

Element Chart Consideration Items	
Mandatory Proposal Elements	Value-Added Proposal Elements
Considerations	
<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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	
	<ul style="list-style-type: none"> Green Building Minimums ⁽¹⁾ Affordable Housing Minimums ⁽²⁾ Minority-owned Business Enterprise/Women-owned 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 Qualifications	Points
Development Experience: What 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 15
Proven 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 10
Access to Capital: What depth of financial resources does Proposer have access to?	0 to 15
Offered Consideration: To what extent does the offered consideration, financial and non-financial, bring the best return to the Community?	0 to 10
Quality of Proposal	Points
Project Meets Current URP and NCCD Requirements/Regulations	0 to 25
Quality of Proposal and Creativity	0 to 20
Development Timeline	0 to 10
Subtotal	0 to 105
Community Benefit Bonus Point Considerations	Bonus Points
Community Parking	0 to 5
Green Building	0 to 5
Affordable Housing	0 to 15
MBE/WBE	0 to 10
Grocery Store	0 to 15
Other Public Benefits	0 to 5
Subtotal	0 to 55
Total	0 to 160