

Mystic Education RFP 18-25 Scoring Tool

Developer: GLOBE DEVELOPERS

Evaluator: V. Paul Perry

Date: 4 / 1 / 18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	3	/5
2. Clear and comprehensive submittal	5	/5
3. Rational, detailed, and thorough approach to implementation	2	/5
4. Degree to which the project complies with local plans		/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	4	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	2	/8
3. References for key completed projects	0	/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	1	/6
2. Demonstrated evidence supporting project financing	0	/6
3. Reasonable timeframe to initiate and complete project	1	/6
4. Demonstrated on-time completion of past projects	0	/6
5. Reasonable demands or requests from the Town/State		/6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	2	/6
2. Taxes to the Town and State upon full build-out	2	/6
3. Quantitative and qualitative benefits to the Town and State	2	/6
4. Building design and efficient use of property	3	/6
5. Other community benefits (public use, amenities, other)	0	/6

Total:	25	/100
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Comments can be provided on page 2

Comments:

LACKED DESCRIPTION OF PROPOSED DEVELOPMENT

Evaluator Signature

Date

Mystic Education RFP 18-25 Scoring Tool

Developer: RESPLER HOMES

Evaluator: Mark Perry

Date: 4 / 1 / 18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	5	/5
2. Clear and comprehensive submittal	5	/5
3. Rational, detailed, and thorough approach to implementation	4	/5
4. Degree to which the project complies with local plans	5	/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	7	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	8	/8
3. References for key completed projects	4	/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	5	/6
2. Demonstrated evidence supporting project financing	4	/6
3. Reasonable timeframe to initiate and complete project	6	/6
4. Demonstrated on-time completion of past projects	3	/6
5. Reasonable demands or requests from the Town/State	6	/6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	6	/6
2. Taxes to the Town and State upon full build-out	6	/6
3. Quantitative and qualitative benefits to the Town and State	6	/6
4. Building design and efficient use of property	5	/6
5. Other community benefits (public use, amenities, other)	6	/6

Total:	91	/100
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Comments can be provided on page 2

Comments:

- ① REPAIR COSTS TO REC CENTER SEEM LOW
- ② LACKS DIVERSITY OF HOUSING OPTIONS
- ③ LETTER OF INTEREST ONLY
- ④ NOT ADDRESSED
- ⑤ MULTI-PURPOSE FIELD LOCATION, ACCESSIBILITY IS POOR FOR RESIDENTS
- ⑥ BOATING DOCK (+)

Evaluator Signature

Date

Mystic Education RFP 18-25 Scoring Tool

Developer: GROTON HOUSING AUTHORITY

Evaluator: Mark Berry

Date: 4 / 19 / 18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	5	/5
2. Clear and comprehensive submittal	5	/5
3. Rational, detailed, and thorough approach to implementation	5	/5
4. Degree to which the project complies with local plans	5	/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	8	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	8	/8
3. References for key completed projects	2	/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	6	/6
2. Demonstrated evidence supporting project financing	6	/6
3. Reasonable timeframe to initiate and complete project	6	/6
4. Demonstrated on-time completion of past projects	3	/6
5. Reasonable demands or requests from the Town/State	6	/6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	6	/6
2. Taxes to the Town and State upon full build-out	6	/6
3. Quantitative and qualitative benefits to the Town and State	6	/6
4. Building design and efficient use of property	6	/6
5. Other community benefits (public use, amenities, other)	6	/6

Total:	95	/100
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Comments can be provided on page 2

Comments:

- ① WAS NOT ADDRESSED
- ② UTILIZING EXISTING MULTI-PURPOSE FIELD VS CARVING OUT MORE IN OPEN SPACE AREA
- ③ REFERENCES NOT LISTED

Evaluator Signature

Date

Mystic Education RFP 18-25 Scoring Tool

Developer: STACKSTONE

Evaluator: Wade Berry

Date: 4 / 23 / 18

Summary of Evaluation Criteria		Score
A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:		
Project Approach (20 Points Total)		
1. Compliance with the RFP submission requirements	① 2	/5
2. Clear and comprehensive submittal	② 2	/5
3. Rational, detailed, and thorough approach to implementation	2	/5
4. Degree to which the project complies with local plans	4	/5
Team Qualifications (20 points Total)		
1. Demonstrated experience in completing similar projects	2	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	2	/8
3. References for key completed projects	1	/4
Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)		
1. Demonstrated project marketability	3	/6
2. Demonstrated evidence supporting project financing	3	/6
3. Reasonable timeframe to initiate and complete project	4	/6
4. Demonstrated on-time completion of past projects	3	/6
5. Reasonable demands or requests from the Town/State	3	/6
Benefit to Town and State (30 Points Total)		
1. Financial offering and benefit to the Town and State	3	/6
2. Taxes to the Town and State upon full build-out	3	/6
3. Quantitative and qualitative benefits to the Town and State	4	/6
4. Building design and efficient use of property	4	/6
5. Other community benefits (public use, amenities, other)	4	/6
Total:	49	/100

Comments can be provided on page 2

Comments:

- ① TRAFFIC, ROAD, UTILITIES LACKING
- ② LACKS DETAIL

Evaluator Signature

Date

Mystic Education RFP 18-25 Scoring Tool

Developer: Groton Housing Authority / Greater Groton Realty Corp. - Carpianto Group - Greene Construct Evaluator: Paige Blank
 Date: 4 / 23 / 2018

Summary of Evaluation Criteria		Score
A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:		
Project Approach (20 Points Total)		
1. Compliance with the RFP submission requirements		<u>4</u> /5
2. Clear and comprehensive submittal		<u>4</u> /5
3. Rational, detailed, and thorough approach to implementation		<u>4</u> /5
4. Degree to which the project complies with local plans		<u>3</u> /5
Team Qualifications (20 points Total)		
1. Demonstrated experience in completing similar projects		<u>6</u> /8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.		<u>7</u> /8
3. References for key completed projects		<u>2</u> /4
Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)		
1. Demonstrated project marketability		<u>4</u> /6
2. Demonstrated evidence supporting project financing		<u>4</u> /6
3. Reasonable timeframe to initiate and complete project		<u>4</u> /6
4. Demonstrated on-time completion of past projects		<u>2</u> /6
5. Reasonable demands or requests from the Town/State		<u>5</u> /6
Benefit to Town and State (30 Points Total)		
1. Financial offering and benefit to the Town and State		<u>5</u> /6
2. Taxes to the Town and State upon full build-out		<u>5</u> /6
3. Quantitative and qualitative benefits to the Town and State		<u>4</u> /6
4. Building design and efficient use of property		<u>3</u> /6
5. Other community benefits (public use, amenities, other)		<u>5</u> /6
Total:		<u>71</u> /100

Comments can be provided on page 2

Comments:

Paisi Bm
Evaluator Signature

4/24/18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Stackstone Group

Evaluator: *Paige Brunk*

Date: *4 / 23 / 2018*

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	<i>4</i> /5
2. Clear and comprehensive submittal	<i>3</i> /5
3. Rational, detailed, and thorough approach to implementation	<i>3</i> /5
4. Degree to which the project complies with local plans	<i>4</i> /5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	<i>4</i> /8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	<i>4</i> /8
3. References for key completed projects	<i>2</i> /4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	<i>4</i> /6
2. Demonstrated evidence supporting project financing	<i>3</i> /6
3. Reasonable timeframe to initiate and complete project	<i>5</i> /6
4. Demonstrated on-time completion of past projects	<i>3</i> /6
5. Reasonable demands or requests from the Town/State	<i>3</i> /6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	<i>4</i> /6
2. Taxes to the Town and State upon full build-out	<i>3</i> /6
3. Quantitative and qualitative benefits to the Town and State	<i>4</i> /6
4. Building design and efficient use of property	<i>4</i> /6
5. Other community benefits (public use, amenities, other)	<i>6</i> /6

Total:	<i>63</i> /100
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Comments can be provided on page 2

Comments:



Evaluator Signature

4/24/18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Respler Homes, LLC

Evaluator: *Paige Brunk*

Date: *04/23/2018*

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	<i>4</i> /5
2. Clear and comprehensive submittal	<i>3</i> /5
3. Rational, detailed, and thorough approach to implementation	<i>4</i> /5
4. Degree to which the project complies with local plans	<i>3</i> /5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	<i>5</i> /8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	<i>7</i> /8
3. References for key completed projects	<i>3</i> /4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	<i>6</i> /6
2. Demonstrated evidence supporting project financing	<i>5</i> /6
3. Reasonable timeframe to initiate and complete project	<i>4</i> /6
4. Demonstrated on-time completion of past projects	<i>5</i> /6
5. Reasonable demands or requests from the Town/State	<i>4</i> /6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	<i>Confusing</i> <i>3</i> /6
2. Taxes to the Town and State upon full build-out	<i>3</i> /6
3. Quantitative and qualitative benefits to the Town and State	<i>5</i> /6
4. Building design and efficient use of property	<i>5</i> /6
5. Other community benefits (public use, amenities, other)	<i>5</i> /6

Total:

74 /100

Comments can be provided on page 2

Comments:



Evaluator Signature

4/24/18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Globe Developers Inc.

Evaluator:

Paige Brunk

Date:

4 / 23 / 2018

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	<i>1</i> / 5
2. Clear and comprehensive submittal	<i>1</i> / 5
3. Rational, detailed, and thorough approach to implementation	<i>1</i> / 5
4. Degree to which the project complies with local plans	<i>1</i> / 5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	<i>2</i> / 8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	<i>1</i> / 8
3. References for key completed projects	<i>0</i> / 4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	<i>3</i> / 6
2. Demonstrated evidence supporting project financing	<i>1</i> / 6
3. Reasonable timeframe to initiate and complete project	<i>1</i> / 6
4. Demonstrated on-time completion of past projects	<i>1</i> / 6
5. Reasonable demands or requests from the Town/State	<i>2</i> / 6

Benefit to Town and State (30 Points Total)


1. Financial offering and benefit to the Town and State	<i>1</i> / 6
2. Taxes to the Town and State upon full build-out	<i>0</i> / 6
3. Quantitative and qualitative benefits to the Town and State	<i>1</i> / 6
4. Building design and efficient use of property	<i>1</i> / 6
5. Other community benefits (public use, amenities, other)	<i>1</i> / 6

Total:

19 / 100

Comments can be provided on page 2

Comments:


Evaluator Signature

4/24/18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer: Town of Groton Housing Authority
Greater Groton Realty Corp
Carpionato Group - Greene Construction

Evaluator: Cullen

Date: 04 / 12 / 2018

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	4 / 5
2. Clear and comprehensive submittal	4 / 5
3. Rational, detailed, and thorough approach to implementation	concerns about timelines not education about processes 3 / 5
4. Degree to which the project complies with local plans	not yet but proposed 3 / 5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	long term partnerships 7 / 8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	seems well balanced 7 / 8
3. References for key completed projects	concerns about exaggeration many examples couldn't find hard evidence 1 / 4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	good concept drawings 6 / 6
2. Demonstrated evidence supporting project financing	some evidence 5 / 6
3. Reasonable timeframe to initiate and complete project	not at all no knowledge of appropriate time frame for zoning 1 / 6
4. Demonstrated on-time completion of past projects	3 / 6
5. Reasonable demands or requests from the Town/State	not a thorough understanding of each role 4 / 6

Benefit to Town and State (30 Points Total)

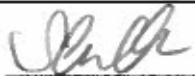
1. Financial offering and benefit to the Town and State	6.2 million + conditions 5 / 6
2. Taxes to the Town and State upon full build-out	5 / 6
3. Quantitative and qualitative benefits to the Town and State	seems overbuilt for access conditions 4 / 6
4. Building design and efficient use of property	nice concepts 4 / 6
5. Other community benefits (public use, amenities, other)	rec space, passive space well done 5 / 6

Total: /100

Comments can be provided on page 2

Comments:

impressive concepts
impressive long term professional relationships
concerns about timeline and very little knowledge of
the zoning/text amendment process plus land use permitting
in Arroyo
GGRC is taking credit for multiple projects funded and
managed by others
concerns about previous completions



Evaluator Signature

04/12/2018

Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Stackstone

Evaluator:

Willen

Date: *04 / 23 / 2018*

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	<i>light on content</i>	<i>3 / 5</i>
2. Clear and comprehensive submittal	<i>great concepts not as detailed</i>	<i>4 / 5</i>
3. Rational, detailed, and thorough approach to implementation	<i>light on content</i>	<i>3 / 5</i>
4. Degree to which the project complies with local plans	<i>seems to be a development</i>	<i>4 / 5</i>

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	<i>good examples of area "center based"</i>	<i>6 / 8</i>
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	<i>no resumes or vitas provided</i>	<i>4 / 8</i>
3. References for key completed projects	<i>not enough info</i>	<i>2 / 4</i>

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	<i>lovely materials creative</i>	<i>6 / 6</i>
2. Demonstrated evidence supporting project financing	<i>gap?</i>	<i>5 / 6</i>
3. Reasonable timeframe to initiate and complete project	<i>no ref to local land use approvals</i>	<i>4 / 6</i>
4. Demonstrated on-time completion of past projects	<i>not clear</i>	<i>4 / 6</i>
5. Reasonable demands or requests from the Town/State	<i>not completely clear</i>	<i>4 / 6</i>

Benefit to Town and State (30 Points Total)

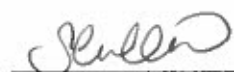
1. Financial offering and benefit to the Town and State	<i>\$768,800</i>	<i>6 / 6</i>
2. Taxes to the Town and State upon full build-out		<i>5 / 6</i>
3. Quantitative and qualitative benefits to the Town and State	<i>balanced approach</i>	<i>6 / 6</i>
4. Building design and efficient use of property	<i>like the concepts</i>	<i>6 / 6</i>
5. Other community benefits (public use, amenities, other)		<i>6 / 6</i>

Total:

78 / 100

Comments can be provided on page 2

Comments:



Evaluator Signature

04/25/2018

Date

Mystic Education RFP 18-25 Scoring Tool

Developer: Globe Developers, Inc.

Evaluator: Cullen

Date: 04 / 12 / 2018

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

incomplete proposal w/minimal info

1. Compliance with the RFP submission requirements	1 / 5
2. Clear and comprehensive submittal	1 / 5
3. Rational, detailed, and thorough approach to implementation	1 / 5
4. Degree to which the project complies with local plans	1 / 5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	<i>no schools news articles with</i>	2 / 8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	<i>no progress almost no information</i>	1 / 8
3. References for key completed projects	<i>not provided</i>	0 / 4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	<i>not demonstrated</i>	0 / 6
2. Demonstrated evidence supporting project financing	<i>not demonstrated</i>	0 / 6
3. Reasonable timeframe to initiate and complete project	<i>none given</i>	0 / 6
4. Demonstrated on-time completion of past projects	<i>not demonstrated</i>	0 / 6
5. Reasonable demands or requests from the Town/State		3 / 6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State		0 / 6
2. Taxes to the Town and State upon full build-out	<i>non profit school + ?</i>	0 / 6
3. Quantitative and qualitative benefits to the Town and State	<i>type of use (school) seems compatible</i>	3 / 6
4. Building design and efficient use of property	<i>not shown (2nd part ? no info)</i>	0 / 6
5. Other community benefits (public use, amenities, other)		0 / 6

Total:

13 / 100

Comments can be provided on page 2

Mystic Education RFP 18-25 Scoring Tool

Developer: Respler Homes LLC

Evaluator: Collen

Date: 04 / 23 / 2018

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	5 / 5
2. Clear and comprehensive submittal	5 / 5
3. Rational, detailed, and thorough approach to implementation	5 / 5
4. Degree to which the project complies with local plans <i>concerned about density/road capacity</i>	4 / 5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects <i>online search shows good mgmt of current project</i>	8 / 8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc. <i>known partners w/ solid quals</i>	8 / 8
3. References for key completed projects <i>online shows good customer</i>	4 / 4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability <i>good websites and reviews of other projects</i>	6 / 6
2. Demonstrated evidence supporting project financing <i>letters of relationships</i>	6 / 6
3. Reasonable timeframe to initiate and complete project <i>concerned about knowledge of details of local operator</i>	5 / 6
4. Demonstrated on-time completion of past projects <i>impressive for other projects</i>	6 / 6
5. Reasonable demands or requests from the Town/State	5 / 6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State <i>nominal fee to acquire \$1/yr for pratt lease</i>	4 / 6
2. Taxes to the Town and State upon full build-out <i>3.3 million</i>	6 / 6
3. Quantitative and qualitative benefits to the Town and State <i>mix of uses</i>	6 / 6
4. Building design and efficient use of property	6 / 6
5. Other community benefits (public use, amenities, other) <i>public use pratt</i>	6 / 6

Total:

/100

Comments can be provided on page 2

Comments:



Evaluator Signature

07/23/2018
Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Globe Developers, Inc

Evaluator:

Conrad Heale

Date:

4 123 118

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	<i>0</i> /5
2. Clear and comprehensive submittal	/5
3. Rational, detailed, and thorough approach to implementation	/5
4. Degree to which the project complies with local plans	/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	/8
3. References for key completed projects	/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	/6
2. Demonstrated evidence supporting project financing	/6
3. Reasonable timeframe to initiate and complete project	/6
4. Demonstrated on-time completion of past projects	/6
5. Reasonable demands or requests from the Town/State	/6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	<i>0</i> /6
2. Taxes to the Town and State upon full build-out	<i>0</i> /6
3. Quantitative and qualitative benefits to the Town and State	<i>0</i> /6
4. Building design and efficient use of property	<i>0</i> /6
5. Other community benefits (public use, amenities, other)	<i>0</i> /6

Total:

0 /100

Comments can be provided on page 2

Comments:

Dismiss.

Conrad F. Hale

Evaluator Signature

4/23/18

Date

Mystic Education RFP 18-25 Scoring Tool

Developer: Groton Housing Authority

Evaluator: Conrad Heep

Date: 4 / 23 / 18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	5 / 5
2. Clear and comprehensive submittal	5 / 5
3. Rational, detailed, and thorough approach to implementation	5 / 5
4. Degree to which the project complies with local plans	5 / 5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	8 / 8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	8 / 8
3. References for key completed projects	4 / 4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	6 / 6
2. Demonstrated evidence supporting project financing	6 / 6
3. Reasonable timeframe to initiate and complete project	6 / 6
4. Demonstrated on-time completion of past projects	6 / 6
5. Reasonable demands or requests from the Town/State	6 / 6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	6 / 6
2. Taxes to the Town and State upon full build-out	3 / 6
3. Quantitative and qualitative benefits to the Town and State	6 / 6
4. Building design and efficient use of property	4 / 6
5. Other community benefits (public use, amenities, other)	6 / 6

Total: 95 / 100

Comments can be provided on page 2

Comments:

Impressive credentials.

~~Assumes~~ Evaluator assumes association intends to take care of all facilities including trails and pool.

Leonard P. Paul
Evaluator Signature

4/23/18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Evaluator:

Conrad Heede

Date:

6 / 23 / 18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	5 / 5
2. Clear and comprehensive submittal	5 / 5
3. Rational, detailed, and thorough approach to implementation	5 / 5
4. Degree to which the project complies with local plans	5 / 5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	8 / 8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	8 / 8
3. References for key completed projects	4 / 4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	6 / 6
2. Demonstrated evidence supporting project financing	3 / 6
3. Reasonable timeframe to initiate and complete project	6 / 6
4. Demonstrated on-time completion of past projects	6 / 6
5. Reasonable demands or requests from the Town/State	0 / 6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	5 / 6
2. Taxes to the Town and State upon full build-out	6 / 6
3. Quantitative and qualitative benefits to the Town and State	6 / 6
4. Building design and efficient use of property	6 / 6
5. Other community benefits (public use, amenities, other)	4 / 6

Total:

48 / 88 / 100

Comments can be provided on page 2

Comments:

- TIF request seems excessive.
- Requirement that Town manage pool raises questions and concerns, but potentially also a little leverage potential
- I think the company is low-balling it's ability to raise finances demonstrated by TIF.
- Looks good overall, but concern that Town not be taken advantage of by a large, experienced company.
- \$1.00 to state is obviously low.

Conrad F. Reale

Evaluator Signature

4/23/18

Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Evaluator:

Conrad Heede

Date:

4 123 118

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	4 15
2. Clear and comprehensive submittal	5 15
3. Rational, detailed, and thorough approach to implementation	4 15
4. Degree to which the project complies with local plans	5 15

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	4 18
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	4 18
3. References for key completed projects	4 14

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	2 16
2. Demonstrated evidence supporting project financing	2 16
3. Reasonable timeframe to initiate and complete project	6 16
4. Demonstrated on-time completion of past projects	4 16
5. Reasonable demands or requests from the Town/State	6 16

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	5 16
2. Taxes to the Town and State upon full build-out	4 16
3. Quantitative and qualitative benefits to the Town and State	3 16
4. Building design and efficient use of property	2 16
5. Other community benefits (public use, amenities, other)	6 16

Total:

70 / 100

Comments can be provided on page 2

Comments:

I have serious concerns about the medium term viability of this project. Build a restaurant, it may fail. ~~due to lack of~~ Too large a property to sustain small development. It's creative, but I don't get it.

Coman H. Park

Evaluator Signature

4/23/18

Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Globe Developers, INC

Evaluator:

Paul Hirsch

Date:

4/20/18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	1	/5
2. Clear and comprehensive submittal	1	/5
3. Rational, detailed, and thorough approach to implementation	1	/5
4. Degree to which the project complies with local plans	1	/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	1	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	0	/8
3. References for key completed projects	1	/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	1	/6
2. Demonstrated evidence supporting project financing	1	/6
3. Reasonable timeframe to initiate and complete project	3	/6
4. Demonstrated on-time completion of past projects	1	/6
5. Reasonable demands or requests from the Town/State	2	/6

Benefit to Town and State (30 Points Total)

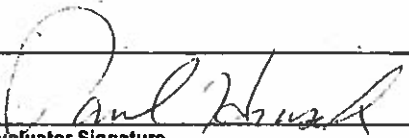
1. Financial offering and benefit to the Town and State	1	/6
2. Taxes to the Town and State upon full build-out	0	/6
3. Quantitative and qualitative benefits to the Town and State	3	/6
4. Building design and efficient use of property	2	/6
5. Other community benefits (public use, amenities, other)	0	/6

Total:

20 /100

Comments can be provided on page 2

Comments:



Evaluator Signature

4/20/18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer: Graton Housing Authority Evaluator: Paul Hirsch
 Date: 04/20/18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	4	15
2. Clear and comprehensive submittal	4	15
3. Rational, detailed, and thorough approach to implementation	4	15
4. Degree to which the project complies with local plans	4	15

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	4	18
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	4	18
3. References for key completed projects	3	14

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	4	16
2. Demonstrated evidence supporting project financing	4	16
3. Reasonable timeframe to initiate and complete project	4	16
4. Demonstrated on-time completion of past projects	4	16
5. Reasonable demands or requests from the Town/State	3	16

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	2	16
2. Taxes to the Town and State upon full build-out	3	16
3. Quantitative and qualitative benefits to the Town and State	4	16
4. Building design and efficient use of property	4	16
5. Other community benefits (public use, amenities, other)	3	16

Total: 62 / 100

Comments can be provided on page 2

Comments:

Paul Hensch
Evaluator Signature

4-20-18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Respler Homes, LLC

Evaluator:

Paul Hirsch

Date:

04/20/18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	3	15
2. Clear and comprehensive submittal	3	15
3. Rational, detailed, and thorough approach to implementation	3	15
4. Degree to which the project complies with local plans	3	15

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	4	18
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	5	18
3. References for key completed projects	3	14

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	4	16
2. Demonstrated evidence supporting project financing	4	16
3. Reasonable timeframe to initiate and complete project	3	16
4. Demonstrated on-time completion of past projects	2	16
5. Reasonable demands or requests from the Town/State	2	16

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	2	16
2. Taxes to the Town and State upon full build-out	4	16
3. Quantitative and qualitative benefits to the Town and State	3	16
4. Building design and efficient use of property	3	16
5. Other community benefits (public use, amenities, other)	3	16

Total:

54 /100

Comments can be provided on page 2

Comments:

Paul Hume
Evaluator Signature

4/20/18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer: Stackstone Group

Evaluator: Paul Hirsch

Date: 04/20/18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	2	/5
2. Clear and comprehensive submittal	3	/5
3. Rational, detailed, and thorough approach to implementation	3	/5
4. Degree to which the project complies with local plans	3	/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	1	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	2	/8
3. References for key completed projects	0	/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	3	/6
2. Demonstrated evidence supporting project financing	2	/6
3. Reasonable timeframe to initiate and complete project	3	/6
4. Demonstrated on-time completion of past projects	1	/6
5. Reasonable demands or requests from the Town/State	3	/6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	2	/6
2. Taxes to the Town and State upon full build-out	0	/6
3. Quantitative and qualitative benefits to the Town and State	3	/6
4. Building design and efficient use of property	3	/6
5. Other community benefits (public use, amenities, other)	2	/6

Total:	36	/100
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Comments can be provided on page 2

Comments:

Paul Hensch
Evaluator Signature

4-20-18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Globe

Evaluator:

JSJ

Date:

/ /

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	1	15
2. Clear and comprehensive submittal	1	15
3. Rational, detailed, and thorough approach to implementation	1	15
4. Degree to which the project complies with local plans	2	15

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	1	18
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	0	18
3. References for key completed projects	0	14

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	0	16
2. Demonstrated evidence supporting project financing	0	16
3. Reasonable timeframe to initiate and complete project	1	16
4. Demonstrated on-time completion of past projects	0	16
5. Reasonable demands or requests from the Town/State	3	16

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	0	16
2. Taxes to the Town and State upon full build-out	1	16
3. Quantitative and qualitative benefits to the Town and State	2	16
4. Building design and efficient use of property	1	16
5. Other community benefits (public use, amenities, other)	1	16


Total:

15 / 100

Comments can be provided on page 2

Comments:

• Interesting concept but no details



Evaluator Signature

4-23-18

Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Respler Homes

Evaluator:

Jones

Date:

4, 23, 18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	<i>4</i> / 5
2. Clear and comprehensive submittal	<i>4</i> / 5
3. Rational, detailed, and thorough approach to implementation	<i>4</i> / 5
4. Degree to which the project complies with local plans	<i>4</i> / 5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	<i>10</i> / 8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	<i>10</i> / 8
3. References for key completed projects	<i>3</i> / 4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	<i>5</i> / 6
2. Demonstrated evidence supporting project financing	<i>4</i> / 6
3. Reasonable timeframe to initiate and complete project	<i>3</i> / 6
4. Demonstrated on-time completion of past projects	<i>3</i> / 6
5. Reasonable demands or requests from the Town/State	<i>4</i> / 6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	<i>4</i> / 6
2. Taxes to the Town and State upon full build-out	<i>5</i> / 6
3. Quantitative and qualitative benefits to the Town and State	<i>5</i> / 6
4. Building design and efficient use of property	<i>4</i> / 6
5. Other community benefits (public use, amenities, other)	<i>5</i> / 6

Total:

77 / 100

Comments can be provided on page 2

Comments:

- protect + deepen the soul of the Oralschool?
- English
- 750 850 units
- 'Nominal fee'
- TIF, Enterprisezone


Evaluator Signature

4-23-18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Stackstone

Evaluator:

Jones

Date:

4/23/18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	3 / 5
2. Clear and comprehensive submittal	4 / 5
3. Rational, detailed, and thorough approach to implementation	3 / 5
4. Degree to which the project complies with local plans	3 / 5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	0 / 8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	0 / 8
3. References for key completed projects	2 / 4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	3 / 6
2. Demonstrated evidence supporting project financing	5 / 6
3. Reasonable timeframe to initiate and complete project	4 / 6
4. Demonstrated on-time completion of past projects	3 / 6
5. Reasonable demands or requests from the Town/State	4 / 6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	5 / 6
2. Taxes to the Town and State upon full build-out	5 / 6
3. Quantitative and qualitative benefits to the Town and State	5 / 6
4. Building design and efficient use of property	3 / 6
5. Other community benefits (public use, amenities, other)	4 / 6

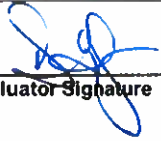
Total:

68 / 100

Comments can be provided on page 2

Comments:

Tax abatement



Evaluator Signature

4-23-18

Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Groton Housing Authority

Evaluator:

Jones

Date:

1 / 1

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	<i>5</i> / 5
2. Clear and comprehensive submittal	<i>5</i> / 5
3. Rational, detailed, and thorough approach to implementation	<i>4</i> / 5
4. Degree to which the project complies with local plans	<i>5</i> / 5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	<i>0</i> / 8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	<i>0</i> / 8
3. References for key completed projects	<i>4</i> / 4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	<i>4</i> / 16
2. Demonstrated evidence supporting project financing	<i>4</i> / 16
3. Reasonable timeframe to initiate and complete project	<i>4</i> / 16
4. Demonstrated on-time completion of past projects	<i>4</i> / 16
5. Reasonable demands or requests from the Town/State	<i>4</i> / 16

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	<i>4</i> / 16
2. Taxes to the Town and State upon full build-out	<i>5</i> / 16
3. Quantitative and qualitative benefits to the Town and State	<i>4</i> / 16
4. Building design and efficient use of property	<i>5</i> / 16
5. Other community benefits (public use, amenities, other)	<i>5</i> / 16

Total:

78 / 100


Comments can be provided on page 2

Comments:

Public - Recreation
Emergency shelter
Micro grid

New town road to fields

Aquisition of additional land? p.39


Evaluator Signature

4-23-18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Globe Developers Inc.

Evaluator:

Shane Mallory

Date:

4 / 6 / 18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	<i>1</i>	/5
2. Clear and comprehensive submittal	<i>1</i>	/5
3. Rational, detailed, and thorough approach to implementation	<i>0</i>	/5
4. Degree to which the project complies with local plans	<i>0</i>	/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	<i>0</i>	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	<i>0</i>	/8
3. References for key completed projects	<i>0</i>	/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	<i>1</i>	/6
2. Demonstrated evidence supporting project financing	<i>0</i>	/6
3. Reasonable timeframe to initiate and complete project	<i>0</i>	/6
4. Demonstrated on-time completion of past projects	<i>0</i>	/6
5. Reasonable demands or requests from the Town/State	<i>3</i>	/6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State <i>SOI C(3) by exempt</i>	<i>0</i>	/6
2. Taxes to the Town and State upon full build-out <i>11 11 11 11</i>	<i>0</i>	/6
3. Quantitative and qualitative benefits to the Town and State <i>employees/students</i>	<i>0</i>	/6
4. Building design and efficient use of property	<i>0</i>	/6
5. Other community benefits (public use, amenities, other)	<i>0</i>	/6

Total:

7 /100

Comments can be provided on page 2

Comments:

Paragraph 11 of executive summary references using the 33 acres (owned by DEEP) for housing. This is not possible.

Budget is unrealistic for utilities, furniture, and security.
No credentials provided for the head of administration.

Shirley Mather
Evaluator Signature

4/20/18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Croton Housing Authority

Evaluator:

Shane Mallory

Date:

4 / 6 / 18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	<i>5</i>	/5
2. Clear and comprehensive submittal	<i>5</i>	/5
3. Rational, detailed, and thorough approach to implementation	<i>5</i>	/5
4. Degree to which the project complies with local plans	<i>5</i>	/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	<i>8</i>	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	<i>8</i>	/8
3. References for key completed projects	<i>2</i>	/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	<i>didn't see any</i>	<i>0</i>	/6
2. Demonstrated evidence supporting project financing		<i>6</i>	/6
3. Reasonable timeframe to initiate and complete project		<i>5</i>	/6
4. Demonstrated on-time completion of past projects	<i>no mention of timing</i>	<i>0</i>	/6
5. Reasonable demands or requests from the Town/State	<i>budget & needed</i>	<i>3</i>	/6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	<i>offered combined</i>	<i>3</i>	/6
2. Taxes to the Town and State upon full build-out		<i>6</i>	/6
3. Quantitative and qualitative benefits to the Town and State		<i>4</i>	/6
4. Building design and efficient use of property		<i>5</i>	/6
5. Other community benefits (public use, amenities, other)		<i>6</i>	/6

Total:

76 /100

Comments can be provided on page 2

Comments:

concerns: purchase price of \$6.2m conditioned on:

\$ participation by Town & STATE

Remediation costs

Road infrastructure improvements

\$6.5m to \$8.0m development effort to provide \$2.5m
in assets and amenities - stated in their summary

Evaluator Signature

Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Stakstone Group LLC

Evaluator:

Shane Mallory

Date:

4 / 6 / 18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	<i>didn't complete required forms due to time constraints</i>	<i>0</i>	/5
2. Clear and comprehensive submittal		<i>3</i>	/5
3. Rational, detailed, and thorough approach to implementation		<i>2</i>	/5
4. Degree to which the project complies with local plans		<i>3</i>	/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects		<i>0</i>	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.		<i>1</i>	/8
3. References for key completed projects	<i>projects small, no references</i>	<i>0</i>	/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability		<i>2</i>	/6
2. Demonstrated evidence supporting project financing	<i>needs \$6.0m to arrive at 35m</i>	<i>3</i>	/6
3. Reasonable timeframe to initiate and complete project	<i>provided timeline</i>	<i>3</i>	/6
4. Demonstrated on-time completion of past projects	<i>mention projects no details</i>	<i>2</i>	/6
5. Reasonable demands or requests from the Town/State	<i>tax abatement - access denied</i>	<i>1</i>	/6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	<i>creation of 135 jobs</i>	<i>3</i>	/6
2. Taxes to the Town and State upon full build-out	<i>768,808 pre-tax pre-rental of taxes</i>	<i>0</i>	/6
3. Quantitative and qualitative benefits to the Town and State	<i>employees, vague</i>	<i>3</i>	/6
4. Building design and efficient use of property	<i>vague</i>	<i>3</i>	/6
5. Other community benefits (public use, amenities, other)	<i>Recreation center, dog park</i>	<i>5</i>	/6

Total:

34 /100

Comments can be provided on page 2

Comments:

very little detail provided, no taxes offered.

Shirley P. Matting
Evaluator Signature

4/20/18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer: Resper Homes, LLC

Evaluator: Shane Mallory

Date: 4 / 6 / 18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	4	/5
2. Clear and comprehensive submittal	3	/5
3. Rational, detailed, and thorough approach to implementation	3	/5
4. Degree to which the project complies with local plans	4	/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	<u>nothing similar in size</u>	5	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.		5	/8
3. References for key completed projects	<u>many projects mentioned, don't see references</u>	1	/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability		4	/6
2. Demonstrated evidence supporting project financing		3	/6
3. Reasonable timeframe to initiate and complete project		3	/6
4. Demonstrated on-time completion of past projects		2	/6
5. Reasonable demands or requests from the Town/State	<u>State Remediate removal purchase price</u>	1	/6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	<u>employees over 800 jobs</u>	4	/6
2. Taxes to the Town and State upon full build-out	<u>estimated @ \$3,378,000</u>	5	/6
3. Quantitative and qualitative benefits to the Town and State		4	/6
4. Building design and efficient use of property		5	/6
5. Other community benefits (public use, amenities, other)	<u>public use of pool</u>	5	/6

Total:

61 /100

Comments can be provided on page 2

Comments:

wants to build soccer / lacrosse fields, outdoor basketball courts, baseball field on 30 years of conservation land, absolutely not permitted.

Shirley M. Mally

Evaluator Signature

4/20/18

Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Globe Developers, Inc

Evaluator:

Maya Koevenberg

Date:

/ /

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	0 / 5
2. Clear and comprehensive submittal	1 / 5
3. Rational, detailed, and thorough approach to implementation	1 / 5
4. Degree to which the project complies with local plans	2 / 5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	2 / 8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	Not shown 0 / 8
3. References for key completed projects	3 / 4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability <i>VHB- boarding school</i>	3 / 6
2. Demonstrated evidence supporting project financing	4 / 6
3. Reasonable timeframe to initiate and complete project	3 / 6
4. Demonstrated on-time completion of past projects	0 / 6
5. Reasonable demands or requests from the Town/State	4 / 6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	1 / 6
2. Taxes to the Town and State upon full build-out <i>apply for tax-exempt</i>	0 / 6
3. Quantitative and qualitative benefits to the Town and State	2 / 6
4. Building design and efficient use of property <i>re-use</i>	2 / 6
5. Other community benefits (public use, amenities, other) <i>not demonstrated</i>	0 / 6

Total:

28 / 100

Comments can be provided on page 2

Globe Developers

Comments:

Any foreign investment must be vetted and approved by the Navy

Evaluator Signature

Date

Mystic Education RFP 18-25 Scoring Tool

Developer: Respler Homes

Evaluator: Maya Koenig

Date: / /

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	5/5
2. Clear and comprehensive submittal	5/5
3. Rational, detailed, and thorough approach to implementation	5/5
4. Degree to which the project complies with local plans <u>644 hot state (?)</u>	3/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	5/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	6/8
3. References for key completed projects	4/14

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability <u>detailed study</u>	6/16
2. Demonstrated evidence supporting project financing <u>needs review</u>	4/16
3. Reasonable timeframe to initiate and complete project	3/16
4. Demonstrated on-time completion of past projects	3/16
5. Reasonable demands or requests from the Town/State <u>DEEP</u>	3/16

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	1/16
2. Taxes to the Town and State upon full build-out	6/16
3. Quantitative and qualitative benefits to the Town and State	6/16
4. Building design and efficient use of property <u>DEEP →</u>	2/16
5. Other community benefits (public use, amenities, other)	5/16

Total: 72 /100

Comments can be provided on page 2

Resplev

Comments:

Who is financing construction loan?

Break into phases → more reasonable

Evaluator Signature

Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

The Stackstone Group

Evaluator:

Maya Loewenberg

Date:

/ /

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	<i>5</i> / 5
2. Clear and comprehensive submittal	<i>5</i> / 5
3. Rational, detailed, and thorough approach to implementation	<i>4</i> / 5
4. Degree to which the project complies with local plans	<i>5</i> / 5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	<i>6</i> / 8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc. <i>not provided</i>	<i>3</i> / 8
3. References for key completed projects <i>Restoration's repurposing historic properties in Norwich LEED certified</i>	<i>4</i> / 14

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability <i>in RFP client they have it</i>	<i>4</i> / 6
2. Demonstrated evidence supporting project financing <i>Additional \$20 million needed</i>	<i>3</i> / 6
3. Reasonable timeframe to initiate and complete project	<i>4</i> / 6
4. Demonstrated on-time completion of past projects <i>only 3 project</i>	<i>4</i> / 6
5. Reasonable demands or requests from the Town/State <i>DEEP/DPM - (?)</i>	<i>3</i> / 6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State <i>review</i>	<i>5</i> / 6
2. Taxes to the Town and State upon full build-out	<i>6</i> / 6
3. Quantitative and qualitative benefits to the Town and State	<i>6</i> / 6
4. Building design and efficient use of property	<i>6</i> / 6
5. Other community benefits (public use, amenities, other)	<i>6</i> / 6

Total:

73 / 100

Comments can be provided on page 2

Comments:

~~Empower~~ entrepreneurs

facilitate the startups of 10+ small business on the campus

Green building/sustainable design

Historic registry / museum

participating entrepreneurs > discounted rates

135 jobs - chuck (!)

Additional \$20M - needed

Evaluator Signature _____

Date _____

Mystic Education RFP 18-25 Scoring Tool

Developer:

Groton Housing Authority

Evaluator:

Maya Lowenberg

Date:

/ /

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	5/5
2. Clear and comprehensive submittal	5/5
3. Rational, detailed, and thorough approach to implementation	5/5
4. Degree to which the project complies with local plans	5/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	8/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	8/8
3. References for key completed projects	4/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	6/6
2. Demonstrated evidence supporting project financing	6/6
3. Reasonable timeframe to initiate and complete project	4/6
4. Demonstrated on-time completion of past projects	5/6
5. Reasonable demands or requests from the Town/State	5/6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	6/6
2. Taxes to the Town and State upon full build-out	# 710 K annually 6/6
3. Quantitative and qualitative benefits to the Town and State	6/6
4. Building design and efficient use of property	6/6
5. Other community benefits (public use, amenities, other)	6/6

Total:

96/100

Comments can be provided on page 2

The Village at Mystic Ridge (Groton MA)

Comments:

PPP - Groton MA, Carpianton Group, Greater Groton Realty
Maynard Road Corp.

Like their vision

Preserve & repurpose & remaining bld. for housing & recreational

acknowledged - 37 acres for passive recreation use
will enter into conservation

disenfranchisement

working relationship with Groton Parks; Recs for
use of pool & other

* Micro-Grid - green amenities - 3.8 MW green fuel

Geothermal HVAC, Green house & rooftop garden, solar

→ supply power to town on emergency politically will!

large amenities to the town →

Evaluator Signature

Date

very thorough!

Historic Adviser on the team - historic tax credit
work with SHPO

Permanent jobs - 36 City of Meriden

Maynard Road Corp - Meriden mix-use dev next to TOD
→ I'd like to speak with Meriden

highly experienced team in renovation
historic restoration

Budget based on Phase I - \$159 M

Pratt Bld (Recreation Center)

existing bld

energy source, historic renovations & utility

Mystic Education RFP 18-25 Scoring Tool

Developer: Stack Stone

Evaluator: Lian Obrey

Date: 5/7/18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	2	/5
2. Clear and comprehensive submittal	2	/5
3. Rational, detailed, and thorough approach to implementation	3	/5
4. Degree to which the project complies with local plans	1	/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	5	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	4	/8
3. References for key completed projects	4	/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	4	/6
2. Demonstrated evidence supporting project financing	3	/6
3. Reasonable timeframe to initiate and complete project	2	/6
4. Demonstrated on-time completion of past projects	3	/6
5. Reasonable demands or requests from the Town/State	4	/6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	6	/6
2. Taxes to the Town and State upon full build-out	5	/6
3. Quantitative and qualitative benefits to the Town and State	3	/6
4. Building design and efficient use of property	3	/6
5. Other community benefits (public use, amenities, other)	5	/6

Total:

59 /100

Comments can be provided on page 2

Comments:

Just didn't give enough information

Lean Olney
Evaluator Signature

5/7/18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Respler Home LLC

Evaluator:

Lian Obrey

Date:

5/7/18

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	5	/5
2. Clear and comprehensive submittal	5	/5
3. Rational, detailed, and thorough approach to implementation	5	/5
4. Degree to which the project complies with local plans	5	/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	6	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	7	/8
3. References for key completed projects	4	/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	5	/6
2. Demonstrated evidence supporting project financing	5	/6
3. Reasonable timeframe to initiate and complete project	5	/6
4. Demonstrated on-time completion of past projects	5	/6
5. Reasonable demands or requests from the Town/State	6	/6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	5	/6
2. Taxes to the Town and State upon full build-out	6	/6
3. Quantitative and qualitative benefits to the Town and State	6	/6
4. Building design and efficient use of property	6	/6
5. Other community benefits (public use, amenities, other)	6	/6

Total:

91 /100

Comments can be provided on page 2

Comments:

This group hits all that Groton is
looking for especially mixed use.

Sean O'Neary
Evaluator Signature

5/7/18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

GHA

Evaluator:

Lian Obrey

Date: 5 / 1 /

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	5	/5
2. Clear and comprehensive submittal	5	/5
3. Rational, detailed, and thorough approach to implementation	5	/5
4. Degree to which the project complies with local plans	4	/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	5	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	5	/8
3. References for key completed projects	4	/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	4	/6
2. Demonstrated evidence supporting project financing	5	/6
3. Reasonable timeframe to initiate and complete project	5	/6
4. Demonstrated on-time completion of past projects	6	/6
5. Reasonable demands or requests from the Town/State	6	/6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	6	/6
2. Taxes to the Town and State upon full build-out	6	/6
3. Quantitative and qualitative benefits to the Town and State	5	/6
4. Building design and efficient use of property	4	/6
5. Other community benefits (public use, amenities, other)	4	/6

Total:

94 /100

Comments can be provided on page 2

Comments:

Would be a great company to work with except
not enough mixed use!

Lian Olney
Evaluator Signature

5/4/18
Date

Mystic Education RFP 18-25 Scoring Tool

Developer:

Globe

Evaluator:

Lian Obrey

Date:

5 / 1 /

Summary of Evaluation Criteria

Score

A prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

1. Compliance with the RFP submission requirements	2	/5
2. Clear and comprehensive submittal	2	/5
3. Rational, detailed, and thorough approach to implementation	2	/5
4. Degree to which the project complies with local plans	3	/5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	2	/8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	2	/8
3. References for key completed projects	3	/4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	3	/6
2. Demonstrated evidence supporting project financing	3	/6
3. Reasonable timeframe to initiate and complete project	0	/6
4. Demonstrated on-time completion of past projects	0	/6
5. Reasonable demands or requests from the Town/State	1	/6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	2	/6
2. Taxes to the Town and State upon full build-out	3	/6
3. Quantitative and qualitative benefits to the Town and State	2	/6
4. Building design and efficient use of property	0	/6
5. Other community benefits (public use, amenities, other)	0	/6

Total:

32 /100

Comments can be provided on page 2

Comments:

To little information Great use of main building,
but no additional growth

Luan Olney
Evaluator Signature

5/7/18
Date

Mystic Education RFP 18-25 Scoring Tool

Operator: Globe

Evaluator: Stevens

Date: 4, 23, 18

Summary of Evaluation Criteria

Score

Respective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the panel based on the following:

Project Approach (20 Points Total)

Compliance with the RFP submission requirements	1	15
Clear and comprehensive submittal	1	15
Practical, detailed, and thorough approach to implementation	1	15
Degree to which the project complies with local plans	1	15

Team Qualifications (20 points Total)

Demonstrated experience in completing similar projects	2	18
Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	2	18
References for key completed projects	1	14

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

Demonstrated project marketability	3	16
Demonstrated evidence supporting project financing	1	16
Reasonable timeframe to initiate and complete project	1	16
Demonstrated on-time completion of past projects	1	16
Reasonable demands or requests from the Town/State	3	16

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	1	16
2. Taxes to the Town and State upon full build-out	2	16
3. Quantitative and qualitative benefits to the Town and State	2	16
4. Building design and efficient use of property	4	16
5. Other community benefits (public use, amenities, other)	1	16

Total: 28 /100

Comments can be provided on page 2

Mystic Education RFP 18-25 Scoring Tool

Developer: Respler

Evaluator: Stevens

Date: 4, 23, 18

Summary of Evaluation Criteria

Score

Respective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the evaluation panel based on the following:

Project Approach (20 Points Total)

Compliance with the RFP submission requirements	5 / 5
Clear and comprehensive submittal	4 / 5
Logical, detailed, and thorough approach to implementation	4 / 5
Degree to which the project complies with local plans	5 / 5

Team Qualifications (20 points Total)

Demonstrated experience in completing similar projects	6 / 8
Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	6 / 8
References for key completed projects	2 / 4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

Demonstrated project marketability	5 / 6
Demonstrated evidence supporting project financing	3 / 6
Reasonable timeframe to initiate and complete project	2 / 6
Demonstrated on-time completion of past projects	2 / 6
Reasonable demands or requests from the Town/State	3 / 6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	3 / 6
2. Taxes to the Town and State upon full build-out	6 / 6
3. Quantitative and qualitative benefits to the Town and State	4 / 6
4. Building design and efficient use of property	5 / 6
5. Other community benefits (public use, amenities, other)	5 / 6

Total: 70 / 100

Mystic Education RFP 18-25 Scoring Tool

Developer:

GHA

Evaluator:

Stevens

Date:

4, 23, 18

Summary of Evaluation Criteria

Score

Prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

Compliance with the RFP submission requirements	5 / 5
Clear and comprehensive submittal	5 / 5
Rational, detailed, and thorough approach to implementation	5 / 5
Degree to which the project complies with local plans	5 / 5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	6 / 8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	7 / 8
3. References for key completed projects	4 / 4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	4 / 6
2. Demonstrated evidence supporting project financing	3 / 6
3. Reasonable timeframe to initiate and complete project	4 / 6
4. Demonstrated on-time completion of past projects	3 / 6
5. Reasonable demands or requests from the Town/State	3 / 6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	3 / 6
2. Taxes to the Town and State upon full build-out	4 / 6
3. Quantitative and qualitative benefits to the Town and State	4 / 6
4. Building design and efficient use of property	5 / 6
5. Other community benefits (public use, amenities, other)	5 / 6

Total:

72 / 100

Comments can be provided on page 2

Mystic Education RFP 18-25 Scoring Tool

Developer:

Stack

Evaluator:

Stevens

Date:

4 / 23 / 18

Summary of Evaluation Criteria

Score

prospective developer's financial offering will not be the only criteria for evaluation. Each proposal will be evaluated by the review panel based on the following:

Project Approach (20 Points Total)

Compliance with the RFP submission requirements	2 / 5
Clear and comprehensive submittal	3 / 5
Rational, detailed, and thorough approach to implementation	3 / 5
Degree to which the project complies with local plans	5 / 5

Team Qualifications (20 points Total)

1. Demonstrated experience in completing similar projects	5 / 8
2. Strength of the team including project lead, engineering, architectural design, construction, financing, etc.	5 / 8
3. References for key completed projects	1 / 4

Project Viability and Ability to Execute Project in a Timely Manner (30 Points Total)

1. Demonstrated project marketability	3 / 6
2. Demonstrated evidence supporting project financing	2 / 6
3. Reasonable timeframe to initiate and complete project	2 / 6
4. Demonstrated on-time completion of past projects	2 / 6
5. Reasonable demands or requests from the Town/State	2 / 6

Benefit to Town and State (30 Points Total)

1. Financial offering and benefit to the Town and State	2 / 6
2. Taxes to the Town and State upon full build-out	5 / 6
3. Quantitative and qualitative benefits to the Town and State	4 / 6
4. Building design and efficient use of property	5 / 6
5. Other community benefits (public use, amenities, other)	5 / 6

Total:

55 / 100