

ADDENDUM 5
ITN: 590:3161
DEPARTMENT OF CHILDREN AND FAMILIES

The following is the “shortlist” of offerors based on results of the evaluations conducted on Monday, 1/13/20. These offerors now enter the phase of negotiations which officially begins Friday, 1/17/20.

- Timuquana Marketplace, LLC
- Gateway Retail Center, LLC
- Midtown Centre Office, LLC

Accompanying this addendum are the results of the evaluations.

5-year term

590:3161

Call Center

DCF Jacksonville

11,091 SF

Regency Tower, LLC
9550 Regency Square Blvd.

The 900 Building, LLC
900 University Blvd. N.

			Regency Tower, LLC 9550 Regency Square Blvd.				Score Average	The 900 Building, LLC 900 University Blvd. N.				Score Average
			Brenda Anderson	Thomas Gundersen	Mary Besant	Andrew Houghton		Brenda Anderson	Thomas Gundersen	Mary Besant	Andrew Houghton	
1	35	Rental Rate - Base Term					25.19					35.00
2	10	Rental Rate -Optional Renewal Terms					10.00					8.27
	Offer NPV	5-yr offer NPV					\$2,380,719.67					\$1,713,737.74
		% of Base Term Points					72%					100%
	Option NPV	Ten 1-yr Option Terms					\$1,811,387.05					\$2,191,131.55
		% of Base Term Points					100%					83%
3	0-10	The effect of the facility's location on the efficient and economical conduct of Agency operations planned for the requested space. Proximity of facility to the department's preferred area.	10	10	10	10	10.00	10	10	10	10	10.00
4	0-10	The Department needs five (7.5) parking spaces per 1,000 SF (7.5:1,000)	10	10	10	10	10.00	8	10	8	8	8.50
5	0-5	Distance of the offered space from public transportation.	5	5	5	5	5.00	5	5	5	5	5.00
6	0-5	Facility present condition-proximity to a physical plant, (including the physical characteristics of the building and the property the building is located on, or the property if a build-to-suit is offered, adjacent structures and surrounding neighborhood.	5	5	5	5	5.00	3	4	4	5	4.00
7	0-5	Security issuesposed by the building, associated parking and surrounding neighborhood, as evidenced by police reports, quality of exterior lighting and obstructed entrances/exits.	3	3	4	3	3.25	3	4	2	2	2.75
8	0-6	The extent to which the offered space is designed for efficient layout and good utilization of space and energy.	3	3	3	3	3.00	3	3	3	3	3.00
9	0-10	The contiguity of the offered space.	5	5	5	5	5.00	5	5	5	5	5.00
10	0-4	Building BOMA Rating (At time of submittal)	3	3	3	3	3.00	3	3	3	3	3.00
Total							79.44	Total				84.52

\$1,713,737.74 Min

\$1,811,387.05 Min

Evaluator Score check	44	44	45	44	40	44	40	41
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7-year term		590:3161				Call Center						
DCF Jacksonville		Regency Tower, LLC 9550 Regency Square Blvd.				The 900 Building, LLC 900 University Blvd. N.						
11,091 SF		Brenda Anderson	Thomas Gunderson	Mary Bassett	Andrew Houghton	Brenda Anderson	Thomas Gunderson	Mary Bassett	Andrew Houghton			
		Score Average				Score Average						
1	35	Rental Rate - Base Term									25.50	35.00
2	10	Rental Rate -Optional Renewal Terms									10.00	8.48
	Offer NPV	7-yr offer NPV									\$2,807,397.97	\$2,045,600.24
		% of Base Term Points									73%	100%
	Option NPV	7-yr Option Terms 1 & 2 NPV									\$1,871,862.96	\$2,207,201.75
		% of Base Term Points									100%	85%
3	0-10	The effect of the facility's location on the efficient and economical conduct of Agency operations planned for the requested space. Proximity of facility to the department's preferred area.	10	10	10	10					10.00	10
4	0-10	The Department needs five (5) parking spaces per 1,000 SF (5:1,000) Locations that provide more than 5:1,000 SF parking spaces are preferred.	10	10	10	10	8	10	8	8	10.00	8.50
5	0-5	Distance of the offered space from public transportation.	5	5	5	5	5	5	5	5	5.00	5.00
6	0-5	Facility present condition-proximity to a physical plant, (including the physical characteristics of the building and the property the building is located on, or the property if a build-to-suit is offered, adjacent structures and surrounding neighborhood.	5	5	5	5	3	4	4	5	5.00	4.00
7	0-5	Security issues associated with the property, parking and surrounding neighborhood, as evidenced by police reports, quality of exterior lighting and obstructed entrances/exits.	3	3	4	3	3	4	2	2	3.25	2.75
8	0-6	The extent to which the offered space is designed for efficient layout and good utilization of space based on the requirements in Section I, Options 1 & 2; the ITN Reply Writing Guidelines, Section III, A.3.; and Attachment A, Agency Specifications.	3	3	3	3	3	3	3	3	3.00	3.00
9	0-10	The contiguity of the offered space.	5	5	5	5	5	5	5	5		
#	0-4	Building BOMA Rating (At time of submittal)	3	3	3	3	3	3	3	3		
		Total	71.75				Total				76.73	

MIN
\$2,045,600.24 Min
\$1,871,862.96 Min

Evaluator Score check	44	44	45	44	40	44	40	41
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10-year term		590:3161				Call Center							
DCF Jacksonville		Regency Tower, LLC 9550 Regency Square Blvd.				The 900 Building, LLC 900 University Blvd. N.							
11,091 SF		Brenda Anderson	Thomas Gundersen	Mary Besant	Andrew Houghton	Score Average	Brenda Anderson	Thomas Gundersen	Mary Besant	Andrew Houghton	Score Average		
1	35	Rental Rate - Base Term					25.78					35.00	
2	10	Rental Rate -Optional Renewal Terms					10.00					8.99	
	Offer NPV	10-yr offer NPV					\$3,441,903.83					\$2,535,607.11	
		% of Base Term Points					74%					100%	
	Option NPV	10-yr Option Terms 1 & 2 NPV					\$2,053,151.70					\$2,284,479.46	
		% of Base Term Points					100%					90%	
3	0-10	The effect of the facility's location on the efficient and economical conduct of Agency operations planned for the requested space. Proximity of facility to the department's preferred area.	10	10	10	10	10.00	10	10	10	10	10.00	
4	0-10	The Department needs five (5) parking spaces per 1,000 SF (5:1,000) Locations that provide more than 5:1,000 SF parking spaces are preferred.	10	10	10	10	10.00	8	10	8	8	8.50	
5	0-5	Distance of the offered space from public transportation.	5	5	5	5	5.00	5	5	5	5	5.00	
6	0-5	Facility present condition-proximity to a physical plant, (including the physical characteristics of the building and the property the building is located on, or the property if a build-to-suit is offered, adjacent structures and surrounding neighborhood.	5	5	5	5	5.00	3	4	4	5	4.00	
7	0-5	Security issues associated with the property, parking and surrounding neighborhood, as evidenced by police reports, quality of exterior lighting and obstructed entrances/exits.	3	3	4	3	3.25	3	4	2	2	2.75	
8	0-6	The extent to which the offered space is designed for efficient layout and good utilization of space based on the requirements in Section I, Options 1 & 2; the ITN Reply Writing Guidelines, Section III, A.3.; and Attachment A, Agency Specifications.	3	3	3	3	3.00	3	3	3	3	3.00	
9	0-10	The contiguity of the offered space.	5	5	5	5	5.00	5	5	5	5	5.00	
10	0-4	Building BOMA Rating (At time of submittal)	3	3	3	3	3.00	3	3	3	3	3.00	
Total						80.03	Total						85.24

MIN
\$2,535,607.11 Min
\$2,053,151.70 Min

Evaluator Score check	44	44	45	44	40	44	40	41
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5-year term
DCF Jacksonville
26,585 SF SF

590:3161

ACCESS Storefront & Call Center Combined

		Timuquana Marketplace, LLC 5150 Timuquana Road				Gateway Retail Center, LLC 5258-12 Norwood Avenue				Midtown Centre Office, LLC 4140 Woodcock Drive											
		Brenda Anderson	Thomas Gundersen	Mary Bassett	Andrew Houghton	Brenda Anderson	Thomas Gundersen	Mary Bassett	Andrew Houghton	Brenda Anderson	Thomas Gundersen	Mary Bassett	Andrew Houghton								
		Score Average				Score Average				Score Average											
1	35	Rental Rate - Base Term					15.41					29.27					35.00				
2	10	Rental Rate -Optional Renewal Terms					10.00					8.15					9.05				
		Offer NPV					\$5,860,004.11					\$3,085,815.15					\$2,580,887.26				
		% of Base Term Points					44%					84%					100%				
		Option NPV					\$5,632,219.60					\$6,911,038.89					\$6,225,523.63				
		% of Base Term Points					100%					81%					90%				
3	0-10	The effect of the facility's location on the efficient and economical conduct of Agency operations planned for the requested space. Proximity of facility to the department's preferred area.	10	10	10	10	10.00	10	10	10	10	10.00	10	10	10	10	10.00				
4	0-10	The Department needs five (7.5) parking spaces per 1,000 SF (7.5:1,000)	10	10	10	10	10.00	8	8	8	8	8.00	8	8	8	8	8.00				
5	0-5	Distance of the offered space from public transportation.	5	5	5	5	5.00	5	5	5	5	5.00	5	5	5	5	5.00				
6	0-5	Facility present condition-proximity to a physical plant, (including the physical characteristics of the building and the property the building is located on, or the property if a build-to-suit is offered, adjacent structures and surrounding neighborhood.	4	5	4	4	4.25	4	4	4	4	4.00	5	5	5	5	5.00				
7	0-5	Security issuesposed by the building, associated parking and surrounding neighborhood, as evidenced by police reports, quality of exterior lighting and obstructed entrances/exits.	4	3	4	4	3.75	3	4	3	2	3.00	5	4	5	4	4.50				
8	0-6	The extent to which the offered space is designed for efficient layout and good utilization of space and energy.	3	3	3	3	3.00	3	6	6	3	4.50	3	3	3	3	3.00				
9	0-10	The contiguity of the offered space.	10	10	10	10	10.00	10	10	10	10	10.00	10	10	10	10	10.00				
10	0-4	Building BOMA Rating (At time of submittal)	1	1	1	1	1.00	1	1	1	1	1.00	2	2	2	2	2.00				
		Total					72.41	Total								82.92					91.55

\$2,580,887.26 Min

\$5,632,219.60 Min

Evaluator Score check	47	47	47	47	44	48	47	43	48	47	48	47
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Ann Rossini 1/14/2020

CBRE

7-year term
DCF Jacksonville
26,585 SF SF

590:3161

ACCESS Storefront & Call Center Combined

		Timuquana Marketplace, LLC 5150 Timuquana Road				Gateway Retail Center, LLC 5258-12 Norwood Avenue				Midtown Centre Office, LLC 4140 Woodcock Drive															
		Brenda Anderson	Thomas Gunderson	Mary Besant	Andrew Houghton	Brenda Anderson	Thomas Gunderson	Mary Besant	Andrew Houghton	Brenda Anderson	Thomas Gunderson	Mary Besant	Andrew Houghton												
		Score Average				Score Average				Score Average															
1	35	Rental Rate - Base Term					17.61					32.59					35.00								
2	10	Rental Rate -Optional Renewal Terms					10.00					9.16					9.05								
		Offer NPV					\$7,093,850.79					\$3,834,016.37					\$3,569,537.86								
		% of Base Term Points					50%					93%					100%								
		Option NPV					\$5,809,828.27					\$6,344,640.77					\$6,420,622.26								
		% of Base Term Points					100%					92%					90%								
3	0-10	The effect of the facility's location on the efficient and economical conduct of Agency operations planned for the requested space. Proximity of facility to the department's preferred area.	10	10	10	10	10.00	10	10	10	10	10.00	10	10	10	10	10.00								
4	0-10	The Department needs five (7.5) parking spaces per 1,000 SF (7.5:1,000)	10	10	10	10	10.00	8	8	8	8	8.00	8	8	8	8	8.00								
5	0-5	Distance of the offered space from public transportation.	5	5	5	5	5.00	8	8	8	8	8.00	5	5	5	5	5.00								
6	0-5	Facility present condition-proximity to a physical plant, (including the physical characteristics of the building and the property the building is located on, or the property if a build-to-suit is offered, adjacent structures and surrounding neighborhood.	4	5	4	4	4.25	5	5	5	5	5.00	5	5	5	5	5.00								
7	0-5	Security issuesposed by the building, associated parking and surrounding neighborhood, as evidenced by police reports, quality of exterior lighting and obstructed entrances/exits.	4	3	4	4	3.75	4	4	4	4	4.00	5	4	5	4	4.50								
8	0-6	The extent to which the offered space is designed for efficient layout and good utilization of space and energy.	3	3	3	3	3.00	3	4	3	2	3.00	3	3	3	3	3.00								
9	0-10	The contiguity of the offered space.	10	10	10	10	10.00	3	6	6	3	4.50	10	10	10	10	10.00								
10	0-4	Building BOMA Rating (At time of submittal)	1	1	1	1	1.00	1	1	1	1	1.00	2	2	2	2	2.00								
		Total					74.61	Total								85.24	Total								91.55

MIN
 \$3,569,537.86 Min
 \$5,809,828.27 Min

Evaluator Score check	47	47	47	47	42	46	45	41	48	47	48	47
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Ann Rossini 1/14/2020



10-year term

590:3161

ACCESS Storefront & Call Center Combined

DCF Jacksonville

26,585 SF SF

		Timuquana Marketplace, LLC 5150 Timuquana Road				Gateway Retail Center, LLC 5258-12 Norwood Avenue				Midtown Centre Office, LLC 4140 Woodcock Drive												
		Brenda Anderson	Thomas Gunderson	Mary Bassett	Andrew Houghron	Brenda Anderson	Thomas Gunderson	Mary Bassett	Andrew Houghron	Brenda Anderson	Thomas Gunderson	Mary Bassett	Andrew Houghron									
		Score Average				Score Average				Score Average												
1	35	Rental Rate - Base Term																				
					19.30				35.00				34.11									
2	10	Rental Rate -Optional Renewal Terms			9.98				10.00				8.84									
		Offer NPV			\$9,036,072.74				4,983,526.40				\$5,113,482.76									
		% of Base Term Points			55%				100%				97%									
		Option NPV			\$6,089,532.98				\$6,074,848.44				\$6,871,297.57									
		% of Base Term Points			99.8%				100.0%				88%									
3	0-10	The effect of the facility's location on the efficient and economical conduct of Agency operations planned for the requested space. Proximity of facility to the department's preferred area.	10	10	10	10	10	10	10	10	10	10	10	10								
					10.00				10.00				10.00									
4	0-10	The Department needs five (7.5) parking spaces per 1,000 SF (7.5:1,000)	10	10	10	10	8	8	8	8	8	8	8	8								
					10.00				8.00				8.00									
5	0-5	Distance of the offered space from public transportation.	5	5	5	5	5	5	5	5	5	5	5	5								
					5.00				5.00				5.00									
6	0-5	Facility present condition-proximity to a physical plant, (including the physical characteristics of the building and the property the building is located on, or the property if a build-to-suit is offered, adjacent structures and surrounding neighborhood.	4	5	4	4	4	4	4	4	5	5	5	5								
					4.25				4.00				5.00									
7	0-5	Security issuesposed by the building, associated parking and surrounding neighborhood, as evidenced by police reports, quality of exterior lighting and obstructed entrances/exits.	4	3	4	4	3	4	3	2	4	5	4	5								
					3.75				3.00				4.38									
8	0-6	The extent to which the offered space is designed for efficient layout and good utilization of space and energy.	3	3	3	3	3	6	6	3	3	3	3	3								
					3.00				4.50				3.00									
9	0-10	The contiguity of the offered space.	10	10	10	10	10	10	10	10	10	10	10	10								
					10.00				10.00				10.00									
10	0-4	Building BOMA Rating (At time of submittal)	1	1	1	1	1	1	1	1	2	2	2	2								
					1.00				1.00				2.00									
		Total	76.28				Total				90.50				Total				90.33			

MIN
\$4,983,526.40
\$6,074,848.44

Evaluator Score check	47	47	47	47	44	48	47	43	47	48	47	47.5
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