

DRAFT RFEI Evaluation Plan V1

Step 1 ---If sufficient numbers of responses occur in various developer interest categories, group them by type of interest, (e.g. residential only, historic properties only, master developer).

Step 2-- Commission members would examine responses, perhaps via pool, and provide informal rankings based on selected criteria. Suggested categories for ranking might be: 1) Development experience in similar-sized and/or diverse projects, 2), 3) Demonstrated understanding of the RDA's and community's values and needs for Riverfront Project, 4) Willing to be creative and inventive to meet project goals, and 5) Willing to work in flexible ways to meet funding, phasing, and construction needs.

Suggested rating categories might be: "Yes, seems to meet our needs . . . a potential good match", "No, doesn't seem to meet our needs . . . not a good match", or "Uncertain, more information needed".

Step 3—Based on individual responses to the above rankings, the Commission would then at some meeting make determinations on each submission, by pool if needed, to create a final RFEI ranking. Suggested rating categories might be: "No, not acceptable—not a good match for this project, 2) "Yes, acceptable and a potential good match for project, and 3) "Uncertain based on submission and more information needed".

For those submissions in "uncertain" category, they would be contacted to provide additional information in writing in one of the five categories noted in Step 2 above. This information would not be collected via interviews.

Moving forward. After final RFEI rankings were established, vendors in the "Yes" category would be called in for interviews.

<u>RDA Commissioner:</u>				
<u>Development Team:</u>				
Type of Interest:	Master ____	Residential ____	Historic ____	Commercial ____
Criteria	Yes	No	Maybe	Comments
Development experience in similar-sized and/or diverse projects				
Demonstrated staff capabilities in managing/developing more complex projects				
Willing to be creative and inventive to meet project goals				
Willing to work in flexible ways to meet funding, phasing, and construction needs				