

Selection Committee Evaluation Form
RFQ No. 961 - Six Flags/Jazzland Site Redevelopment
March 16, 2021

Committee Member Name: Courtney Stuckwisch Wong

A Squared LLC			
In the Evaluation column, Committee Members shall score each proposal on the Technical criteria and weighting factors listed below and provide an assessment of that score. A proposal may receive the maximum percentage, a portion of this score, or no percentage at all. Thereafter, Committee Members shall provide an assessment of the Respondent's price proposals before providing a Final Score.			
Criteria & Weight	Criteria Description	Evaluation	Score
Qualifications & Experience <u>25 Points</u> Score 0-25	Qualifications, specialized experience, and track record of success on similar projects [e.g. examples of successful redevelopment projects];	Assessment: Respondent outlined a detailed and thoughtful approach to developing a master plan for the site. The development team has experience on projects of a similar scale. Additionally, they have experience working in New Orleans and with public partners.	____ 20 ____
Financial Capacity & Competence <u>25 Points</u> Score 0-25	Financial capacity, and financial and technical competence [e.g. financial statements, balance sheets, other financial or technical competencies];	Assessment: Did not provide financial information. Respondent is a new venture; however, members have experience delivering large-scale projects, such as the Outlet Collection at Riverwalk, DFW Airport, and others. Respondent explained their plan to complete market assessments as a basis for financial feasibility analysis for the development of the site.	____ 20 ____
Capacity & Demonstrated Ability <u>25 Points</u> Score 0-25	Staff and organizational capacity, demonstrated ability including, without limitation, responsiveness to public and community goals, cost control, work quality and the ability to meet schedules and deadlines [e.g. staff and CV/resumes assigned to project, organizational charts, work samples, percentage of time dedicated to project];	Assessment: Members of team have a wealth of experience in developing large-scale real estate projects, including several public projects. The assembled team is composed of experienced partners for planning, design, and construction.	____ 20 ____
References <u>15 Points</u> Score 0-15	References	Assessment: Respondent did not provide letters of support, but they did provide references including the mayors of several cities in which they have worked as well as well-known development firms such as Cordish and Howard Hughes.	____ 10 ____
DBE <u>10 Points</u> Score 0-10	Past DBE Participation: Proposal submitted a quality DBE Participation Plan (DBE Form 3) that outlines past successful DBE participation on similar projects and includes innovative strategies and approaches to achieve and maintain DBE participation over the term of any formal agreements resulting from this solicitation	Assessment: Submitted a DBE participation plan. 51% of firm is black-owned. Detailed plan to engage small and disadvantaged businesses.	____ 10 ____
Final Score			____ 80 ____

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Kiernan-West, LLC			
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Criteria & Weight	Criteria Description	Evaluation	Score
Qualifications & Experience <u>25 Points</u> Score 0-25	Qualifications, specialized experience, and track record of success on similar projects [e.g. examples of successful redevelopment projects];	Assessment: Respondent shared a compelling vision for a logistics hub and urban agriculture campus. Respondent shared case studies of completed projects in New Jersey and Arizona of a similar size to the New Orleans Site.	____ 20 ____
Financial Capacity & Competence <u>25 Points</u> Score 0-25	Financial capacity, and financial and technical competence [e.g. financial statements, balance sheets, other financial or technical competencies];	Assessment: Respondent has a positive balance sheet and core group of members and partners to partner with the City to fund development.	____ 22 ____
Capacity & Demonstrated Ability <u>25 Points</u> Score 0-25	Staff and organizational capacity, demonstrated ability including, without limitation, responsiveness to public and community goals, cost control, work quality and the ability to meet schedules and deadlines [e.g. staff and CV/resumes assigned to project, organizational charts, work samples, percentage of time dedicated to project];	Assessment: Primary respondent has 30 years of experience in real estate development, including master planning. Respondent has partnered with community members through nonprofit S.H.I.E.L.D.1 with a commitment to impact investing in New Orleans.	____ 20 ____
References <u>15 Points</u> Score 0-15	References	Assessment: Provided two letters of reference from the former mayor of a city in New Jersey where they completed a project and from Withey Morris, explaining Respondent's ability to work through difficulties and build strong relationships.	____ 15 ____
DBE <u>10 Points</u> Score 0-10	Past DBE Participation: Proposal submitted a quality DBE Participation Plan (DBE Form 3) that outlines past successful DBE participation on similar projects and includes innovative strategies and approaches to achieve and maintain DBE participation over the term of any formal agreements resulting from this solicitation	Assessment: Completed DBE Form 3 and outlined plans to maximize DBE participation.	____ 10 ____
Final Score			____ 88 ____

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PACE Group LLC			
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Criteria & Weight	Criteria Description	Evaluation	Score
Qualifications & Experience <u>25 Points</u> Score 0-25	Qualifications, specialized experience, and track record of success on similar projects [e.g. examples of successful redevelopment projects];	Assessment: Respondent team seems to have expertise in design and build. No evidence of experience with master development of a large site. Approach to development of the site is unclear from proposal.	<u>5</u>
Financial Capacity & Competence <u>25 Points</u> Score 0-25	Financial capacity, and financial and technical competence [e.g. financial statements, balance sheets, other financial or technical competencies];	Assessment: No evidence provided.	<u>0</u>
Capacity & Demonstrated Ability <u>25 Points</u> Score 0-25	Staff and organizational capacity, demonstrated ability including, without limitation, responsiveness to public and community goals, cost control, work quality and the ability to meet schedules and deadlines [e.g. staff and CV/resumes assigned to project, organizational charts, work samples, percentage of time dedicated to project];	Assessment: Staff of respondent firm highlighted has experience in local development projects.	<u>10</u>
References <u>15 Points</u> Score 0-15	References	Assessment: No references provided.	<u>0</u>
DBE <u>10 Points</u> Score 0-10	Past DBE Participation: Proposal submitted a quality DBE Participation Plan (DBE Form 3) that outlines past successful DBE participation on similar projects and includes innovative strategies and approaches to achieve and maintain DBE participation over the term of any formal agreements resulting from this solicitation	Assessment: DBE Form 3 completed but no evidence shared of future plans or past success in reaching DBE goals.	<u>8</u>
Final Score			<u>23</u>

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Situs Development Collective LLC

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Criteria & Weight	Criteria Description	Evaluation	Score
Qualifications & Experience <u>25 Points</u> Score 0-25	Qualifications, specialized experience, and track record of success on similar projects [e.g. examples of successful redevelopment projects];	Assessment: Respondent outlined an ambitious vision for the site with a range of potential uses. The development collective is new and does not have demonstrated expertise on a project of this scope; however, individual entities have extensive experience, including "living with water."	<u>18</u>
Financial Capacity & Competence <u>25 Points</u> Score 0-25	Financial capacity, and financial and technical competence [e.g. financial statements, balance sheets, other financial or technical competencies];	Assessment: Provided a term sheet for the project from a financial institution. However, it does not seem to be based on extensive underwriting without a full master development plan and requires a deep investment by respondent.	<u>20</u>
Capacity & Demonstrated Ability <u>25 Points</u> Score 0-25	Staff and organizational capacity, demonstrated ability including, without limitation, responsiveness to public and community goals, cost control, work quality and the ability to meet schedules and deadlines [e.g. staff and CV/resumes assigned to project, organizational charts, work samples, percentage of time dedicated to project];	Assessment: Primary respondent has assembled a team of firms that have a wealth of experience individually, including in New Orleans. This particular group has not collectively worked together on a project of this scope.	<u>18</u>
References <u>15 Points</u> Score 0-15	References	Assessment: No letters of reference provided, but they did provide several references.	<u>10</u>
DBE <u>10 Points</u> Score 0-10	Past DBE Participation: Proposal submitted a quality DBE Participation Plan (DBE Form 3) that outlines past successful DBE participation on similar projects and includes innovative strategies and approaches to achieve and maintain DBE participation over the term of any formal agreements resulting from this solicitation	Assessment: Submitted a DBE Form 3. Team includes DBE firms. Proposed a thoughtful plan to achieve DBE goals.	<u>10</u>
Final Score			<u>76</u>

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Committee Member Name: Courtney Stuckwisch Wong

TKTMJ Incorporated/ Henry Consulting

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Criteria & Weight	Criteria Description	Evaluation	Score
Qualifications & Experience <u>25 Points</u> Score 0-25	Qualifications, specialized experience, and track record of success on similar projects [e.g. examples of successful redevelopment projects];	Assessment: Respondent has experience in designing and building past projects in New Orleans such as a school and a retirement home. However, there is no past experience in master development of the scope of their current vision for the site.	<u>15</u>
Financial Capacity & Competence <u>25 Points</u> Score 0-25	Financial capacity, and financial and technical competence [e.g. financial statements, balance sheets, other financial or technical competencies];	Assessment: Demonstrates experience managing projects such as a school and a retirement home. One of the primary respondents has bonding capacity for a multimillion-dollar project.	<u>18</u>
Capacity & Demonstrated Ability <u>25 Points</u> Score 0-25	Staff and organizational capacity, demonstrated ability including, without limitation, responsiveness to public and community goals, cost control, work quality and the ability to meet schedules and deadlines [e.g. staff and CV/resumes assigned to project, organizational charts, work samples, percentage of time dedicated to project];	Assessment: Primary respondents have experience in design and construction in New Orleans and working with a range of partners. Lacking evidence of ability to complete master development of the scale envisioned in the proposal.	<u>15</u>
References <u>15 Points</u> Score 0-15	References	Assessment: Respondent provided three letters of reference and one letter of interest.	<u>15</u>
DBE <u>10 Points</u> Score 0-10	Past DBE Participation: Proposal submitted a quality DBE Participation Plan (DBE Form 3) that outlines past successful DBE participation on similar projects and includes innovative strategies and approaches to achieve and maintain DBE participation over the term of any formal agreements resulting from this solicitation	Assessment: Respondent submitted a DBE Form 3 and is a DBE itself and has DBEs on team. According to Office of Supplier Diversity, TKTMJ has a mixed history of meeting reporting requirements on City projects.	<u>9</u>
Final Score			<u>72</u>

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TPC-NOLA, Inc.			
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Criteria & Weight	Criteria Description	Evaluation	Score
Qualifications & Experience <u>25 Points</u> Score 0-25	Qualifications, specialized experience, and track record of success on similar projects [e.g. examples of successful redevelopment projects];	Assessment: Respondent team has deep experience in large development projects in entertainment, hospitality, education, and other uses, including experience working with public entities. Focused on entertainment use but did not provide market demand.	____ 18 ____
Financial Capacity & Competence <u>25 Points</u> Score 0-25	Financial capacity, and financial and technical competence [e.g. financial statements, balance sheets, other financial or technical competencies];	Assessment: Past experience indicates some level of financial capacity, but financial and development partner was undisclosed. The respondent makes assurances to provide more information on financial capacity in the future.	____ 15 ____
Capacity & Demonstrated Ability <u>25 Points</u> Score 0-25	Staff and organizational capacity, demonstrated ability including, without limitation, responsiveness to public and community goals, cost control, work quality and the ability to meet schedules and deadlines [e.g. staff and CV/resumes assigned to project, organizational charts, work samples, percentage of time dedicated to project];	Assessment: Each member of the assembled team has a decades of experience in entertainment projects similar to that proposed by the respondent.	____ 20 ____
References <u>15 Points</u> Score 0-15	References	Assessment: Provided three letters of reference for various members of the respondent team speaking to their relevant experience.	____ 15 ____
DBE <u>10 Points</u> Score 0-10	Past DBE Participation: Proposal submitted a quality DBE Participation Plan (DBE Form 3) that outlines past successful DBE participation on similar projects and includes innovative strategies and approaches to achieve and maintain DBE participation over the term of any formal agreements resulting from this solicitation	Assessment: Respondent submitted DBE Form 3 and provided a thoughtful plan for maximizing DBE participation including breaking up construction into smaller scopes of work.	____ 10 ____
Final Score			____ 78 ____

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