



DETERMINATION AND FINDINGS
RFP #200172: Redevelopment of the Urban Government Center

A Request for Proposal (RFP) #200172 for the redevelopment of the property formerly known as the Urban Government Center at 768, 810, 850 Barret Avenue and 1235 E. Breckinridge Street was released on June 4, 2020 and closed on July 8, 2020. Two developers submitted a response:

- 1. Underhill Associates
2. Paristown Preservation Trust (PPT)(submitted under Booker Design Collaborative)

Both proposals were deemed responsive to the RFP by the Louisville/Jefferson County Human Relations Commission and the Office of Management and Budget - Division of Purchasing. The proposals were forwarded for evaluation to the following committee members:

- Gretchen Milliken, Director Advanced Planning and Sustainability Director – Develop Louisville
Laura Grabowski, Director Office of Community Development – Develop Louisville
Benjamin Moore, Senior Business Cluster Manager -Economic Development
Kiffany McAfee, Manager of Office of Housing/Policy, Planning & Compliance – Develop Louisville
Larry Lenahan, Budget Analyst - Office of Management and Budget

Two virtual public meetings were held with Underhill Associates and PPT on August 20 and 21, 2020, respectively. An open house was conducted at the property on August 22, 2020. Public feedback / comments were collected between July 14 and August 31, 2020. These recordings and records were made available on the Urban Government Center webpage following these events.

Proposals were individually scored by evaluation committee members according to the criteria for selection set forth in the RFP as follows:

Table with 2 columns: Criteria and Points. Rows include Proposed Development (40 points), Team Experience (25 points), Community Benefit (20 points), and Compatibility (15 points).

The summary of the scores after evaluation of the proposals were as follows:

- 1. Underhill Associates 84.5 pts
2. Paristown Preservation Trust 62.0 pts

The evaluation committee held discussions with Underhill Associates on October 21, 2020 and PPT on October 26, 2020 to seek further clarification of their respective proposals. The results of the discussions confirmed the committee’s initial scoring results and did not alter the initial rankings.

DETERMINATION:

The result of the attached evaluation and subsequent recommendation by the evaluation committee have been reached in a manner consistent with RFP# 200172 and KRS 45A.370. Therefore, negotiations shall commence with the highest-ranking proposer, Underhill Associates. If negotiations are unsuccessful, Louisville Metro reserves the right to enter negotiations with the next highest-ranked proposer.

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Joel Neaveill, Procurement Director

November 13, 2020
Date