



Environmental Protection and Growth Management Department
PLANNING AND REDEVELOPMENT DIVISION

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DATE: February 6, 2014

TO: Brenda J. Billingsley, Director
Purchasing Division

FROM: Henry Sniezek, Director
Planning and Redevelopment Division
Environmental Protection and Growth Management Department

SUBJECT: Request for ☒ Sole Source ☐ Sole Brand ☐ Both
(Check the applicable box)

Update of 2007 Affordable Housing Nexus Costs Per Square Foot

I have reviewed the following sole source justification and concur with subject request, fully understanding the implications of Section 838.22 of the Florida Statutes:

- (2) "It is unlawful for a public servant, with corrupt intent to obtain a benefit for any person or to cause unlawful harm to another, to circumvent a competitive bidding process required by law or rule by using a sole source contract for commodities or services."
- (5) "Any person who violates this section commits a felony of the second degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084."

In 2007, the Broward County Housing Linkage Fee Nexus Study was prepared for the Broward County Commission by the Florida International University (FIU) Metropolitan Center. This Study was determined by Broward County to contain an overall sound methodology and would support a legally defensible ordinance enacting an affordable housing linkage fee. Before the County Commission could enact an affordable housing linkage fee, the Commission decided to not proceed due to the overall economic condition of the County in the fall of 2008. At this time, subsequent to a Board workshop on affordable housing held on October 15, 2013, the County Commission requested staff to revisit the 2007 Nexus Study to determine if it remained valid and legally defensible. County staff is of the opinion that the Study remains valid and legally defensible, subject to updating the "Nexus Costs Per Square Foot" data and analysis that is needed to establish the current nexus costs per square foot for different employment categories. Please see Exhibit 1. At this time, the intent is to continue to utilize much of the substance of the 2007 Nexus Study prepared by the FIU Metropolitan Center, in order to proceed with consideration of an affordable housing linkage fee, as per the County Commission workshop input, and since only the "Nexus Costs Per Square Foot" data and analysis data needs to be updated, it is felt that the FIU Metropolitan Center is clearly the best and only reasonable choice to update the necessary portion of the Study it prepared. The FIU Metropolitan Center has submitted an overview and cost of the data update project. It is estimated that the project costs total \$68,000 and will require four (4) months. Please see Exhibit 2. In summary, having prepared the 2007 Study, FIU's team is familiar with the data and methodology utilized to prepare the study. It is felt that any other research organization would have to gain an understanding of the original data in order to update the study at an increased cost to the County.

Page 2

****DO NOT WRITE BELOW THIS LINE. FOR PURCHASING DIVISION ONLY**

I, John A. Kunzman, concur with the above request, which has been examined by me, and the required due diligence has been performed (See Procurement Code Section 21.34 Sole Source Procurement, and 21.35 Sole Brand Procurement).

Date: 2/21/14

Estimated Amount \$ 68,000

☐ Only one source

☐ Sole Brand

☒ Only one reasonable source

☐ RFI Attached

☐ Rejected – See additional information

Additional Information:

See attached

EXHIBITS: (Attach Supporting Documentation)

1. 2007 Table of Nexus Costs Per Square Foot

2. Study Update Project and Cost Overview – Submitted by FIU Metropolitan Center

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Signature

Approved by the appropriate Award Authority

Title

BRENDA BILLINGSLEY

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email=, c=US, ou=, ou=Broward County, ou=Broward County
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Date

2/21/14

Update of 2007 Affordable Housing Nexus Costs Per Square Foot

This request is for Florida International University (FIU) Metropolitan Center to update the Broward County Housing Linkage Fee Study prepared for the Broward County Commission in 2007. Due to the economic condition of the County in 2008, it was determined to not proceed with an ordinance enacting an affordable housing linkage fee; however, the Board has requested a revisit to the 2007 report to determine its validity today. It has been determined by County staff that the report remains valid requiring specific updating. FIU is the only reasonable source to provide subject updating for the following reasons:

- 1) The original study was found to be based on sound methodology and was legally defensible.
- 2) Having prepared the original study at a cost of \$197,000 in 2007, the proposed cost for the update is \$68,000 for an estimated four months of work is deemed to be fair and reasonable.
- 3) FIU is familiar with the data previously collected, the methodology utilized in analyzing and preparing the report, any other potential consultant would require additional time to gain an understanding of the original data in order to update the study, most likely at an increased cost.