

CPT Replacement Facility

PASS / FAIL EVALUATION

The Selection Committee will evaluate the following minimum requirements of the RFP for compliance with the RFP on a pass/fail basis. Any item not reasonably indicated in the Proposal Submission shall be evaluated as fail. This evaluation listing does not modify the minimum requirements of the RFP for building and site design even if a specific requirement is not listed for evaluation. Any proposal that receives a fail grading for one or more of the listed evaluation requirements shall be deemed non-responsive and not evaluated further by Selection Committee. All proposals that receive a pass grade for ALL listed evaluation requirements will be further evaluated by the Selection Committee and scored based on the scoring factors in Part Two of this evaluation.

Pass	Fail
------	------

Evaluation Criteria Description

General Proposal Requirements

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Proposal contains corporate background and relevant experience, including references. Experience is at least two structures of at a minimum of 80% size of the Project. |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposal contains relevant experience of a firm that has accomplished significant demolition projects in an urban setting which involved a tall tower structure, including references for similar projects. Experience of at least two demolition projects of, at a minimum of 80% size of, the demolition portion of this project. |
| <input type="checkbox"/> | <input type="checkbox"/> | Required Drawings and written descriptive Information are provided in the Proposal as required by Exhibit E, "Minimum Building Standards", section "Required Proposal Design and Concept Documents". (See Exhibit E, pages 5 and 6). |
| <input type="checkbox"/> | <input type="checkbox"/> | A Critical Path Method Project Schedule, indicating the initial proposed schedule of each critical component of demolition and new construction is included, and this CPM schedule indicates Substantial Completion shall be no later than March 13, 2020. Substantial Completion and Final Completion dates are March 13, 2020 and April 12, 2020, respectively. |
| <input type="checkbox"/> | <input type="checkbox"/> | Offeror has indicated that they have included an allowance of \$80,000.00 for traffic modifications that may be required by a future traffic study. The Offeror has indicated a Traffic Study Specialist that will perform the required future traffic study. |

Demolition Requirements

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | A Critical Path Method Project Schedule, indicating each element of the demolition requirements in the sequence required by the RFP, and no element is shown as starting prior to the date indicated in the RFP for the initial commencement of each demolition sequence as defined in the RFP Minimum Building Standards. (See Exhibit E, pages 13-15). |
| <input type="checkbox"/> | <input type="checkbox"/> | The Demolition Plans indicate the complete scope of demolition to be accomplished as indicated in the RFP Minimum Building Standards. (See Exhibit E, pages 15-23). |

Site Design

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Access to the Project Site from public vehicular ways, includes as a minimum, Mero Street and Wilkinson Blvd. Access to the New Parking Structure(s) is from Mero Street, Wilkinson Blvd and either St. Anne Street or the TCOB Parking Garage, |
| <input type="checkbox"/> | <input type="checkbox"/> | 25% of the surface vehicular pavements on the New Office Building Site are constructed of a permeable pavement. This pavements shown on the site design plan and the Design Narrative describes the type of pavement, its construction, and a calculation to indicate the 25% requirement has been met as indicated. |
| <input type="checkbox"/> | <input type="checkbox"/> | Provide the number of parking spaces required by the RFP. Minimum calculation is (3 per 1000 gsf) and IN ADDITION to this requirement, the RFP requires ADA accessible parking spaces by the following formula (20, plus 1 for each 100 spaces, or fraction thereof over 1,000 spaces) and IN ADDITION to this requirement the RFP requires Visitor Parking spaces equal to the number of ADA spaces required and IN ADDITION, the RFP requires specific surface parking spaces in addition to those indicated above. Provide areas for piling of snow in multiple locations adjacent to but not a part of the parking area. |
| <input type="checkbox"/> | <input type="checkbox"/> | Site plan indicates all RFP required new development necessary due to the demolition and new development of the site. |

The Site plan indicates the drive, guest drop-off and ADA parking spaces required to be installed near the Capital Plaza Hotel, this area is the side and parking spaces count required by the RFP for this location.

Building Design

The Offeror has provided an aesthetic design of the new Parking Structure(s) and New Office Building that is consistent with the intent of the "Aesthetic Design Challenge" requirements of the RFP and has provided a written narrative describing how the aesthetic design of both structures addresses the requirements of the Challenge.

The main entrance to the building is distinctly visible and identifiable as the main entrance from each major approach point to the building. Other entrances are distinctly visible and identifiable as an auxiliary entrance to the building from the approach points related to that secondary entrance.

The building to be constructed is a free-standing office building to accommodate minimum 1,500 employees and shall be a minimum of 385,000 gross square feet, and that is designed such that subdividing and/or adding space can be easily accomplished in the future. Infrastructure must accommodate employees at a rate of 257 gsf/person.

The requirements for the new parking garage(s) has been identified and met as required by the RFP.

Communication rooms are strategically located and of the sizes indicated by the RFP. All requirements for Mechanical and Electrical Services indicated in the RFP for those communication rooms have been provided. The required main communications room has been provided as required.

Building Envelope Minimum Standards outlined in the RFP are met. Note: When field applied or constructed materials (i.e. brick masonry, synthetic stone, metal building panels or site-cast-tilt-up concrete panels) are proposed for the building exterior, the design narrative shall explicitly describe the quality control techniques and methods that will be used to insure proper placement, construction, and installation.

The space planning indicated in the RFP for specialized spaces and services have been provided for the First Floor in their entirety. Spaces meet the size requirements of the RFP. Adjacencies indicated in the RFP for specialized spaces has been accomplished.

The space planning indicated in the RFP for Entrances, Vestibules and Lobbies has been met: Including, the division of major lobbies into secure/non-secure areas with provisions for card controlled access, for employee entrance and security controlled access for visitors; the proposal indicates built-in security casework (for two guards and files) at main lobby.

The space planning indicated in the RFP for Offices and workstation areas has been shown in the proposal drawings, in the correct quantities and groupings.

The space planning indicated in the RFP for Loading Docks/ Loading/ Mailroom Areas has been met: including that the access to the Loading Dock is able to accommodate a tractor trailer truck (53') and shall have adequate turning and maneuvering radiuses in the site design; A Loading Dock with one overhead door 12' wide by 10' high (minimum); a Receiving Area; and Receiving Office have been provided. A separate area for trash compactor and recycling area has been provided.

The finishes for all areas as defined in the Finish Schedule of the RFP has been met or exceeded. The use of concrete masonry walls in areas other than Loading Dock/ Loading Areas. Elevator shafts and machine rooms, and Mechanical rooms is strictly prohibited. This compliance is indicated in the Proposal as drawings or as Design Narrative Description.

Roofs are sloped (a minimum of ¼" per foot). Tapered insulation is not the means to achieve this slope, but utilize a slope in the roof structure. Provide either a membrane roof system or a metal roofing system (or a combination of the two) as outlined in the RFP.

A minimum of traction passenger elevators is provided as required for the building. A freight elevator has been provided as required. As a minimum freight elevators shall be Class A, traction operated, with a minimum of 4,500 pound load capacity. Provide Cab speed of 200-350 feet per minute. Minimum clear cab size shall be 5 feet 4 inches by 7 feet. Ceiling height shall a minimum of 10 feet.

The correct square footage and configuration of structurally designed areas for High-Density files has been provided for each floor and location.

- Sound Masking system has been provided that meets or exceeds the requirements of the RFP.
- Work required to be accomplished as new work for the YMCA garage has been indicated and provided as required by the RFP.
- Work required to be accomplished as new work for the Capital Plaza Hotel has been indicated and provided as required by the RFP.

Energy and Emergency Power Design

- A minimum of "LEED Silver" is required to be utilized for this building. The Design Narrative should include descriptive proof of the Offeror's history and ability to accomplish LEED Certified Design in previously constructed buildings as well as describe the methodologies and goals to be set forth for this specific building.
- The emergency generator system shall be of capacity to allow for full winter heating, all season ventilation and full lighting and power loading to be provided for the HVAC, Electrical and Security Systems.

END OF PASS/ FAIL EVALUATION LISTING OF MINIMUM REQUIREMENTS

SELECTION COMMITTEE SCORING CRITERIA

The Selection Committee having evaluated the minimum requirements of the RFP for compliance with the RFP on a pass/fail basis, as indicated above, will evaluate each passing response using the criteria and factors indicated below to determine the response that provides to the Commonwealth the most advantageous proposal as compared with all other passing responses. The scoring criteria below does not modify the minimum requirements of the RFP for demolition, building and site design even if a specific requirement is not listed for evaluation.

Offeror Score	Max Score
---------------	-----------

Evaluation Criteria Description

Developer's Project Team

- 30 **Team Composition and Experience:** The composition of Offeror's proposed development team, financial team, professional design team and construction team is clearly identified as to qualifications, experience and project roles. The response identifies the 'downstream' team members—the composition of the Development Team, Financial Team, Professional Design Team and the upper tiers of the Construction Team. The qualifications and experience of each team member insures the knowledge and expertise required to successfully complete their assigned tasks.
- 25 **Offeror's Background and Resources:** The background of the Offeror, date established, ownership (public company, partnership, subsidiary, etc.), company resources, and details of company experience relevant to the proposed project provide assurance that the Offeror can successfully accomplish the project intent within the timeframe required.
- 25 **Building Management and Operations:** The Offeror has indicated that its building management and operations team is adequately staffed with persons experienced in the management and operations of facilities similar in nature to the facility required of the RFP. The Offeror exhibits a building operations and management plan, including maintenance and response to emergency needs of the facility.

Demolition and New Development Design

- 30 **Project Demolition Approach:** The Offeror's overall approach to the demolition scope of the Work is clearly defined and appears to be such that success of the project would be expected. The demolition scope of work addresses all requirements for demolition of the work, including, but not necessarily limited to: traffic control; safety of persons and adjoining properties; sequencing to minimize disturbance to the operations of the Privately owned Capital Plaza Hotel; scheduling of the demolition scope is adequate; and new development associated with the demolition scope of the Work is clearly detailed and provides a completed condition for those portions of the existing property to remain.
- 45 **Project New Development Approach:** The Offeror's overall approach to the new development scope of the Work is clearly defined and appears to be such that success of the project would be expected. The new development scope of work addresses all requirements for new development of the work, including, but not necessarily limited to: the new Parking Garage(s) are of adequate size and offer good traffic flow; the new Office Building is of adequate

size, provides all required and/or necessary spaces, provides for a good working environment, is organized as requirement by the RFP and provides for future flexibility; the Site Design is such that it optimizes the use of the existing site, has good vehicular and pedestrian flows, and is effectively coordinated with the Office Building and Parking Garages and establishes adequate connections (both functionally and visually) with the surrounding streets and facilities.

15 **LEED Certification:** The Offeror has proposed a project, with evidence of the anticipated LEED certification scoring that the design will be able to achieve. The Project goal is "LEED Silver". Evaluation as to the practicality and anticipated potential that the proposed project will be able to meet this LEED goal. Some points for this criteria are reserved for proposed projects that appear to be able to exceed this goal.

45 **Aesthetic Design:** The new development provides aesthetics that will provide a catalyst in the Historic Downtown District to re-energize community development and interest in this economically important city sector. The new development is expected to have a lasting value to the Community. The new development as proposed is expected to become a more desirable place to live and work. The new development takes note of and applies effort to constructing the new with acknowledgement and reference to the historically old. The new development as proposed is expected to enhance the built environment of the District and references and draws its aesthetic considerations from the Historical past in terms of massing, siting, construction and detailing.

35 **Overall Quality:** The overall quality of materials to be provided for the proposed new development, meeting the minimum standards outlined in the RFP and the minimum requirements of all applicable building codes and ordinances, has exceeded these requirements and offer the Commonwealth a lasting and durable Parking Garage(s) and Office Building. The quality of materials to be provided for the YMCA parking garage facade and Existing Hotel facade/ roof that is required by the result of the demolition of adjoining existing construction is of lasting and curable quality.

75 **Value Added:** The value to the Commonwealth and the quality of design and construction materials of "betterments" to the minimum standards of this RFP and the minimum requirements of all applicable building codes as viewed from a value added perspective to the benefit of the Commonwealth. While the Commonwealth does not desire to limit the Offeror's ability to provide the Commonwealth with betterments to the proposed project in any way, we do indicate the type of betterments that we would view as "value added" new development, as a guide to indicate the types of betterments an Offeror might consider providing. "Value Added" to the Site Plan: While not required by this RFP, should the Offeror propose "Value Added" to the minimum requirements of the site design. Some not-required but preferred "Value Added" items include, but are not necessarily limited to: Walking trails, Solar powered electric car charging stations, Solar powered site lighting, Rainwater irrigation system, Recycling of shot rock from site without transporting off site, Sun shading, Green Roofing, Wildlife habitat area on site, Compact car parking spaces in some areas. Building Interior Amenities: While not specifically required by this RFP, the Offeror may make "Value Added" to the interior requirements of this building. Some suggested "Value Added" items that the COK would prefer are the following: Innovative collaboration spaces, Break areas, Public waiting areas, Organization of workstation areas and their groupings, Beneficial GSF in excess to that required by the RFP as a minimum, Recycled flooring materials, Use of LED lighting, Wi-Fi system instead of hard wiring IT system for common areas, Enhanced commissioning (beyond that required for LEED Certification), Building envelop testing, and Re-circulating domestic hot water system.

Project Scheduling

25 **Project Scheduling:** Offeror's Project Schedule appears to be complete and reasonable, in terms of sequencing of work, coordination of trades, duration of trade tasks, provision for "float", and time until "Substantial Completion" of project. Project scheduling indicates that the project will be accomplished in reference to RFP milestone dates of sequencing and in reference to RFP required Substantial Completion Date.

25 **Project Beneficial Scheduling:** Offeror's Project Schedule with consideration to its benefits to the Commonwealth, including but not limited to sequencing of work, duration of tasks, coordination of the needs and interests of adjoining properties, Project Scheduling that allows the Commonwealth to begin workstation and furnishings fit-up of entire floors of the building (which have been completed early).

Other Factors Evaluated

25 **Other Factors not otherwise evaluated:** Offeror has provide information in their proposal response or the Offeror has indicated some provision of the project requirements not otherwise evaluated by the Selection Committee under another category, that the Selection Committee deems advantageous to the Commonwealth and has here provided scoring to acknowledge this factor not otherwise evaluated.

Financials and Financing of the Project ** Scored by Office for Financial Management (OFM)

50

Financial: Offeror has provided evidence that the completion of its proposed project (including design and construction) will be financially viable to its organization or team. The Offeror has provided: 1. An audited financial statement for each of the last three years must be provided for the applicable legal entity submitting a proposal. This statement should, at a minimum, list all assets and liabilities and be certified by a registered certified public accountant who is not an officer of the company or individual submitting the proposal. Offeror should also include a statement of changes of financial position of the business entity within the last three- (3) years. If the Offeror is a new entity incorporated for the purposes of operation of this project, then Offeror must provide individual income tax records and financial statements for all owners and/or general partners with more than twenty percent- (20%) interest, for each of the last three (3) years; 2. A current (unaudited) financial statement; 3. Bank references for the company shall be provided including name, address, and current telephone number of the given financial institution. This should include a signed authorization for release of financial information from each bank listed; 4. Projected design, development costs, and explained contingencies must be detailed; and, 5. A description of the proposed financing plan including, but not limited to, source of credit, terms of credit and repayment schedule. Source of credit will identify credit for construction as well as long term financing of structures.

450

TOTAL SELECTION COMMITTEE SCORE