

EXHIBIT A

City of Napa RFP: Opportunity to Design & Build a New Public Safety and City Administration Building as well as to Develop Excess City Land with Private Uses

Evaluation Criteria	% Weighted Value	Maximum Score	Plenary Score	Strada Score
4.1.1 - Public Facilities	30%	1050	928	726
1.1 <i>1.1. Overall Design of the Public Facilities – The degree by which the overall project concept and design addresses the project objectives and provides Civic Administration and Public Safety facilities that:</i>				
1.1.i Provides a design which evokes civic pride and is inviting and accessible to all;				
1.1.ii Provides a modern and efficient Public Safety and Civic Administration Facilities;				
1.1.iii Provides welcoming, service-oriented spaces that are convenient for customers and enhance the delivery of customer service and public interaction;				
1.1.iv Provides interaction areas designed for collaboration and engagement with the public; and				
1.1.v Provides a design which evokes a quality image and creates a sense of public place.				
1.2 <i>Overall Flexibility and Functionality of the Facilities</i>				
1.2.i The degree by which the design of the building will create spaces that can accommodate the City’s programmatic needs in both the short term and long term; and				
1.2.ii Is efficient and allows flexible design layouts and growth.				
1.3 <i>Interactive Public Space Requirements – The degree by which the overall design creates civic areas for the public and for events and:</i>				
1.3.i Provides for a lively and invigorated City Hall; and				
1.3.ii Connects the interior spaces of City Hall to the exterior usable open spaces around City Hall.				
1.4 <i>Location of the Public Facilities – The degree by which the location of the Civic Building contributes to the revitalization of Downtown:</i>				
1.4.i Accessibility for both residents and visitors utilizing existing vehicular, pedestrian and transportation corridors; and				
1.4.ii Accessible parking for the public and employees.				
1.5 <i>Delivery Structures & Expertise – The degree by which Respondent’s teams demonstrate the ability to provide the facilities in accordance with the proposed delivery structure, including:</i>				
1.5.i The Respondent’s proposed delivery structure to the City;				
1.5.ii The collective expertise of the Respondent’s Project Team to plan, design, finance, construct, operate and maintain the proposed project in accordance with the criteria contained in the RFP and the Technical Specifications; and				
1.5.iii The relevant experience of the individual personnel assigned to work on the project.				
1.6 Sustainability – Evaluation of the Respondent’s proposed sustainability features for the Civic Building and the associated energy savings realized for the City. Baseline minimum for the public facilities is LEED Gold equivalent.				
1.7 Public Art – Evaluation of the extent which public art is integrated into the project. The Public Art plan should indicate how public art will be integrated into the project; however, the specific art pieces will be selected through a separate public process.				

Evaluation Criteria	% Weighted Value	Maximum Score	Plenary Score	Strada Score
4.1.2 Gateway Enhancement to 1st Street	5%	175	152	140
2.1 Design – The degree by which the proposed development concept for the CSB and the Superblock create a gateway entrance to Downtown along First Street at a vehicular and pedestrian scale;				
2.2 Functionality/flexibility – The degree by which the proposed development creates functional and flexible spaces that enhance the Gateway experience along First Street, for both the pedestrian and vehicles; and				
2.3 Sense of place – The degree by which the proposed development creates a sense of place that adds to and enhances the Gateway experience along First Street at a vehicular and pedestrian scale.				

Evaluation Criteria	% Weighted Value	Maximum Score	Plenary Score	Strada Score
4.1.3 Project Management Plan	10%	350	269	271
3.1 <i>The Degree to which the Respondent’s technical Submittal presents a robust and credible approach to the efficient and safe implementation of the project, including:</i>				
3.1.i A demonstrated understanding of the organizational needs of the Project through:				
3.1.i.a Presentation of an approach to successfully perform concurrent streams of design work through robust project management and effective communication lines; and				

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- 3.1.i.b Provision of a comprehensive organizational structure demonstrating an ability to successfully execute the Project through a coordinated and well-planned approach to organizing design, construction, and O&M Services.
- 3.1.ii Demonstration of a comprehensive understanding of the activities necessary to efficiently achieve complete construction of the Project, including identification of any expected construction constraints; and
- 3.1.iii Presentation of creative solutions for the sequencing of development that will minimize disruption of City operations at each stage of construction and minimizes disruption and cost to City operations.
- 3.2 *The degree to which the technical Submittal contemplates a logical and credible approach to construction scheduling and sequencing, including:*
 - 3.2.i A clear and detailed description of a proposed sequence of construction that presents a logical order for the implementation of the Project;
 - 3.2.ii Demonstration of a comprehensive and logical plan for the sequencing of utility work to minimize disruptions and maximize available services throughout all major development stages of the Project;
 - 3.2.iii Presentation of a Project schedule that that sets forth aggressive but realistic time frames for the completion of the Construction Work; and
Presentation of an approach to construction logistics and sequencing that demonstrates a carefully considered plan to manage parking and traffic congestion (vehicular, bicycle, and pedestrian) in and around the Project Site throughout the Construction Period in a manner that will limit disruption and ensure safety while performing construction.
 - 3.2.iv Presentation of an efficient and effective Project logistics plan (including staging, temporary site facilities, access and construction worker parking, etc.) organized for each sequence of construction so as to minimize disruption, public service impacts and traffic access conflicts; and
 - 3.4 Local Participation – Evaluation of the commitment teams make to include local workforce participation on the project.

Evaluation Criteria	% Weighted Value	Maximum Score	Plenary Score	Strada Score
4.4 Pricing & Structuring	25%	875	658	417

- 4.1 *Pricing proposal to the City for the Public Facilities including fiscal stability of the proposed financing plan, including:*
 - 4.1.i Overall evaluation of the pricing and proposed financing terms;
 - 4.1.ii The degree to which the financial proposal provides assurances and guarantees to the City and any contingencies of the offer are fair, reasonable, transparent and there is a clear path and commitments to closing, as well as completion of the Public Facilities;
 - 4.1.iii Net Public Facilities Cost – Evaluation of the net Public Facilities Cost calculated as instructed in RFP;
 - 4.1.iv *To the degree that Respondent financing is required, the reasonableness of the proposed sources to fund the Public Facilities, including:*
 - 4.1.iv.a Proposed equity and financing assumptions for the Public Facilities;
 - 4.1.iv.b Strength of commitments for the proposed sources to fund the Public Facilities; and
 - 4.1.iv.c *For respondents proposing to use public financing, evaluation of the teams understanding of:*
 - 4.1.iv.c.1 The impacts of such public financing on the overall deliver cost; and
 - 4.1.iv.c.2 The potential impacts of the use of forms of public financing on the City’s balance sheet and future debt capacity.
- 4.2 *Evaluation of the value offered for excess City lands including:*
 - 4.2.i The degree by which the respondent provides commitments to develop excess City lands at the earliest possible date;
 - 4.2.ii The proposed purchase price for any excess city land is a reasonable offer at least fair market value;
 - 4.2.iii Strength of equity commitments;
 - 4.2.iv Strength of financing commitments; and
 - 4.2.v Timing of any new revenues/taxes that flow to the City due to the redevelopment of the excess land.

Evaluation Criteria	% Weighted Value	Maximum Score	Plenary Score	Strada Score
4.5 Economic Impact	15%	525	378	340

- 5.1 Overall Economic Impact – Development concepts which demonstrate the potential for significant positive impact on the surrounding areas as a result of the development;
- 5.2 Business/Job Creation – Development concepts that stimulate business/job creation, retention or enhancement;
- 5.3 Housing Creation – Development concepts that create a range of housing, market rate, workforce and/or affordable housing, and the impact of creating such housing; and
- 5.4 Long Term Revenue Generation – Development concepts that are catalyst for an increase the support of local businesses and generates new City revenues including sales tax, hotel tax and property taxes, including the timing of any new revenues received by the City.

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4.6 - Private Development	15%	525	423	429

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6.1 *The degree by which the overall private development concept provides facilities that:*

- 6.1.i** Contributes to the overall revitalization of Downtown and the Specific Plan goals, vision and design standards;
- 6.1.ii** Promotes a vibrant, lively, and invigorated Downtown that creates a sense of place;
- 6.1.iii** Creates an aesthetically pleasing use of patterns and building facades;
- 6.1.iv** Creates active ground-floor uses;
- 6.1.v** Building(s) form and massing is appropriate and provides the necessary transition along first street, the project is in context with the surrounding neighborhood, and is consistent with applicable City plans and regulations;
- 6.1.vi** Well integrated with the surrounding neighboring uses; and
- 6.1.vii** Provides for an appropriate mix of uses in the development including but not limited to market rate, affordable and workforce housing, hotels, retail, parking, and other appropriate and synergetic uses.
- 6.2** Strength of market assumptions that provide a rationale for proposed uses; and
- 6.3** Sustainability – The degree by which the design exceeds LEED Silver.

Total Team Scores	% Weighted Value	Maximum Score	Plenary Score	Strada Score
	100%	3500	2808	2323

Evaluation Criteria	% Weighted Value	Maximum Score	Plenary Score	Strada Score
Section 4 Bonus Points: Wow Factor	5%	175	0	0

N/A Examples include, but are not limited to: Creative integration of public art, creative financing, and integration of local heritage/culture, degree to which affordable housing addressed the needs of the workforce in the surrounding area, and additional amenities & functions.

Total Team Scores	% Weighted Value	Maximum Score	Plenary Score	Strada Score
	105%	3675	2808	2323