

Union Corners RFP Criteria Review

(revised 13 Sept 2012)

RFP Criteria	Gorman & Co	Livesey / Stonehouse	Radiance	Community By Design (CBD)
Development team's expertise, experience, and financial capacity.	High	High	Low	Medium
Quality and attractiveness of the proposed development	✓	✓	✓	✓
Economic feasibility of the proposed development	High / Medium	High	Low	Low
Understanding of and adherence to adopted plans and design guidelines for the Sites	(see Planning Division analysis dated Aug 16, 2012)	(see Planning Division analysis dated Aug 16, 2012)	(see Planning Division analysis dated Aug 16, 2012)	(see Planning Division analysis dated Aug 16, 2012)
Value of the estimated tax base to be generated by the development*	\$ 36,522,149	\$ 50,013,500	(not provided)	\$ 108,240,700
-estimated project cost	\$ 83,000,000	\$ 74,000,000	(not provided)	\$ 108,240,700
Permanent employment to be generated by the proposed development and quality, quantity, and range of housing units to be generated	423 perm jobs, 300-500 const. jobs	--	--	--
Purchase price to be offered for the Sites	TBD	TBD	TBD	TBD
Overall responsiveness to the RFP requirements	High	High	Low	Medium

*As reported by respondent

** CBD Assumes "Construction Cost" is equal to "Assessed Value"

Residential SF	181,180	219,586	355,200	209,650
Residential Units	185	158	444	199
Commercial SF	135,045	172,600	199,000	228,000
Parking (total)	678	745	950	560
structured	490	495		
surface	188	250		