

The Urban Government Center Selection Committee has concluded their evaluation, interviews, and follow up meetings, and would like to provide the following overview and recommendation:

The committee was comprised of five members. The committee conducted the following due diligence:

- reviews of both proposals,
- reviews of community feedback gathered online,
- reviews of developer public presentations and engagement sessions,
- performed an initial evaluation based on the RFPs scoring criteria,
- conducted two individual respondent interview sessions, both of which lasted between 1.5 – 2 hours respectively, and
- participated in several internal committee meetings

With a total score of 84.5 / 110, the Underhill and Associates proposal emerged as the most responsive to the RFP, although, it should be noted, the response score translates to roughly 76%. The committee also found the follow-up interview to be very thorough and clear. Further, the committee noted that this proposal is more reflective of community desires and feedback, and is more thoughtful in contemplating and addressing potential gentrification and displacement.

With a total score of 62 / 110, the Paristown Preservation Trust proposal was not found to be sufficiently responsive to the RFP. Across all categories, the scores for this proposal hovered in or around the 50<sup>th</sup> percentile. The follow-up interview did not change the impression of the committee.

Based on the above scores and due diligence, the committee recommends the Underhill and Associates proposal for further negotiation, but with the following concerns / caveats:

The committee has serious concerns regarding the outlined \$12.098M gap / funding ask of Metro Government. If the entire development hinges on that funding, there is concern that it will not come to fruition. The committee recommends that this ask be reviewed by senior leadership to determine feasibility, as well as further conversations with Underhill and Associates to identify potential funding sources. The committee also recommends that senior leadership further review the proposed proforma with Underhill and Associates, perhaps in conjunction with an experienced, but unaffiliated, project manager, with the intent of identifying opportunities for cost savings.

Please let me know if you have any questions or concerns,

Stephanie Kertis  
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