

RP-31 EVALUATION CRITERIA: It should be the goal of each respondent to prepare a creative and comprehensive proposal that best satisfies the combination of planning, design and financial objectives described in this RFP. The County and its consultants will review the detailed proposals, seeking clarification where necessary. The proposals will be evaluated according to criteria listed on the Developer Evaluation Form. **The Purchase Price is to be submitted to the County in a separate sealed envelope at the time of the developer's proposal submission. The purchase price will not be opened until the Selection Committee convenes for final ranking and scoring of the developer's proposal submission. It is anticipated in accordance with the schedule that this will take place between June 15, 2004 and June 30, 2004.**

The information listed in RP-27 should be sufficiently representative so as to allow for completion of the developer evaluation form.

DEVELOPER EVALUATION FORM CHARLOTTE COUNTY, FLORIDA

PROJECT DESCRIPTION Murdock Village Redevelopment Initiative	DATE
PROJECT LOCATION	PROJECT NO:

<i>Evaluation Criteria</i>	<i>Value</i>	<i>Assigned Value</i>	<i>Weight</i>	<i>Score</i>
I. Quality and integrity of the proposed development plan and program <ul style="list-style-type: none"> •Consistency with program and policy objectives •Mix and balance of uses •Variety of housing types and densities •Justification and rationale for mix of uses •Demonstrated understanding of concept •Creativity in design solutions •Environmental sensitivity •Ability to satisfy public physical objectives...schools sites, open space, parks and other features or amenities •Response to existing facilities, demolition requirements, major roads and other relatively fixed conditions of the site •Response to County's acquisition plans and schedule •Apparent level of effort as demonstrated in exhibits and overall detailing of ideas •Overall reasonableness of the plan 	1 - 5		X 8	=
II. Town Center requirements <ul style="list-style-type: none"> • Commitment to the Town Center generally • Specific timing • Scale and integration 	1 - 5		X 9	=
III. Ability to offer long term assurances of completion <ul style="list-style-type: none"> • Financial or other forms of guaranteed performance to implement major aspects of the proposed plan • Commitment and amount of equity • Source of equity 	1 - 5		X 8	=

<p>IV. Representations or assurances that the project will proceed within some agreed upon format and schedule</p> <ul style="list-style-type: none"> • An estimated time frame for the proposed development based on the conditions represented • Time frame for initiating and completing Town Center • Time frame for initiating and completing residential components of plan 	1 - 5		X 7	=
<p>V. The developer's approach to assuring the County that the project will be developed as proposed.</p> <ul style="list-style-type: none"> • Commitment to first and subsequent phases • Supporting market analysis and similar studies • Likely to satisfy County needs • Understanding of acquisition phasing and strategy 	1 - 5		X 7	
<p>VI. Financial capability</p> <ul style="list-style-type: none"> • Proposed sources of equity in initial stages of undertaking • Balance of equity and debt • Long term financing sources and resources • Long term financing approach 	1 - 5		X 9	=
<p>VII. Commitments and structure</p> <ul style="list-style-type: none"> • Reliance upon representatives of the developer for their particular skill sets • Viability of primary financial entities or partners 	1 - 5		X 7	=
<p>VIII. Financial Considerations</p> <ul style="list-style-type: none"> • Detail and reliability of development budgets • Contingencies to purchase price beyond the program and timing assumptions described herein • The value of the fiscal benefits that accrue to the County at the projected buildout • County exposure and responsibility • Impacts of unknowns and or other contingencies described by developer • Impacts of estimated demolition and site clearance costs • Impacts of phasing and other developer controlled actions • Reasonable certainty of prospective cash flows incorporated into developer's analysis • Requirements for public assistance • Apparent level of effort as demonstrated in exhibits and overall detailing of ideas • Demonstrated understanding of financing challenges and opportunities • Creativity in financing approach • Demonstrated deference, flexibility and cooperation in working with County on financing approach 	1 - 5		X 7	=

<p>IX. Other</p> <ul style="list-style-type: none"> • Increased densities through the use of TDR ordinance • Any intention to trigger the DRI process Integration of the nearby Charlotte County Stadium and fairgrounds with the proposed redevelopment • Provision of affordable housing • Use of local consultants, contractors, realtors, suppliers, and vendors • Incorporation of police, sheriff, fire and county service site(s) • Potential siting of hospital and/or medical facilities • Feasible alternatives for addressing existing businesses and homes (e.g. relocation, incorporation into the proposed redevelopment, swapping for new units, space of opportunities in redevelopment project, and in general any ideas for easing the impacts of condemnation on current landowners) • Energy efficiency • Reuse of existing building and infrastructure materials • Incorporation of telecommunications, fiber optics, wireless and/or broadband services in the concepts presented 	1 - 5		X 3	=
<p>X. Purchase Price</p> <p>Proposed purchase price expressed in terms of its present value in cash and/or other considerations</p>	1 - 5		X 35	=
<p>REMARKS: The value assigned is judged on a scale of 1 through 5, with 5 being the highest possible value.</p>				

TOTAL SCORE