


# REQUEST FOR PROPOSALS & DEVELOPER QUALIFICATIONS FOR THE MLK JR. BLVD. CORRIDOR REDEVELOPMENT PROJECT

## CRA and City Staff Review and Evaluation Team Cumulative Scoring

	Scoring	Proposer/Developer Original Submittal: August 17, 2018		Scoring	Proposer/Developer Resubmittal: October 29, 2018	
	Maximum Points	Neighborhood Renaissance, Inc.	Centennial Management Corp	Maximum Points	Neighborhood Renaissance, Inc.	Centennial Management Corp
<b>RFP/RFQ Submission Evaluation Criteria</b>						
1. Experience of the Proposer in completing redevelopment projects comparable to the desired project concept (as required by the RFP/RFQ) within markets similar to the project area.	20	14	19	20	14	19
2. Conceptual Development Plan: Proposer's adherence to the goals and objectives of the RFP/RFQ and referenced BBCRA planning documents, including project design, project elements, economic impacts, amenities and public benefits.	25	17	20	25	19	23
3. Conceptual Financial Plan: Proposed purchase price, overall financial plan/structure, overall market understanding, and development/operating pro forma.	20	12	17	20	15	19
4. Proposed use of BBCRA offered incentives and assistance.	10	8	9	10	8	10
5. Proposer's financial commitment and equity investment, if any.	10	5	9	10	5	10
6. Experience in bringing additional subsidies or funding sources to the project other than from BBCRA.	5	4	5	5	5	5
7. Conceptual Development and Construction Schedule: Ability to proceed immediately from a financial and organizational perspective.	10	6	8	10	7	9
<b>EVALUATION TEAM TOTAL</b>	100	<b>65</b>	<b>87</b>	100	<b>73</b>	<b>95</b>
		<b>Neighborhood Renaissance, Inc.</b>	<b>Centennial Management Corp</b>		<b>Neighborhood Renaissance, Inc.</b>	<b>Centennial Management Corp</b>