

3295 Castro Valley Boulevard RFI Responses

Evaluation Criteria

Criteria	Evaluation Basis	Maximum Points	Main Street	BAU	Alikian
Development Concept	How well does the proposal conform to the concept desired by the community, e.g. upscale, high-quality restaurant, food-related and retail uses offering new, unique choices	25	100%	80%	74%
Project Goals	How well does the proposal meet the expectations articulated in the RFI? E.g. catalyst project attracting new customers, shoppers and diners to downtown Castro Valley, as well as generate new sales and property tax revenues	20	99%	91%	86%
Proposer's Public/Private Process Experience	How much experience does the proposer have with other public/private projects, esp. working with local community	20	96%	96%	51%
Proposer's Development Experience	How strong is the proposer's development experience developing projects similar to their proposal for this project.	20	100%	95%	64%
Project's Architecture/Design	How well does the proposed project deliver a transformative design and outstanding architecture, and incorporate the new paseo with opportunities for outdoor dining and active uses.	10	71%	99%	97%
Development Schedule	Is the proposed development schedule reasonable and does it reflect sufficient time for the required approvals.	5	97%	86%	100%
Proposer's Financial Capacity	How strong is the developer's financial capacity to undertake and complete the proposed development <i>ALH Urban & Regional Economics will provide these scores based upon review of confidential data.</i>	20	100%	38%	50%
Total		120	97%	82%	68%