



**EVALUATION SHEET FOR NEW URBAN COMMUNITIES FOR RFP 2015-03-A
MARGATE CRA (MCRA) CITY CENTER DEVELOPMENT**

SELECTION COMMITTEE MEETING – JUNE 16, 2015 AT 4:00 PM

Proposal shall be evaluated in accordance with the weighted criteria listed below:

EVALUATION CRITERIA	POINT RANGE	AWARDED POINTS
<u>Experience and Capacity</u> <ul style="list-style-type: none">• Current and previous experience• Experience with similar projects in size and magnitude• Project team qualifications• Financial capacity• Public sector references	0 – 30	<u>28</u>
<u>Conceptual Development Plan</u> <ul style="list-style-type: none">• Approach to the Project• Overall site plan & quality of building design• Adequacy, location of parking• Creative approach to incorporating public open space, plazas and gathering space into the development plan• Elements of site design that provide and promote safe bicycle/pedestrian/transit movements• Projected impact of project on local economy (jobs, taxes, revenues, etc.)	0 – 45	<u>37</u>
<u>Project Feasibility</u> <ul style="list-style-type: none">• Project feasibility/marketability/appeal to consumers• Tenant mix of uses; relocation plan; letters of interest• Proposed plan for leasing/selling residential units and commercial space• Project implementation schedule/phasing plan	0 – 15	<u>14</u>
<u>Proposed Business Terms</u> <ul style="list-style-type: none">• Lease or purchase terms• Capital investment• Level of cost participation sought from MCRA	0 – 10	<u>9</u>
Total Points		<u>88</u>

Printed Name: _____

Douglas Smith

Signature: _____

Douglas Smith

NEW URBAN COMMUNITIES



**EVALUATION SHEET FOR AHS DEVELOPMENT GROUP FOR RFP 2015-03-A
MARGATE CRA (MCRA) CITY CENTER DEVELOPMENT**

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<u>Experience and Capacity</u> <ul style="list-style-type: none">• Current and previous experience• Experience with similar projects in size and magnitude• Project team qualifications• Financial capacity• Public sector references	0 – 30	<u>23</u>
<u>Conceptual Development Plan</u> <ul style="list-style-type: none">• Approach to the Project• Overall site plan & quality of building design• Adequacy, location of parking• Creative approach to incorporating public open space, plazas and gathering space into the development plan• Elements of site design that provide and promote safe bicycle/pedestrian/transit movements• Projected impact of project on local economy (jobs, taxes, revenues, etc.)	0 – 45	<u>34</u>
<u>Project Feasibility</u> <ul style="list-style-type: none">• Project feasibility/marketability/appeal to consumers• Tenant mix of uses; relocation plan; letters of interest• Proposed plan for leasing/selling residential units and commercial space• Project implementation schedule/phasing plan	0 – 15	<u>13</u>
<u>Proposed Business Terms</u> <ul style="list-style-type: none">• Lease or purchase terms• Capital investment• Level of cost participation sought from MCRA	0 – 10	<u>10</u>

Total Points 80

Printed Name: Douglas Smith

Signature: Douglas E. Smith

AHS DEVELOPMENT GROUP



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<u>Experience and Capacity</u> <ul style="list-style-type: none">• Current and previous experience• Experience with similar projects in size and magnitude• Project team qualifications• Financial capacity• Public sector references	0 – 30	<u>26</u>
<u>Conceptual Development Plan</u> <ul style="list-style-type: none">• Approach to the Project• Overall site plan & quality of building design• Adequacy, location of parking• Creative approach to incorporating public open space, plazas and gathering space into the development plan• Elements of site design that provide and promote safe bicycle/pedestrian/transit movements• Projected impact of project on local economy (jobs, taxes, revenues, etc.)	0 – 45	<u>40</u>
<u>Project Feasibility</u> <ul style="list-style-type: none">• Project feasibility/marketability/appeal to consumers• Tenant mix of uses; relocation plan; letters of interest• Proposed plan for leasing/selling residential units and commercial space• Project implementation schedule/phasing plan	0 – 15	<u>13</u>
<u>Proposed Business Terms</u> <ul style="list-style-type: none">• Lease or purchase terms• Capital investment• Level of cost participation sought from MCRA	0 – 10	<u>7</u>
Total Points		<u>86</u>

Printed Name: BEN ZISKAL Signature: [Signature]

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<u>Experience and Capacity</u> <ul style="list-style-type: none">• Current and previous experience• Experience with similar projects in size and magnitude• Project team qualifications• Financial capacity• Public sector references	0 – 30	<u>23</u>
<u>Conceptual Development Plan</u> <ul style="list-style-type: none">• Approach to the Project• Overall site plan & quality of building design• Adequacy, location of parking• Creative approach to incorporating public open space, plazas and gathering space into the development plan• Elements of site design that provide and promote safe bicycle/pedestrian/transit movements• Projected impact of project on local economy (jobs, taxes, revenues, etc.)	0 – 45	<u>35</u>
<u>Project Feasibility</u> <ul style="list-style-type: none">• Project feasibility/marketability/appeal to consumers• Tenant mix of uses; relocation plan; letters of interest• Proposed plan for leasing/selling residential units and commercial space• Project implementation schedule/phasing plan	0 – 15	<u>11</u>
<u>Proposed Business Terms</u> <ul style="list-style-type: none">• Lease or purchase terms• Capital investment• Level of cost participation sought from MCRA	0 – 10	<u>8</u>
Total Points		<u>77</u>

Printed Name: BEN ZISKAL

Signature: 

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<u>Experience and Capacity</u> <ul style="list-style-type: none">• Current and previous experience• Experience with similar projects in size and magnitude• Project team qualifications• Financial capacity• Public sector references	0 – 30	<u>28</u>
<u>Conceptual Development Plan</u> <ul style="list-style-type: none">• Approach to the Project• Overall site plan & quality of building design• Adequacy, location of parking• Creative approach to incorporating public open space, plazas and gathering space into the development plan• Elements of site design that provide and promote safe bicycle/pedestrian/transit movements• Projected impact of project on local economy (jobs, taxes, revenues, etc.)	0 – 45	<u>36</u>
<u>Project Feasibility</u> <ul style="list-style-type: none">• Project feasibility/marketability/appeal to consumers• Tenant mix of uses; relocation plan; letters of interest• Proposed plan for leasing/selling residential units and commercial space• Project implementation schedule/phasing plan	0 – 15	<u>11</u>
<u>Proposed Business Terms</u> <ul style="list-style-type: none">• Lease or purchase terms• Capital investment• Level of cost participation sought from MCRA	0 – 10	<u>6</u>
Total Points		<u>81</u>

Printed Name: Diane Colonna Signature: Diane Colonna

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<u>Experience and Capacity</u> <ul style="list-style-type: none">• Current and previous experience• Experience with similar projects in size and magnitude• Project team qualifications• Financial capacity• Public sector references	0 – 30	<u>25</u>
<u>Conceptual Development Plan</u> <ul style="list-style-type: none">• Approach to the Project• Overall site plan & quality of building design• Adequacy, location of parking• Creative approach to incorporating public open space, plazas and gathering space into the development plan• Elements of site design that provide and promote safe bicycle/pedestrian/transit movements• Projected impact of project on local economy (jobs, taxes, revenues, etc.)	0 – 45	<u>41</u>
<u>Project Feasibility</u> <ul style="list-style-type: none">• Project feasibility/marketability/appeal to consumers• Tenant mix of uses; relocation plan; letters of interest• Proposed plan for leasing/selling residential units and commercial space• Project implementation schedule/phasing plan	0 – 15	<u>12</u>
<u>Proposed Business Terms</u> <ul style="list-style-type: none">• Lease or purchase terms• Capital investment• Level of cost participation sought from MCRA	0 – 10	<u>7</u>
Total Points		<u>85</u>

Printed Name: Diane Colonna Signature: Diane Colonna

AHS DEVELOPMENT GROUP