Combined Evaluation Criteria	Weight	Max	Brookfield		Padres	
	%	Score	Grade	Score	Grade	Score
1.0 Project Concept	45%	90.0	G	76.0	V	82.0
1 Evaluation of the Overal Design of the Project - the degree by which the overall project concept and design addressed the City's objectives and goals for the Site						
a. Development concepts that maximize intensity and density of uses in alignment with City planning.	5%	10.0	V	9.0	V	9.0
b. Development of the site that creates a high quality, innovative, and iconic downtown development which provides a range of uses such as major economic drivers, high-quality employment opportunities, housing, and other uses.	5%	10.0	V	9.0	V	9.0
c A mixed-use development that meets the goals and objectives of this RFP and the adopted goals and objectives of the DCP and CCPDO.	5%	10.0	G	8.0	V	9.0
d Development designed to creatively utilize the Site relative to environmental conditions, sun access, neighborhood connections and circulation, and development intensity.	5%	10.0	G	8.0	G	8.0
e Ground floor levels are active, contain minimum 15 feet heights measured floor-to-floor, and openness to maximize transparency along pedestrian pathways.  Thoughtful design at the corners of the Site should help knit together surrounding uses and invite pedestrians.	5%	10.0	E	10.0	E	10.0
f Plan provides publicly accessible open space and incorporates community amenities into the development, which includes plazas and paseos with appropriate shading and landscaping.	5%	10.0	V	9.0	E	10.0
2 Existing Lease Terms – Degree to which the proposed development adequately addresses the requirements of the existing lease terms to allow for the proposed development.	10%	20.0	F	14.0	V	18.0
3 Project Timeline/Schedule – Degree to which the Development Team's schedule of performance presents a credible approach to the efficient execution of the project.	5%	10.0	V	9.0	V	9.0
2.0 Development Team	10%	20.0	Е	20.0	Е	20.0
1 Expertise of the project team and personnel assembled to execute the project and demonstrated ability to design, finance, construct, manage and operate the proposed project.	5%	10.0	E	10.0	E	10.0
2 Relevant experience of the individual personnel assigned to work on the project.	5%	10.0	Е	10.0	Е	10.0
3.0 Financial Capabilities and Offer	40%	80.0	G	68.0	G	70.0
1 Development Team's ability to commit sufficient equity to the project to satisfy conventional lending requirements;	8%	15.0	V	13.5	V	13.5
2 Development team's ability to secure financing for similar projects, including relationships with current lenders;	5%	10.0	V	9.0	V	9.0
3 Project financing plan;	8%	15.0	V	13.5	V	13.5
4 Overall project proforma, including transparency of project underwriting and Development Team's assessment of demand and market for proposed project and related proforma assumptions;	10%	20.0	G	16.0	V	18.0
5 Evaluation of value offered for the Site. Note: for purposes of comparing offer values, proposed ongoing ground rent payments (as applicable) will be discounted to present values.	10%	20.0	G	16.0	G	16.0
4.0 Local and Equal Opportunities	5%	10.0	V	9.0	V	9.0
1 Compliance with the City's Equal Opportunity Program and commitment to make meaningful and wide-range sub-contracting and employment opportunities available to all interested and qualified firms and individuals on this project, including local firms, sub-contracting opportunities, and local participation on the development team.	3%	5.0	V	4.5	V	4.5
2 Demonstrated support and intention to include firms with local expertise and opportunities to participate in the development process.	3%	5.0	V	4.5	V	4.5
5.0 Other pertinent factors, as determined in the City's sole discretion (Panel Member can add items here)	0%	0.0		0.0		0.0
1			0		0	
2			0		0	
3			0		0	
	100%	200.0	87%	173.0	91%	181.0
	100%	200.0	01/0	1/3.0	J1/0	101.0