

Library Lot Development Proposals
RFP #743
Summary of Proposals

Name of Firm	Acquest Realty Advisors Inc	Ann Arbor Committee for the Commons	Beztak Land Company	Dahlmann Apartments Ltd.	Jarratt Architecture	Valiant Partners LLC
Firm Address	40701 Woodward Avenue, Bloomfield Hills, MI 48034	PO Box 7213, Ann Arbor, MI 48107	31731 Northwestern Hwy #250, Farmington Hills, MI 48334	300 S. Thayer Street, Ann Arbor, MI 48104-1608	3472 Cummings Drive, Ann Arbor, MI 48105	4 New King Street, White Plains, NY 10604
Name of Project	@ Hotel and Retail Center	Ann Arbor Community Commons	All Seasons of Ann Arbor	Ann Arbor Town Square	the Fifth a2	Ann Arbor Town Plaza Hotel & Conference Center
Type of Development	Mixed Use: hotel, meeting spaces, retail, restaurant	Urban Park: community common open space	Mixed Use: senior citizen apartments, retail, restaurant, office space	Urban Park: open space, ice rink, water features, pavilion (retail and dining opportunities)	Mixed Use: hotel, meeting spaces, condominiums, affordable housing, outdoor market, retail, restaurant, etc.	Mixed Use: hotel, conference center, condominiums, restaurant, retail
Structure Information	Hotel – 190 rooms; retail & restaurant – 8,850 sf; meeting space – 5,340 sf	No structure shown	Senior apartments – 148 units; retail, restaurant, office – 12,500 sf	Pavilion – one story; outdoor ice rink – 7,000 sf	Hotel – 84 rooms; condos – 50 to 60 units; meeting rooms – one floor; retail, restaurant – one floor	Conference Center - 32,000 sf; Hotel - 150 rooms; Residential Condos – 12; Retail/Restaurant – 5,000 sf

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Technical Review Committee Summary of Section 3 of the RFP

Name of Firm	Acquest Realty Advisors Inc	Ann Arbor Committee for the Commons	Beztak Land Company	Dahlmann Apartments Ltd.	Jarratt Architecture	Valiant Partners LLC
	@Hotel & Retail Center	Ann Arbor Community Commons	All Seasons of Ann Arbor	Ann Arbor Towne Square	the Fifth a2	Ann Arbor Town Plaza & Conference Center

Attended Pre-Proposal Meeting	Yes	Yes	Yes	Yes	Yes	Yes
Timely Bid Submission	Yes	Yes	Yes	Yes	Yes	Yes
Separate Sealed Lease Price	Yes	Yes	Yes	Yes	Yes	Yes
Appropriate Copies/Format	Yes	Yes	Yes	Yes	Yes	Yes
Length of Proposal	Yes	Yes	Yes	Yes	Yes	Yes
Sect. 1 – Proposal Statement Form	Yes	Yes	Yes	Yes	Yes	Yes
Sect. 2 – Project Description	Yes	Yes, very conceptual descriptions	Yes	Yes	Yes on hotel, minimal on affordable housing and outdoor market	Yes
Sect. 3 – Target Population	Yes on hotel, nothing for the plaza	Yes	Yes on senior and retail, nothing for plaza	Yes	Yes, the general community	Yes on hotel/conf center, nothing for other uses
Sect. 4 – Impact Analysis	Yes	Yes	Yes	Yes	Yes	Yes

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Sect. 5 - Plans	Yes	No	Yes	Yes	Yes	Yes
Sect. 6 – Project Schedule	Yes	No	Yes	Yes	Yes, no detail provided	Yes
Sect. 7 – Development Team	Yes	No	Yes	No individuals specified.	No	Yes, addressed in sections 8 & 9
Sect. 8 – Overview of Organization & Services	Yes, not clear on financial stability	No	Yes, not clear on financial stability or pending lawsuits	Yes, nothing on financial stability or pending lawsuits	No	Yes, nothing on financial stability or pending lawsuits
Sect. 9 – Professional Qualifications	Yes	No	Yes	Yes for Dahlmann, did not provide any information on design consultant	Yes for Jarratt, did not provide any information on other members of the design team	Yes
Sect. 10 – Prior Experience with Infill Projects	Yes	No	Yes	Did not provide enough information to determine experience	Yes, did not provide any contact information, dates or supporting information	Yes, did not provide govt contacts with most examples
Sect. 11 – Financial Capacity	No	No	Yes on bank references but no financials	Yes on bank references but no financials	No	No

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Sect. 12 – Acquisition Cost Proposal	Yes	Yes	Yes	Yes	Yes	Yes
Sect. 13 – Project Financing	Yes, but did not provide development budget	No	Yes	Yes, but did not provide development budget or pro-forma budget	Yes, but did not provide development budget or pro-forma budget	Yes, but did not provide time frame