

City of Farmington, Maxfield Training Center Redevelopment

RiverCadis                      Sherr Development                      Robertson Brothers PVL Farmington

**RFQ Response Criteria**

Scale 1-5 (1 is lowest)

Experience building, developing and managing large-scale mixed-use buildings and market rate residential projects	5	3	4	4
Experience in the redevelopment of property in a downtown or key commercial corridor	5	3	5	5
Experience operating and managing or developing properties in an urban downtown setting including functions and services on land under easement or owned by a local municipality	5	2	5	3
Experience working with municipal government in business, community events, or other collaborative ventures	5	3	5	3
Experience working with local and state governmental agencies on the redevelopment of Brownfield contaminated property.	5	2	5	4
Clearly defined qualifications regarding the design and buildout of unique commercial and housing sectors	5	1	3	4

**Submission Content**

Narrative introducing the company and resumes of the respondents members and team and expertise. Narrative shall explain the structure of relationship(s) proposed and clearly show how the team meets the minimum qualifications	5	2	4	5
Conceptual financial structure/Financial Stability - Developer demonstrates ability to finance the project	5	3	4	5
Developer identified experience in working with potential incentive support through either a brownfield or downtown development authority tax increment financing programs and EGLE grants/loans	5	1	3	4
Concept development proposal - proposed design of site, public benefits and fit with the community vision, master plan and economic impact	5	1	3	4
Development feasibility as a result of brownfield conditions	5	3	4	5
Estimated project start of construction (1)	Fall 2021	Fall 2021	Fall 2021	Fall 2022 (due to finance)
Estimated project completion (4)	Spring 2023	Summer 2023	Summer 2023	Summer/Fall 2024
Projected tax revenue estimate (2)	\$235,600/year	\$308,100	\$336,300	\$351,500
Number of units	124	39	59	185
Unit type	Apartment	Townhome	Townhome	Apartment
For Lease/For Purchase (owner occupied) (3)	Lease	Purchase	Purchase	Lease
Can accommodate parking	on site	on site	on site	mix of on and off site
RFQ Response Total Score	55	24	45	46

(1) Start of construction was discussed during developer interview

(2) Base upon developers provided average sale price for owner occupied product

(3) For owner occupied product, assumption is 100% of for purchase townhomes would be principal residence exemption (homestead)

(4) Owner occupied product conditioned on market, ability to finance and absorption