

2nd Draft of revisions to Garver Building RFP Evaluation Criteria in response to discussion during the August 4th meeting of the Garver Building RFP and Proposal Review Committee.
Submitted by Dr. Susan Thering, committee member, 13 August 2014

Checklist of Minimum Requirements:

- 15 Copies received by date due.
- All required sections of the proposal are complete.
- Does not request or require more than \$1.825 million in city funds to be successful.
- Complies with stated conditions of sale of the building and ground lease of land.
- Proposal includes 14,000 sqft storage space for OBG or forgoes \$700,000 of city funds.

NOTE: Proposals that do not meet these minimum requirements will be disqualified.

EVALUATION CRITERIA AND POINTS: 5 SECTIONS, 20 POINTS EACH

1. FINANCE & TRACK RECORD: 20 Points

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| A. Demonstrates long-term financial viability | 10 |
| B. Demonstrates relevant experience and a history of success by the development team in projects of similar scope and size | 10 |

2. VISIONARY DESTINATION DEVELOPMENT: 20 Points

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| A. The proposal clearly articulates a “visionary idea” for the property, and substantiates the claim of “visionary idea” with cogent argument, relevant data, and/or case studies. (Note: A successful proposal may have mixed uses that are incidental to a “visionary idea” proposed as a primary use. Examples of incidental uses are: housing, office space, light manufacturing, and retail. A combination of uses that are inventive, original, and inspiring may also be a “visionary idea.”) | 10 |
| B. 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 |

3. PRESERVATION ISSUES: 20 Points

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| A. Proposed repairs, alterations, and additions to the building are responsive to the scale, proportions, and material quality of the original (Note: the building is protected by historic property status)..... | 10 |
| B. Proposed redevelopment preserves or enhances the ecological systems and cultural landscape of adjacent public properties..... | 10 |

4. CONTEXT SENSITIVE: 20 Points

- A. Complements or enhances the mission and status of OBG. Demonstrates intention to establish and maintain communications and cooperation with city/OBG staff..... 10

- B. Respects the residential neighbors, e.g. limited noise, limited disruption to traffic. Demonstrates intention to establish and maintain communications and cooperation with adjacent neighborhood associations..... 10

5. SUSTAINABILITY: 20 POINTS

- A. Demonstrates a sophisticated understanding of “sustainability” as it relates to preservation, development, use, and maintenance of buildings and grounds..... 10

- B. Proposes a multi-modal circulation system that prioritizes pedestrian, bike, and public transportation, minimizes surface parking, supports electric/hybrid vehicles, and maximizes the use of existing infrastructure, while providing safe access to/from OBG, the Garver Building, the North Plat, and adjacent neighborhoods..... 10