

**AUDUBON DEVELOPMENT**

<b>EVALUATION CRITERIA</b>	<b>Possible Points</b>	<b>Alexander</b>	<b>Johns on</b>	<b>Hudson</b>	<b>Sessions</b>	<b>Perrona</b>	<b>TOTAL</b>
Preliminary Development Plan	25	25	20	25	25	23	118
Meeting CRA Goals	5	5	5	5	5	5	25
Preliminary Traffic Assessment	5	5	4	5	5	5	24
Economic Feasibility	15	15	14	12	15	14	70
Acquisition/Financing	20	20	16	20	20	18	94
Schedule	15	15	10	15	15	15	70
Qualifications/Experience of Proposer	15	15	12	15	10	15	67
<b>TOTAL POINTS</b>	<b>100</b>	<b>100</b>	<b>81</b>	<b>97</b>	<b>95</b>	<b>95</b>	<b>468</b>

**VIRGIN TRAINS**

<b>EVALUATION CRITERIA</b>	<b>Possible Points</b>	<b>Alexander</b>	<b>Johns on</b>	<b>Hudson</b>	<b>Sessions</b>	<b>Perrona</b>	<b>TOTAL</b>
Preliminary Development Plan	25	25	15	20	10	15	85
Meeting CRA Goals	5	5	2	3	2	5	17
Preliminary Traffic Assessment	5	5	4	5	4	5	23
Economic Feasibility	15	15	12	10	15	12	64
Acquisition/Financing	20	20	16	20	15	15	86
Schedule	15	15	11	5	5	1	37
Qualifications/Experience of Proposer	15	15	12	15	15	15	72
<b>TOTAL POINTS</b>	<b>100</b>	<b>100</b>	<b>72</b>	<b>78</b>	<b>66</b>	<b>68</b>	<b>384</b>



**REQUEST FOR PROPOSALS NO. 2019-003  
FORMER H.D. KING PLANT SITE REDEVELOPMENT  
EVALUATION SHEET**

**PROPOSER NAME:** **VIRGIN TRAINS**

<b>EVALUATION CRITERIA</b>	<b>POINTS</b>
<b>PRELIMINARY DEVELOPMENT PLAN</b> <i>Points Possible: 25</i>	25
<b>MEETING CRA GOALS</b> <i>Points Possible: 5</i>	5
<b>PRELIMINARY TRAFFIC ASSESSMENT</b> <i>Points Possible: 5</i>	5
<b>ECONOMIC FEASIBILITY</b> <i>Points Possible: 15</i>	15
<b>ACQUISITION/FINANCING</b> <i>Points Possible: 20</i>	20
<b>SCHEDULE</b> <i>Points Possible: 15</i>	15
<b>QUALIFICATIONS/EXPERIENCE OF PROPOSER</b> <i>Points Possible: 15</i>	15
<b>TOTAL</b> <i>Points Possible: 100</i>	100



**REQUEST FOR PROPOSALS NO. 2019-003  
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EVALUATION SHEET**

**PROPOSER NAME:** **AUDUBON DEVELOPMENT**

<b>EVALUATION CRITERIA</b>	<b>POINTS</b>
<b>PRELIMINARY DEVELOPMENT PLAN</b> <i>Points Possible: 25</i>	25
<b>MEETING CRA GOALS</b> <i>Points Possible: 5</i>	5
<b>PRELIMINARY TRAFFIC ASSESSMENT</b> <i>Points Possible: 5</i>	5
<b>ECONOMIC FEASIBILITY</b> <i>Points Possible: 15</i>	15
<b>ACQUISITION/FINANCING</b> <i>Points Possible: 20</i>	20
<b>SCHEDULE</b> <i>Points Possible: 15</i>	15
<b>QUALIFICATIONS/EXPERIENCE OF PROPOSER</b> <i>Points Possible: 15</i>	15
<b>TOTAL</b> <i>Points Possible: 100</i>	100



**REQUEST FOR PROPOSALS NO. 2019-003  
FORMER H.D. KING PLANT SITE REDEVELOPMENT  
EVALUATION SHEET**

**PROPOSER NAME:** **AUDUBON DEVELOPMENT**

<b>EVALUATION CRITERIA</b>	<b>POINTS</b>
<b>PRELIMINARY DEVELOPMENT PLAN</b> <i>Points Possible: 25</i>	20
<b>MEETING CRA GOALS</b> <i>Points Possible: 5</i>	5
<b>PRELIMINARY TRAFFIC ASSESSMENT</b> <i>Points Possible: 5</i>	4
<b>ECONOMIC FEASIBILITY</b> <i>Points Possible: 15</i>	14
<b>ACQUISITION/FINANCING</b> <i>Points Possible: 20</i>	16
<b>SCHEDULE</b> <i>Points Possible: 15</i>	10
<b>QUALIFICATIONS/EXPERIENCE OF PROPOSER</b> <i>Points Possible: 15</i>	12
<b>TOTAL</b> <i>Points Possible: 100</i>	81 <i>Alv</i>

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**REQUEST FOR PROPOSALS NO. 2019-003  
FORMER H.D. KING PLANT SITE REDEVELOPMENT  
EVALUATION SHEET**

**PROPOSER NAME: VIRGIN TRAINS**

<b>EVALUATION CRITERIA</b>	<b>POINTS</b>
<b>PRELIMINARY DEVELOPMENT PLAN</b> <i>Points Possible: 25</i>	15
<b>MEETING CRA GOALS</b> <i>Points Possible: 5</i>	2
<b>PRELIMINARY TRAFFIC ASSESSMENT</b> <i>Points Possible: 5</i>	4
<b>ECONOMIC FEASIBILITY</b> <i>Points Possible: 15</i>	12
<b>ACQUISITION/FINANCING</b> <i>Points Possible: 20</i>	16
<b>SCHEDULE</b> <i>Points Possible: 15</i>	11
<b>QUALIFICATIONS/EXPERIENCE OF PROPOSER</b> <i>Points Possible: 15</i>	12
<b>TOTAL</b> <i>Points Possible: 100</i>	72 <i>HW</i>



**REQUEST FOR PROPOSALS NO. 2019-003  
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EVALUATION SHEET**

**PROPOSER NAME:** AUDUBON DEVELOPMENT

<b>EVALUATION CRITERIA</b>	<b>POINTS</b>
<b>PRELIMINARY DEVELOPMENT PLAN</b> <i>Points Possible: 25</i>	25
<b>MEETING CRA GOALS</b> <i>Points Possible: 5</i>	5
<b>PRELIMINARY TRAFFIC ASSESSMENT</b> <i>Points Possible: 5</i>	5
<b>ECONOMIC FEASIBILITY</b> <i>Points Possible: 15</i>	12
<b>ACQUISITION/FINANCING</b> <i>Points Possible: 20</i>	20
<b>SCHEDULE</b> <i>Points Possible: 15</i>	15
<b>QUALIFICATIONS/EXPERIENCE OF PROPOSER</b> <i>Points Possible: 15</i>	15
<b>TOTAL</b> <i>Points Possible: 100</i>	



**REQUEST FOR PROPOSALS NO. 2019-003  
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**PROPOSER NAME:** VIRGIN TRAINS

<b>EVALUATION CRITERIA</b>	<b>POINTS</b>
<b>PRELIMINARY DEVELOPMENT PLAN</b> <i>Points Possible: 25</i>	20
<b>MEETING CRA GOALS</b> <i>Points Possible: 5</i>	3
<b>PRELIMINARY TRAFFIC ASSESSMENT</b> <i>Points Possible: 5</i>	5
<b>ECONOMIC FEASIBILITY</b> <i>Points Possible: 15</i>	10
<b>ACQUISITION/FINANCING</b> <i>Points Possible: 20</i>	20
<b>SCHEDULE</b> <i>Points Possible: 15</i>	5
<b>QUALIFICATIONS/EXPERIENCE OF PROPOSER</b> <i>Points Possible: 15</i>	15
<b>TOTAL</b> <i>Points Possible: 100</i>	

Sessions  
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**REQUEST FOR PROPOSALS NO. 2019-003  
FORMER H.D. KING PLANT SITE REDEVELOPMENT  
EVALUATION SHEET**

**PROPOSER NAME: AUDUBON DEVELOPMENT**

<b>EVALUATION CRITERIA</b>	<b>POINTS</b>
<b>PRELIMINARY DEVELOPMENT PLAN</b> <i>Points Possible: 25</i>	<del>20</del> 25
<b>MEETING CRA GOALS</b> <i>Points Possible: 5</i>	5
<b>PRELIMINARY TRAFFIC ASSESSMENT</b> <i>Points Possible: 5</i>	5
<b>ECONOMIC FEASIBILITY</b> <i>Points Possible: 15</i>	15
<b>ACQUISITION/FINANCING</b> <i>Points Possible: 20</i>	20
<b>SCHEDULE</b> <i>Points Possible: 15</i>	15
<b>QUALIFICATIONS/EXPERIENCE OF PROPOSER</b> <i>Points Possible: 15</i>	10
<b>TOTAL</b> <i>Points Possible: 100</i>	

Sessions  
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**REQUEST FOR PROPOSALS NO. 2019-003  
FORMER H.D. KING PLANT SITE REDEVELOPMENT  
EVALUATION SHEET**

**PROPOSER NAME: VIRGIN TRAINS**

<b>EVALUATION CRITERIA</b>	<b>POINTS</b>
<b>PRELIMINARY DEVELOPMENT PLAN</b> <i>Points Possible: 25</i>	10
<b>MEETING CRA GOALS</b> <i>Points Possible: 5</i>	2
<b>PRELIMINARY TRAFFIC ASSESSMENT</b> <i>Points Possible: 5</i>	4
<b>ECONOMIC FEASIBILITY</b> <i>Points Possible: 15</i>	15
<b>ACQUISITION/FINANCING</b> <i>Points Possible: 20</i>	15
<b>SCHEDULE</b> <i>Points Possible: 15</i>	5
<b>QUALIFICATIONS/EXPERIENCE OF PROPOSER</b> <i>Points Possible: 15</i>	15
<b>TOTAL</b> <i>Points Possible: 100</i>	



**REQUEST FOR PROPOSALS NO. 2019-003  
FORMER H.D. KING PLANT SITE REDEVELOPMENT  
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**PROPOSER NAME: AUDUBON DEVELOPMENT**

<b>EVALUATION CRITERIA</b>	<b>POINTS</b>
<b>PRELIMINARY DEVELOPMENT PLAN</b> <i>Points Possible: 25</i>	23
<b>MEETING CRA GOALS</b> <i>Points Possible: 5</i>	5
<b>PRELIMINARY TRAFFIC ASSESSMENT</b> <i>Points Possible: 5</i>	5
<b>ECONOMIC FEASIBILITY</b> <i>Points Possible: 15</i>	14
<b>ACQUISITION/FINANCING</b> <i>Points Possible: 20</i>	18
<b>SCHEDULE</b> <i>Points Possible: 15</i>	15
<b>QUALIFICATIONS/EXPERIENCE OF PROPOSER</b> <i>Points Possible: 15</i>	15
<b>TOTAL</b> <i>Points Possible: 100</i>	



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**PROPOSER NAME: VIRGIN TRAINS**

<b>EVALUATION CRITERIA</b>	<b>POINTS</b>
<b>PRELIMINARY DEVELOPMENT PLAN</b> <i>Points Possible: 25</i>	15
<b>MEETING CRA GOALS</b> <i>Points Possible: 5</i>	5
<b>PRELIMINARY TRAFFIC ASSESSMENT</b> <i>Points Possible: 5</i>	5
<b>ECONOMIC FEASIBILITY</b> <i>Points Possible: 15</i>	12
<b>ACQUISITION/FINANCING</b> <i>Points Possible: 20</i>	15
<b>SCHEDULE</b> <i>Points Possible: 15</i>	1
<b>QUALIFICATIONS/EXPERIENCE OF PROPOSER</b> <i>Points Possible: 15</i>	15
<b>TOTAL</b> <i>Points Possible: 100</i>	