



County of San Diego – Amendment 3 – RFP Amendments - 6/10/16

Within Sections 5.1, 5.1 and 5.3 of the Request For Proposal, the portions of the sections stating:

5.1 Proposal and Development Team

Evaluation Criteria	
A	Evaluation of the quality and completeness of information submitted in the proposal.
B	Evaluation of the overall Project Concept.
C	Evaluation of the proposed schedule for development.
D	Evaluation of the Project Design elements.
E	Evaluation of the expertise of the proposed Project Team / Personnel's ability to plan, design, finance, construct, manage and operate the proposed project.
F	Evaluation of the team past projects and performance.
G	Evaluation of past experience in conceiving and implementing projects within a downtown urban environment.
H	Evaluation of past experience in working with governmental entities or public-private partnerships.
I	Evaluation of past experience developing multi-family projects.
J	Evaluation of proposed ground lease terms including, but not limited to timing, initial rent rates for all stages of the Ground Lease, contingencies, and proposed changes to the form of ground lease.

5.2 Financial Capabilities

Evaluation Criteria	
A	Evaluation of the development team's financial information submitted.
B	Evaluation of the development team's ability to commit sufficient equity to the project to satisfy conventional lending requirements.
C	Evaluation of the development team's ability to secure financing for similar projects, including relationships with current lenders.
D	Evaluation of the Project Financing Plan provided by respondent.
E	Evaluation of the Pro-Forma provided by respondent.



5.3 Project References

Evaluation Criteria	
A	Evaluation of the reference checks supporting the assertions made in the development team’s proposal.

Shall be struck and replaced with:

5.1 Proposal and Development Team

Evaluation Criteria	
A	Evaluation of the quality and completeness of information submitted in the proposal. MAX POINT WEIGHT 5
B	Evaluation of the overall Project Concept. MAX POINT WEIGHT 10
C	Evaluation of the proposed schedule for development. MAX POINT WEIGHT 10
D	Evaluation of the Project Design elements. MAX POINT WEIGHT 15
E	Evaluation of the expertise of the proposed Project Team / Personnel’s ability to plan, design, finance, construct, manage and operate the proposed project. MAX POINT WEIGHT 15
F	Evaluation of the team past projects and performance. MAX POINT WEIGHT 5
G	Evaluation of past experience in conceiving and implementing projects within a downtown urban environment. MAX POINT WEIGHT 5
H	Evaluation of past experience in working with governmental entities or public-private partnerships. MAX POINT WEIGHT 5
I	Evaluation of past experience developing multi-family projects. MAX POINT WEIGHT 5
J	Evaluation of proposed ground lease terms including, but not limited to timing, initial rent rates for all stages of the Ground Lease, contingencies, and proposed changes to the form of ground lease. MAX POINT WEIGHT 20

5.2 Financial Capabilities

Evaluation Criteria	
A	Evaluation of the development team’s financial information submitted. MAX POINT WEIGHT 10
B	Evaluation of the development team’s ability to commit sufficient equity to the project to satisfy conventional lending requirements. MAX POINT WEIGHT 10
C	Evaluation of the development team’s ability to secure financing for similar projects, including relationships with current lenders. MAX POINT WEIGHT 10
D	Evaluation of the Project Financing Plan provided by respondent. MAX POINT WEIGHT 15
E	Evaluation of the Pro-Forma provided by respondent. MAX POINT WEIGHT 15

5.3 Project References



Evaluation Criteria	
A	Evaluation of the reference checks supporting the assertions made in the development team's proposal. MAX POINT WEIGHT 15
