

Selection Criteria

To guide the review of responses to the Request for Developer Qualifications and Concept Proposals (RFDQCP), the selection criteria are recommended for consideration of each response:

THRESHOLD CONDITIONS

To be considered for selection, a developer must meet the following threshold conditions:

- **Financial Capability.** The developer must indicate a commitment and contain supporting documentation that clearly indicates the capability, financial self-sufficiency, and qualifications needed to redevelop the site.
- **Readiness to Proceed and Complete.** The developer must provide a commitment and redevelopment approach to encompass reuse of the entire site and all proposed building elements to be completed within three years of execution of a sales agreement. Only proposals for fee-simple acquisition will be considered.
- **Success of Previous Projects.** The developer must have a successful record of previous developments.

RATING CRITERIA

For those developers that met the threshold condition, the following criteria and rating system may be used to further evaluate responses:

- **Cadillac Area Public Schools Objectives for the property.** Developer proposes uses that result in an Increase of tax base and/or job creation for the community.
- **Community Desired Uses and Elements.** The developer proposes uses desired by the community. Elements to consider may include maintaining the historic value of buildings, merging within the neighborhood context, and retaining some amount of public access for the benefit of the community.
- **Overall Quality of Development.** The proposal meets local planning and zoning requirements and provides a building and site character that are appropriate for the neighborhood.
- **Qualifications of Developer and Economic Benefit.** ~~The developer demonstrates the qualifications and capacity to accomplish the proposed project.~~ The project provides direct and indirect economic value to Cadillac Area Public Schools (purchase price, favorable sale agreement terms.)

CRITERIA	RATING (0-5)
CAPS Objectives for the Cooley Property - <i>Weighted x2</i>	
1. Increase tax base and job creative for the community	
2. Compatibility with the neighborhood and community preferred uses	
3. Direct Economic benefit to CAPS (purchase price, favorable sale agreement terms.)	

CRITERIA	RATING (0-5)
Overall Quality of Development	
1. Site Plan Layout	
2. Architectural Quality (Design and Materials)	
3. Market Assessment to Meet Local Demand	
4. Proposed Project Management	

CRITERIA	RATING (0-5)
Qualifications of Developer and Economic Benefit	
1. Track Record of Developer (Information on Existing Projects, Project Testimonials, Proposed Time Frame for the Project)	

Rating Scale is 0 (Low) to 5 (High) as indicated below:

- 0 - No information in proposal package and could not
- 1 - Proposal contains major deficiencies.
- 2 - Proposal contains deficiencies.
- 3 - Proposal meets expectations.
- 4 - Proposal exceeds expectations.
- 5 - Proposal exceptionally exceeds expectations.

*****Cadillac Area Public Schools reserves the right to reject any and all development proposals*****