



FLORIDA POLYTECHNIC
UNIVERSITY

June 6, 2022
SINGLE/SOLE SOURCE
CERTIFICATION

Department: Academic Affairs Requisition #: N/A Dollar Amount: \$unknown

Note: This Sole Source Certification will become a public document, open to public inspection; therefore, you should be certain all material facts are true, relevant, and clearly understandable.

Per Florida Polytechnic University Purchasing guidelines, the following is submitted in support of this request for authority to purchase, without bidding, the items available from only one source.

Sole Source means that the item/service is unique or that the vendor is the only one from whom the item/service can be provided. Best Price alone cannot be used for sole source. If the item/service is available from more than one source of supply, best price must be determined through the competitive bid process.

A. Sole Source Vendor

Company Name: Grove at Lake Juliana
Address: 935 Groves Blvd, Auburndale, FL 33823
Telephone: (863) 877-0482

B. Describe in lay language, what the item/service is and how it is to be used.

Temporary housing solution to accommodate an increase in student enrollment at Florida Poly.

C. What feature or special condition of this commodity/service is unique or cannot be obtained from any other source?

The University issued ITN 22-016 for Temporary Student Housing in late February, 2022 and received no responsive responses. Due to transportation and travel logistics, the University requires the property to be within twenty (20) miles from Florida Polytechnic Main Campus, 4700 Research Way, Lakeland, Florida.

Student Housing is our current, primary driver for enrollment and the University's current housing facilities are unable to accommodate the number of students that desire to attend the University in the upcoming semester. Of note, the University is in the process of awarding a student housing developer from a public solicitation (ITN 22-022) for additional, on-campus student housing, however overflow housing is required for immediate use until new on-campus housing is brought online in 2024.

D. Is this product being purchased directly from the manufacturer? If No, is it available from more than one dealer? If Yes, it is available from more than one dealer, why can this item not be bid?

Not applicable.

E. Prior to submitting this requisition, did you investigate other possible sources?

Yes.

1. The University issued ITN 22-016 for Temporary Student Housing in late February, 2022 and received no responsive responses.
2. Florida Poly Office of General Counsel reached out to the State for advice and due to the critical need, the State advised to issue a sole source for this project.



- 3. The University learned of a new complex opening up 2 miles from campus. The complex had enough units available to assist Florida Poly with off-campus university housing.
- 4. There is a shortage of rental housing in the area. Due to time restraints, the University does not have the chance to go out and duplicate the competitive solicitation process without risking losing available, safe and quality units.

If Yes:

1) Did you obtain quotes from the other sources? Yes No

If Yes, attach copies.

Not Applicable - The University attempted to obtain formal responses but received no responsive proposals when ITN 22-016 for Temporary Student Housing was issued in late February, 2022.

2) Is this Vendor's price lower than the other sources? Yes No

Pricing is at market.

If No, justify the additional cost below.

This development is a new development (opening in June/July, 2022) and was approached by University staff to gauge interest in providing temporary student housing through 2024. Note, this development did not exist when the failed solicitation (ITN 22-016) closed. The developer meets the criteria set forth in the failed ITN (22-016) so is a qualified vendor interested in meeting the University's needs.

F. Other Sole Source comments or explanations. None.

I / We, the undersigned, certify the above to be true and correct to the best of my / our knowledge and belief and the user and / or undersigned does not have a financial interest in the above-named vendor.

<p>DEPARTMENT APPROVAL</p> <p>I hereby certify the validity of the information and feel confident the Sole Source Certification will meet University criteria and would withstand any audit or vendor protest.</p> <p>x <u>Kathy Miller</u> <u>6/7/2022</u> VP/Department Head Signature Date</p> <p>x <u>Andrea Cashell</u> <u>6/7/2022</u> Procurement Official Signature Date</p> <p>x <u>Meem J. Long</u> <u>6.7.2022</u> University Attorney Date</p>	<p>PROCUREMENT APPROVAL</p> <p>This acquisition is approved as a non-competitive purchase.</p> <p>Public Posting Date: _____</p> <p>Public End Date: _____</p> <p>x _____ Procurement Director/Delegate Signature Date</p>
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Please Note: Failure to timely file a protest or failure to timely deliver the required bond or other security in accordance with the Board of Governors' Regulations 18.002 and 18.003 shall constitute a waiver of protest proceedings.

Kathryn Miller

From: Terry Parker
Sent: Tuesday, June 7, 2022 10:38 AM
To: Kathryn Miller
Cc: Melissa Vazquez
Subject: Some source

Kathryn:

As we discussed I support you signing the sole source justification for the apartments by lake Juliana in my absence . Let me know if you have questions or concerns

Best

Terry
Sent from my iPhone