



**REQUEST FOR QUALIFICATIONS
PUBLIC-PRIVATE PARTNERSHIP (P3) FOR MASTER PLANNING,
FEASIBILITY, CONSTRUCTION AND FINANCING OF A MULTI
FAMILY or MIXED USE COMPLEX IN EDINBURG, TEXAS**

RFQ No.: 2020-08-01

RFQ Issue Date: August 1, 2020

Qualification Submittal Deadline: July 30, 2021

I. INTRODUCTION

The Catholic Diocese of Brownsville (hereafter referred to as “the Diocese”), through this Request for Qualifications (hereafter referred to as “RFQ”) is soliciting statements of qualifications from interested parties to participate in a Public-Private Partnership (hereafter referred to as “P3”) for the Master Planning, Development, Construction, and Financing (all or part) of a Multifamily or Mixed Use Development in Edinburg, Texas.

The Diocese seeks a developer or development team to provide, develop and finance (“Project”), the master planning and construction of the complex. The property is located in Edinburg, Texas – on North 10th Street, near the city boundary with McAllen, Texas (between Freddy Gonzalez Rd. and Sprague St.).

In 2021, the Diocese will adopt and approve the capital improvement project with a private entity (comprised of a single operator or a team) and enter a contractual agreement where the skills and assets of each sector (public and private) are shared in delivering a service or facility.

II. PROJECT BACKGROUND

The overall goal of the capital project is to provide apartment style amenities for the general population wishing to reside in the North McAllen/Edinburg area.

VISION PLAN

The proposed development site is Diocese-owned and currently consists of vacant land.

Key Development Principals:

1. The Diocese will assist the Developer with due diligence in obtaining utilities to project site.
2. A multi-level facility is required.
3. The Diocese will assist the Developer with all variances, zoning, taxes, permits and building requirements, but obtaining all the aforementioned shall be the responsibility of the Developer.
4. The proposed facility must consist of a mutually agreeable unit mix.
5. The proposed facility should have laundry area/services, individual utility meters/connections, possible area for business, retail or light commercial, a common use area for recreation, as well as appropriate landscaping.
6. Proposed development team must provide building management services and building maintenance services, as well as development and project management services.

III. OBJECTIVES AND CONSIDERATIONS

The key objective of this Request for Qualifications is to identify a highly qualified, creative development team capable of achieving this vision. The Diocese has determined that a P3 Project best will accomplish this goal. The Diocese will review the submittals and may identify a short list of qualified respondents for further consideration and interviews. The Diocese may choose to issue a Request for Proposal to the selected short list of respondents that will require a more detailed framework, design and business plan. If the Diocese selects a successful respondent, the parties will negotiate and enter an Interim Agreement. During the term of the Interim Agreement, the Diocese and successful respondent will negotiate the terms and conditions of the long-term lease of the property and all development and financial considerations.

Submittals must include descriptions of relevant experience and track record, in-house development capabilities and capacity, proposed management team and structure, and adequate financial resources. In addition, Respondents shall submit a redevelopment concept that is generally consistent with the Key Development Principals. The Diocese is open to and encourages creative redevelopment solutions, but these should be within the context and spirit of the results of the proposed capital project.

IV. SCHEDULE OF EVENTS

The following tentative schedule has been prepared for this project:

P3 RFQ Advertisement – August 1, 2020

Deadline for Questions - May 31, 2021

Responses to RFQ due - July 30, 2021

Award Date – September 30, 2021

V. RESTRICTION ON COMMUNICATIONS

Once this RFQ has been released, Respondents are prohibited from communicating with Diocese staff regarding the RFQ or Submittals, with the following exceptions:

Respondents are prohibited from communicating with Diocese employees from the time the RFQ has been released until the contract is awarded. These restrictions extend to “thank you” letters, phone calls, emails and any contact that results in the direct or indirect discussion of the RFQ and/or submittal submitted by Respondents. Violation of this provision by Respondent and/or its agent may lead to disqualification of Respondent’s submittal from consideration.

Exceptions to the restrictions on communication with Diocesan employees include:

1. Respondents may submit written questions concerning this RFQ to the Staff Contact Person listed in the address below until 3:00 PM on May 31, 2021. Questions received after the stated deadline will not be answered. It is suggested that all questions be sent by electronic mail and include/denote “P3 Edinburg Project” in the subject line.
2. The Diocese’s Primary Point of Contact is listed below. Please forward all correspondence to the Primary Point of Contact.

Catholic Diocese of Brownsville
Mr. Clint Brown, Real Estate and Facilities
700 N. Virgen de San Juan Blvd.
San Juan, Texas 78589
(956) 781-5323
cbrown@cdob.org

3. However, questions sent by certified mail, return receipt requested, will also be accepted and should be addressed to:

Mr. Clint Brown, Real Estate and Facilities
Catholic Diocese of Brownsville
700 N. Virgen de San Juan Blvd.
San Juan, Texas 78589
(956) 781-5323
cbrown@cdob.org

4. Respondents may provide responses to questions asked of them by the Staff Contact Person after responses are received and opened. During interviews, if any, verbal questions and explanations will be permitted. If interviews are conducted, Respondents shall not bring lobbyists. The Diocese reserves the right to exclude any persons from such selection committee meetings as it deems in its best interests.

VI. AMENDMENTS TO RFQ/RFP

Changes, amendments or written responses to questions received will be posted on the Diocese website at www.cdob.org/ref/. It is the Respondent's responsibility to review this site and ascertain whether any amendments have been made prior to submission of a proposal.

No oral statement of any person shall modify, otherwise change, or affect the terms, conditions or specifications stated in the RFQ/RFP, and changes to the RFQ/RFP – if any – shall be made in writing only.

VII. SUBMISSION INSTRUCTIONS

Respondent shall submit a total of four (4) Qualification Statements which shall include one (1) original unbound Qualification Statement, signed in ink, and three (3) printed copies of the submittal, as well as one (1) copy of the entire submittal in an Adobe PDF format on a flash/memory drive (USB) in a sealed package, clearly marked on the front of the package "RFQ: P3 Edinburg Project". All submittals must be received by Diocese NO LATER THAN 3:00 PM on Thursday September 30, 2021 at the address indicated below. Any submittal received after this time shall not be considered.

Catholic Diocese of Brownsville
Mr. Clint Brown, Real Estate and Facilities
700 N. Virgen de San Juan Blvd.
San Juan, Texas 78589

Submittals sent by facsimile or email will not be accepted. Responses to the solicitation should be complete and well organized. Adherence to the maximum page criterion is critical; each page side (maximum 8 1/2" x 11") with criteria information will be counted. Respondent shall adhere to the page limitations for each section as stated herein. Pages which have project photos, charts, and graphs will be counted towards the maximum number of pages. Front and back covers, Table of Contents pages and tabbed divider pages will not be counted if they do not contain submittal information. The use of recycled paper is encouraged. With regards to other types of binding, plastic (not metal) spiral or

“comb” binding is highly recommended. All pages shall be numbered. Margins shall be no less than 1” around the perimeter of each page. Electronic files, websites or URLs shall not be included as part of the proposal, other than the USB drive specified above. Each submittal shall include the sections and attachments in the sequence listed in the RFQ Section V, Submittal Document Requirements & Evaluation Criteria, and each section shall be divided by tabs and indexed as indicated in this RFQ. Failure to meet the above conditions may result in disqualification of the proposal.

Respondents who submit responses to this RFQ shall correctly reveal, disclose and state the true and correct name of the individual, proprietorship, corporation and /or partnership (clearly identifying the responsible general partner and all other partners who would be associated with the contract, if any). No nick-names, abbreviations (unless part of the legal title), shortened or short-hand, or local "handles" will be accepted in lieu of the full, true and correct legal name of the entity. These names shall comport exactly with the corporate and franchise records of the Texas Secretary of State and Texas Comptroller of Public Accounts.

VIII. SUBMITTAL DOCUMENT REQUIREMENTS (STEP 1 – RFQ PHASE)

Respondent’s submittal shall include the following items in the following sequence:

TAB 1: TABLE OF CONTENTS

TAB 2: COVER LETTER (limited to 3 pages)

Provide a cover letter, signed by an authorized representative of the private entity, including the information detailed below:

a. Identification

- i. Identify the private entity or consortium of private entities who will be directly involved in the qualifying project;
- ii. Identify the principal(s) including their title, mailing address, phone number, and email address;
- iii. Identify the person(s) in charge of negotiations, key personnel who will be involved in decision making, and the representative authorized to sign on behalf of the private entity; and
- iv. Identify any persons known to the private entity who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the qualifying project.

b. Private Entity Contact Information

- i. Physical address (if a consortium, include the address of each partner or member);
- ii. Mailing address (if a consortium, include the address of each partner or member); and
- iii. Primary phone number and email

TAB 3: Identify the Private Entity

- i. Identify the legal structure of the private entity or consortium of private entities and its members or principals making the proposal (limited to 3 pages); and
- ii. To the extent the private entity is created, and for each member thereof, provide proof of authority to do business in Texas and, as applicable, a certificate of good standing from the Texas Comptroller of Public Accounts and Texas Secretary of State. (No page limit)

TAB 4 (limited to 10 pages): Identify the Team

- i. To the extent a team is created, provide a list including the company name, primary contact, title, address, telephone, and email of each team member and any selected or prospective professional or consultant which may include, but are not limited to analysts, architects, engineers, contractors, legal counsel, marketing firms, real estate brokerage and property management firms;
- ii. Describe the length of time in business, business experience, public sector experience, and other engagements of the private entity or consortium of private entities;
- iii. Identify the firms that will provide design, construction and completion guarantees and warranties;
- iv. Provide an organizational chart that clearly illustrates the team and identifies the role of each team member, including design professional, consultant or major contractor (over \$1 million), participating in the development or operation of the qualifying project; and
- v. Describe the management structure and the role each team member, partner and any prospective professional, consultant or major subcontractor (over \$1 million) will fulfill in the development or operation of the qualifying project.

TAB 5 (limited to 10 pages): Development Team Experience

Please provide relevant experience with respect to the development and operation of public projects and other commercial projects, clearly distinguishing the experience of the Respondent (including joint ventures partners) from that of consultants and other team members. Please provide detailed explanations of previous and current experience relating to the selection criteria identified above.

1. Project name and type.
2. Location, including address and photograph.
3. Identification of developer and explanation, if different from the Respondent submitting this response.
4. Overall project size, mix of uses and tenants.
5. Development timeline (from Respondent selection/site control to construction completion, indicating any phasing if relevant).
6. Development cost, and a brief explanation of the approach used to finance the project, naming financing sources and amount of debt and equity (to the extent possible). General description including role of development entity, public

sector and community involvement, previous use of the property and unique challenges of the project.

7. Two references with contact name and phone numbers.
8. Identification of involved public entities, references and contact information.

TAB 6: FINANCIAL CAPACITY AND CAPABILITY

To demonstrate access to equity capital and financing resources to carry out the proposed project, Respondents are required to provide the information below. The Diocese recognizes that under certain circumstances this information can be construed as proprietary and sensitive. Therefore, the Diocese will treat this entire portion of the submission as a confidential document, to the extent it is not already public information and to the extent allowed by law. As such, any document for this section which the Respondent may wish to claim as confidential or proprietary should be stamped “Confidential/Proprietary” on each page. In the submission the Respondents must:

- i. List composition of current real estate portfolio. Provide the composition of current real estate portfolio, including the size, value, years of ownership, and asset performance; and any other relevant information;
- ii. Provide recent history (last 5 years) in obtaining financing commitments, detailing type of project, financing source, amounts committed;
- iii. Include an audited financial statement and if publicly held, the most recent SEC filing;
- iv. List and describe all pending projects, including status, development schedule and financial commitment required of the Respondents, a description of the project financing methods, sources and amounts. Indicate any working relationship on other projects with members of the development team proposed for this project;
- v. Identify specific sources of debt/equity capital, including relationships to the Respondent (outside lender, parent company, etc. and contact information); and,
- vi. Indicate whether any funding sources or financial institutions have taken adverse action against the Respondent or joint venture partner, such as terminating or restricting the use of funds anytime during the past five years.

TAB 7: MISCELLANEOUS

Use this Section to present additional information such as letters of recommendation, letters of interest from prospective lenders, additional information concerning the development team, and other information that supports the team’s qualifications. Respondent may also use this Section to present any item cited or referenced in the statement of qualifications.

IX. EVALUATION CRITERIA (STEP 1 RFQ PHASE)

The Diocese will conduct a comprehensive, fair and impartial evaluation of all submittals received in response to this RFQ. The Diocese’s Real Estate Advisory Committee shall perform the required evaluation of submitted RFQs. Each submittal will be analyzed to determine overall responsiveness and qualifications under the RFQ. The Committee may select no more than three (3) Respondents to move into the second phase of the selection process.

Evaluation Criteria Maximum Points:

- A. Evaluation of Qualifications and Experience **50 points**
- B. Proposed Development Program and Operational and Management Plan **30 points**
- C. Experience Working with Communities to Achieve Public and Private Objectives **10 points**
- D. Other Factors / Overall Evaluation **10 points**
- E. **TOTAL 100 points**

SELECTION CRITERIA AND EVALUATION FACTORS

The Diocese may select a Successful Respondent and enter into an Interim Development Agreement (IDA) from this initial RFQ process or may issue a RFP to a short list of Respondents.

The Successful Respondent and the Diocese will attempt to negotiate a mutually acceptable Comprehensive Development Agreement (CDA) during the term of the Interim Development Agreement. If they fail to do so within the time set forth in the IDA, the Diocese may terminate the negotiations and, in its complete discretion, enter into an IDA with another Respondent.

Factors to be considered in evaluating a detailed proposal shall include but not be limited to the following:

A. QUALIFICATIONS AND EXPERIENCE, such as the following:

1. Experience working with the public sector on public-private real estate development projects;
2. Experience, training and preparation with projects of similar size, scope and complexity;
3. The extent of personnel, logistical resources, bonding capacity, and the ability to complete the qualifying project in a timely and professional manner;
4. Demonstrated record of successful past performance, including timeliness of project delivery, compliance with plans and specifications, quality of workmanship, cost-control and project safety;
5. Demonstrated compliance with applicable laws, codes, standards, regulations, and agreements on past projects;
6. Leadership structure (provide an organizational chart);
7. Project manager's and project team's experience;
8. Financial condition and capacity; and
9. Project ownership.

The Diocese will consider the relevance of past experience for all parties proposed as a part of the team.

B. REDEVELOPMENT CONCEPT AND PROPOSED DEVELOPMENT PROGRAM AND OPERATIONAL AND MANAGEMENT PLAN

1. Proposed land use;
2. Community impact and benefits; and,
3. Management and operational plans.

C. EXPERIENCE WORKING WITH COMMUNITIES TO ACHIEVE PUBLIC AND PRIVATE OBJECTIVES

D. OTHER FACTORS AND OVERALL EVALUATION

Other factors that may be considered by the Diocese in the evaluation and selection of proposals may include, but are not limited to:

1. The general reputation, industry experience, and financial capacity of the private entity;
2. The private entity's compliance with a minority business enterprise participation plan or good faith effort to comply with the goals of such plan; and
3. Other criteria that the Diocese deems appropriate.

X. AWARD OF (INTERIM DEVELOPMENT / COMPREHENSIVE DEVELOPMENT) AGREEMENT AND RESERVATION OF RIGHTS

A. The Diocese reserves the right to award one, more than one, or no agreement(s) in response to this RFQ.

- i. The agreement, if awarded, will be awarded to the Respondents whose submittals are deemed most advantageous to the Diocese, as determined by the P3 Committee, upon approval by the Diocese.
- ii. Diocese may accept any submittal in whole or in part. If subsequent negotiations are conducted, they shall not constitute a rejection or alternate solicitation on the part of Diocese.
- iii. Diocese reserves the right to accept one or more submittals or reject any or all submittals received in response to this RFQ or to the RFP, and to waive informalities and irregularities in the responses received. Diocese also reserves the right to terminate this or any solicitation, and reissue a subsequent solicitation, and/or remedy technical errors in the solicitation process.
- iv. No work shall commence until Diocese signs the agreement document(s) and Respondent provides the necessary evidence of insurance and bonds as required.
- v. This RFQ does not commit Diocese to enter into an agreement, nor does it obligate Diocese to pay any costs incurred in preparation or submission of a response or in anticipation of an agreement.
- vi. The Diocese may select a Successful Respondent and enter an Interim Development Agreement (IDA) from this initial RFQ process or may issue a RFP to a short list of Respondents. A review committee will review submissions and recommend a respondent for the Diocese.
- vii. The Successful Respondent and the Diocese will attempt to negotiate a mutually acceptable Comprehensive Development Agreement (CDA) during the term of the Interim Development Agreement. If they fail to do so within the time set forth in the IDA, the Diocese may terminate the negotiations and, in its complete discretion, enter into an IDA with another Respondent.
- viii. The Successful Respondent will have to verify current zoning, and if necessary, change according to proposed use.

B. CONFLICTS OF INTEREST: Respondent acknowledges that it is informed that the Ethics Code prohibit a Diocesan executive or employee, as those terms are defined in the Ethics Code, from having a financial interest in any contract or agreement with the Diocese or any Diocesan agency. An officer or employee has a “prohibited financial interest” in a contract with the Diocese if any of the following individual(s) or entities is a party to the contract or sale: Diocesan officer or employee; his parent, child or spouse; a business entity in which he or his parent, child or spouse owns ten percent or more of the voting stock or shares of the business entity, or ten percent or more of the fair market value of the business entity.

C. INDEPENDENT CONSULTANT/CONTRACTOR: Respondent agrees and understands that, if selected, it and all persons designated by it to provide services in connection with a contract, is (are) and shall be deemed to be an independent Consultant(s)/Contractor(s), responsible for its (their) respective acts or omissions, and that Diocese shall in no way be responsible for Respondent’s actions, and that none of the parties hereto will have authority to bind the others or to hold out to third parties, that it has such authority.

Respondent should consult its own legal advisor with questions regarding the statute or form.

E. OWNERSHIP OF DOCUMENTS: All submittals become the property of Diocese upon receipt and will not be returned. Any information deemed to be confidential by Respondent should be clearly noted on the page(s) where confidential information is contained; however, Diocese cannot guarantee that it will not be compelled to disclose all or part of any public record under the Texas Public Information Act, since information deemed to be confidential by Respondent may not be considered confidential under Texas law, or pursuant to a Court order.

F. COSTS IN PREPARATION OF STATEMENTS OF QUALIFICATIONS/PROPOSAL: Any cost or expense incurred by the Respondent that is associated with the preparation of the submittal, the Pre-Submittal Conference or other solicitation related meetings, if any, or during any phase of the selection process, shall be borne solely by Respondent.

G. VERIFICATION OF INFORMATION: Diocese reserves the right to verify any and all information submitted by Respondents at any time of the solicitation/evaluation process.

H. APPROVAL REQUIRED: Final approval of a selected firm(s) is subject to the action of Most Reverend Bishop Daniel E. Flores.

I. RIGHT TO NEGOTIATE: The Diocese reserves the right to contact any Respondent to negotiate, if such is deemed desirable by the Diocese.

J. PREVAILING WAGE: If Diocese funds are used for construction, prevailing wages must be paid to all construction workers. A record of certified payroll documentation shall be maintained by the private partner and available for inspection/audit by the Diocese.

EXHIBIT A - Submittal Document Requirements (Step 2—RFP Phase)

The following Submittal Document Requirements and Evaluation Criteria for the Step 2 RFP Phase is for illustration only. The Diocese DOES NOT expect these documents to be submitted during the Step 1RFQ Phase. Should the Respondent be invited to submit for the RFP phase, this is an example of the format and documents that will be requested. The Diocese reserves the right to change or alter these requirements at the time of the issuance of the RFP.

The Diocese will send letters to not more than three (3) respondents from Step 1 (RFQ phase) requesting that the respondent(s) submit additional information as outlined below for the RFP phase.

1. TAB 1: TABLE OF CONTENTS

2. PROPOSAL

Provide an overview of the qualifying project including the conceptual design of any facility or a conceptual plan for the provision of services. The conceptual design for facilities, at a minimum, shall include concept renderings, a concept site plan, and elevations that collectively illustrate the location, size, and context of the qualifying project. The required renderings and drawings include:

a. TAB 2: Concept Plan

- i. **Concept Renderings:** Provide a concept design (plan, computer aided model, aerial sketch, photomontage, etc.) that characterizes the context of the design of the qualifying project.
- ii. **Concept Site Plan:** The site plan shall encompass the subject property and portions of contiguous parcels, include landscape and design concept(s). The site plan shall also indicate all major pedestrian entrances, all proposed outdoor areas; and the circulation plan showing how the qualifying project relates to public rights-of-way to and within the site, for walking, cycling, public transportation, and motor vehicles. Summarize the preliminary programming of facilities, including if any, the mix of uses, square footage(s), total parking spaces, parking allocations (shared or exclusive), and types of parking surface.
- iii. **Elevations:** Provide exterior building elevations, illustrating the massing, openings, and any related elements.

b. TAB 3: Project Overview

The qualifying project overview, at a minimum, must include:

- i. Describe the proposed business arrangements (i.e. ground lease, build-to-suite, parking management agreements, etc.);
- ii. Describe the plan for the development, financing and operation of the qualifying project showing the anticipated schedule of which funds will be required;
- iii. Describe the implementation strategy for the qualifying project;
- iv. Provide a preliminary schedule including permits and approvals from any federal, state, or local agencies, to the extent such are required, and timing of any contemplated requests for federal, state or local resources, and the initiation, construction phasing, completion and opening of the qualifying project including major milestones and the proposed major responsibilities and timeline for activities to be performed by the Diocese and the private entity;

c. TAB 4: Terms, Special Conditions and Other Considerations

This Section is reserved for a description of any special conditions the proposal may offer to, or request from the Diocese.

- i. Terms: State the terms offered for the qualifying project.
- ii. Contingencies: State any contingencies or conditions requested by the private entity.

3. PROJECT ANALYSES

In this Section include the project analyses that support the business case of the qualifying project. The Project Analysis Section shall be categorized into four sub-tabbed sections as follows: (1) location and site analysis, (2) marketing and competitive analysis, (3) financial analysis, and (4) political and legal analysis:

a. TAB 5: Location and Site Analysis

- i. Describe how the proposed design of the improvements and the attributes of the site will generate maximum financial, economic and social benefits; and
- ii. List any public utility facilities that will be affected by the qualifying project and a statement of the plans to accommodate the affected facilities.

b. TAB 6: Market and Competitive Analysis

- i. Provide a market study that supports the revenue assumptions and viability of the qualifying project. To indicate feasibility forecast the supply and demand relationship, including but not limited to demographic data, traffic counts, rent levels, and absorption rates. Include any supporting due diligence studies, analyses, or reports.

c. TAB 7: Construction Schedule

- i. Provide a time line identifying all the stages of project development from design to completion of turn-key project.
- ii. Provide a construction time line using the critical path method. Timeline should set out the work schedule for the project from the design stage to project acceptance by the Diocese.

d. TAB 8: Political and Legal Analysis

- i. List all permits and approvals required for the development and completion of the qualifying project from federal, state, or local agencies.
- ii. Identify any federal, state or local resources that the private entity contemplates requesting for the qualifying project. Describe the total commitment, if any, expected from governmental sources and the timing of any anticipated commitment, both one-time and on-going.

4. PROJECT FINANCING

a. TAB 9: Financial Analysis

- i. Explain the financing plan for the qualifying project including identifying the source(s) and amount of debt and equity to be used to capitalize the qualifying project, the relationships (e.g., outside lender, parent company, etc.).
- ii. Provide the following information:
 - a) Loan commitment letters and contact information for funding sources;
 - b) The sources and anticipated amounts of working capital to cover operating costs and to adequately maintain operations from the start-up through completion; and
 - c) Letters from lending institutions, not more than three months old that demonstrate the existence of liquid assets or suitable unencumbered lines of credit to carry out the predevelopment activities. Evidence of the private entity's liquid assets or some acceptable form of equity shall be equal to the equity requirements of the prospective construction lender.
- iii. Use of Federal, State or Local Funding: To the extent the private entity has identified federal, state, or local funding sources; describe such sources.

b. TAB 10: Project Budget

- i. Using standard estimating techniques provide a development budget detailing any anticipated land acquisition(s), the anticipated pre-development costs, and hard and soft costs from construction through occupancy.
- ii. The budget should include cost estimates to pay for the relocation of any utility facilities which will be displaced as a result of project development.

c. TAB 11: Proforma Financial Statements

- i. Provide a discounted cash flow analysis, for the duration of the qualifying project, including but not limited to: estimates of costs, operating expenses, capital reserves including replacement and re-tenanting reserves, net operating income, debt service, partnership percentages, disposition benchmarks, and calculations of net present value, internal rate of return.
- ii. Provide projected balance sheet, statement of losses and earnings, and income statement for the first year of operation.

d. TAB 12: Bonding and Insurance

- i. Provide statement from A+ or better rated insurance company treasury certified surety company that project will be fully insured and bonded.

4. TAB 13: COMMUNITY IMPACT

- i. State the community benefits, including the economic impact and tax revenues, the qualifying project will have.
- ii. Estimate the number of jobs to be generated for area residents and level of pay and fringe benefits of such jobs.
- iii. Project the number and value of subcontracts generated for area subcontractors.

5. TAB 14: MISCELLANEOUS

Use this Section to present additional information such as letters of recommendation, letters of interest from prospective lenders or tenants, additional information concerning the development team, and other information that supports the proposal. Respondent may also use this Section to present any item cited or referenced in the proposal.

EXHIBIT B — Evaluation Criteria (Step 2—RFP Phase)

Once proposals are received, the Diocese will conduct a comprehensive, fair and impartial evaluation of all submittals received in response to the RFP. The Diocese’s Real Estate Advisory Committee will perform the required evaluation of submitted RFPs. Each submittal will be analyzed to determine overall responsiveness and qualifications under the RFP. The Diocese’s Real Estate Advisory Committee may select all, some or none of the Respondents.

Evaluation Criteria Maximum Points

- A. Project Characteristics **25 points**
- B. Project Costs and Financing **25 points**
- C. Community Impact **30 points**
- D. Other Factors / Overall Evaluation **20 points**
- E. **TOTAL 100 points**

A. PROJECT CHARACTERISTICS

Factors to be considered in evaluating the qualifying project characteristics may include, but are not limited to:

1. Project scope and scale, land use and product mix;
2. Operation of the qualifying project;
3. Technology; technical feasibility;
4. Environmental impacts;
5. Federal, state and local permits; and
6. Maintenance of the qualifying project.

B. PROJECT COST AND FINANCING

Factors to be considered in evaluating whether the proposed financing allows adequate access to the necessary capital to finance the qualifying project may include, but are not limited to:

1. Cost and cost benefit to the Diocese;
2. Financing and the impact on the debt or debt burden of the Diocese;
3. Financial plan, including overall feasibility and reliability of plan; operator's past performance with similar plans and similar projects; the degree to which the private entity has conducted due diligence investigation and analysis of proposed financial plan and the results of any such inquiries or studies;
4. Estimated project cost and life-cycle cost analysis; and
5. The identity, credit history, past performance of any third party that will provide financing for the qualifying project and the nature, amount, and timing of their commitment, as applicable.

C. COMMUNITY IMPACT

Factors to be considered in evaluating the qualifying project's community impact may include, but are not limited to:

1. Community benefits, including the economic impact the qualifying project will have on the area and affected jurisdictions in terms of tax revenue, the number of jobs generated and level of pay and fringe benefits of such jobs;
2. Community support or opposition, or both;
3. Compatibility with existing and planned facilities; and
4. Compatibility with local, regional, and state economic development efforts.

D. OTHER FACTORS

Other factors that may be considered by the Diocese in the evaluation and selection of proposals may include, but are not limited to:

1. The extent the offered consideration generates value and returns to the Diocese and benefits to the public, including in-kind consideration greater than the fair market value of the asset;
2. The proposed cost of the qualifying project;
3. The general reputation, industry experience, and financial capacity of the private entity;
4. The proposed design of the qualifying project;
5. Opportunity cost of taking an alternative action;
6. The private entity's compliance with a minority business enterprise participation plan or good faith effort to comply with the goals of such plan;
7. The private entity's plans to employ local contractors and residents; and
8. Other criteria that the Diocese deems appropriate.