

## **Addendum #1 to Solicitation of Interest for the Urban Government Center**

The purpose of this Addendum being promulgated by Louisville Forward is to reiterate the topics upon which each Respondent/Developer (“Respondent”) will be evaluated and to establish procedural guidance for the process culminating in a potential award to the winning Respondent.

### **Procedure:**

- 1) Solicitation – promulgated January, 2017;
- 2) Receipt of Responses – March, 2017.
- 3) Unresponsive Proposals – Proposals that have not complied with the “Proposals and Submission Deadline” section of the Solicitation will be deemed “non-responsive” and thereby eliminated from contention. Any non-responsive proposal will not be evaluated nor be allowed to participate in the “Presentation” phase. (See Section 4).
- 4) Public Comment on proposals – April 12, 2017 through May 12, 2017. (These include comments made at public hearing(s) and from on-line submittals which will be summarized and provided to evaluation committee. See Section 6).
- 5) Presentation – Respondents will present their proposals at a public forum scheduled for April 17, 2017. Respondents should present their proposals focusing on the following concepts as defined in the original Solicitation. The concepts are:
  - a. Sustainability;
  - b. Economy;
  - c. Livability;
  - d. Connectivity;
  - e. Creativity;
  - f. Health;
  - g. Authenticity;

Respondents should also convey how they have addressed “community priorities” as set forth in the Solicitation.

- 6) Evaluation – Respondents’ proposals will be evaluated based on the ability of their proposal to effectuate/activate these seven concepts listed as (a) through (g) in Section 4 and the manner/style by which it has been achieved.
- 7) Evaluation Committee Constituted – Evaluation Committee will be constituted consisting of evaluators, and technical advisors (who will not be evaluating the proposals but will be

providing technical, legal and operational counsel). This Evaluation Committee will convene at various times from June, 2017 through September, 2017.

8) Evaluation Committee Recommendation – The Evaluation Committee will recommend that all or a portion of all of the responsive proposals be considered for award to Louisville Forward. The responsive proposals that are not recommended will be excluded from receiving an award and will be eliminated from the process.

9) Decision – Louisville Forward will make an award from one of the proposals recommended by the Evaluation Committee. Louisville Forward also reserves the right to make multiple awards on specific portions of the property.

10) Negotiation – Louisville Forward will then negotiate with a Respondent (or multiple Respondents) for the purposes of executing a Development Agreement. If a Development Agreement cannot be reached with the chosen Respondent(s), then Louisville Forward may proceed to negotiate with another Respondent also recommended by the Evaluation Committee. If a Development Agreement is executed by Louisville Forward and a Respondent(s), the process will terminate at that time.

\*\*\* Louisville Forward reserves the right to issue subsequent addendums should it, in its discretion, deem warranted. Any future Addendums shall also be promulgated in a public manner.

\*\*\* Louisville Forward reserves the right to decline to issue an award if it determines that none of the proposals are acceptable.