

**Proposed revisions to Garver Building RFP Evaluation Criteria:  
Four Categories, 25 Points each =100 Points Total**

Sue Thering, 31 July 2014

**A. FINANCE & REAL ESTATE: 25 POINTS**

---

- 1. Demonstrates long-term financial viability ..... 10
- 2. Demonstrates relevant experience and a history of success  
by the development team in projects of similar scope and size ..... 5
- 3. Projects requesting no more than the \$1.825 million of City assistance  
identified in this RFP (NOTE: Projects requesting more than the identified  
assistance will receive zero points). ..... 5
- 4. Works within the required framework of the sale of the building and long-term  
ground lease of the land. .... 5

**B. VISIONARY DESTINATION DEVELOPMENT: 25 POINTS**

---

- 1. Some level of public use of the building will be a feature of any successful  
proposal. The emphasis of this requirement is public access to the Garver  
Feed Mill building..... 10
- 2. Preserving, to the greatest extent possible, the look and architectural style  
of the existing building..... 5
- 3. A fully accessible space that reaches out to all members of the community..... 5
- 4. A successful proposal will include a primary use(s) and may have mixed uses  
that are incidental to the primary use. Examples of incidental uses are:  
housing, office space, light manufacturing, and retail. The combination of uses  
is inventive, original, and inspiring..... 5

**C. CONTEXT SENSITIVE: 25 POINTS**

---

- 1. Complements or enhances the mission and status of OBG ..... 5
- 2. Complies with current city planning reports, which identify a need for 14,000 SF  
of cold storage, archival storage, and equipment storage either in the Garver Building  
or on another site easily accessed by OBG staff. Provision of this space is a requirement  
of this RFP..... 5

- 3. Respects the diversity of public uses of the North Plat, including maintaining or enhancing existing unprogrammed open space, preserving cultural landscape features, and enhancing ecological systems and habitat..... 5
- 4. Respects the residential neighbors, e.g. limited noise, limited disruption to traffic, demonstrates intention to establish and maintain communications with adjacent neighborhood associations. .... 5
- 5. Proposed circulation patterns for pedestrians, bikes, and cars respond to the unique context, i.e. safe access to/from: OBG, the Garver Building, the North Plat, and adjacent neighborhoods ..... 5

**D. SUSTAINABILITY: 25 POINTS**

---

- 1. Demonstrates environmentally responsible and sustainable building standards, such as achieving LEED Certification, Living Building Challenge, or similar sustainability metrics..... 10
- 2. Provides multi-modal access. Prioritizes bicycle parking and shared car parking strategies..... 5
- 3. Demonstrates sustainable and regenerative landscape practices such as natural systems-based stormwater management, grey water recycling, low maintenance native plantings, permeable paving..... 5
- 4. Incorporates renewable energy system(s) ..... 5