Element Chart Consideration Items		
Mandatory Proposal Elements	Value-Added Proposal Elements	
Considerations		
 Minimal Adequacy of Proposer's Financial Resources/Access to Sufficient Capital Minimal Relevant Experience and Track Record, including Ability to Complete Project Total Consideration <i>Meets</i> Minimum Appraised Value Proposer Payment of Closing Costs Commitment to Development Timeline 	 Depth of Proposer's Financial Resources/Access to Sufficient Capital Depth of Relevant Experience and Track Record, including Ability to Complete Project Total Consideration <i>Exceeds</i> Minimum Appraised Value 	
Community Considerations		
	 Green Building Minimums (¹) Affordable Housing Minimums (²) Minority-owned Business Enterprise/Womenowned Business Enterprise Goals Community Parking Grocery Store Other Public Benefits 	

¹ Green building minimum recommendation: AE 2 Star Green Building or USGBC Silver LEED ² Affordable housing minimums recommendation: 10% at 60% MFI rental

Team QualificationsDevelopment Experience0 to 15What level of experience does the Proposer have in the successful development of projects of a comparable size, scale and complexity? In addition, to what extent has Proposer successfully worked with the public sector on public/private real estate development projects?0 to 10Proven Completion Capability: To what extent does Proposer have sufficient personnel, logistical resources, bonding capacity, and ability to complete the project in a timely and professional manner?0 to 15Access to Capital: What depth of financial resources does Proposer have access to?0 to 10Offered Consideration: To what extent does the offered consideration, financial and non- financial, bring the best return to the Community?0 to 25Quality of Proposal Project Meets Current URP and NCCD Requirements/Regulations0 to 20Development Timeline0 to 105Subtotal0 to 55Green Building Affordable Housing0 to 5Affordable Housing0 to 5Affordable Housing0 to 15Other Public Benefits0 to 10		Points
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