199,000 per home to be negotiated in the Development Agreement to assure neighborhood enhancement and compatibility.

PRIOR ACTION:

September 08, 2011 - Council approved acquisition of the property located 113 North "C" Street.

March 22, 2012 - City Council approved the Interlocal Agreement with Escambia County providing for the assisted demolition/clearance of the Old Blount School Property.

June 14, 2012 -City Council approved the award of bid for the demolition of the former Blount Middle School.

January 12, 2017 - Council declared surplus and authorized the Mayor to dispose through an RFP.

FUNDING:

Budget: \$ 0
Actual: \$ 0

FINANCIAL IMPACT:

The project as proposed with generate approximately \$240,000 in sales revenue plus an estimated increase in taxable property values of \$5,220,000.

CITY ATTORNEY REVIEW: Yes

5/26/2017

STAFF CONTACT:

Eric W. Olson, City Administrator
Keith Wilkins, Assistant City Administrator

ATTACHMENTS:

- 1) Ranking Matrix
- 2) Tabulation of Proposals
- 3) Final Vendor Reference List
- 4) Appraisal Report N217-0097
- 5) Parsco Proposal

PRESENTATION: No