

EXHIBIT P-1

Local Redevelopment Authority for Roosevelt Roads



RFP CHECK LIST			
This checklist is provided for assistance only and should not be submitted with Respondent's response.			
Deposit - Letter of Credit		3.4	
Cover Transmittal Letter		3.5	
PART 1: Qualifications and Past Performance of Team			
Organizational Chart: information that clearly explains the relationship, as well as the ownership and management structure among the lead Respondent and any team members, their respective roles and contributions to the Project, and the structure of team decision-making.		3.6.1.1	
Joint Venture Agreement (if it applies).		3.6.1.1	
Name of the Respondent's single point of contact who will be the representative authorized to act on behalf of the Respondent's team		3.6.1.1	
PART 2: Concept and Development Plan			
Narrative of Respondent's overall concept and vision for the Project		3.6.2.1	
Evidence of market demand for the Respondent's proposed uses		3.6.2.2.1	
Overall project timeline and phasing plan		3.6.2.2.2	
Proposed merchandising plan/leasing plan for the retail, hospitality, and commercial spaces		3.6.2.2.3	
Utility services plan		3.6.2.2.4	
Operation, maintenance and security plan of the Property throughout all phases of development		3.6.2.2.5	
Property the Respondent seeks to lease from the LRA (if any) and which portions of the Property the Respondent seeks to purchase from the LRA (if any)		3.6.2.2.6	
Sustainable development strategy		3.6.2.2.8	
Overall Land Use Plan printed in a 30" x 42" sheet, landscape orientation. Must include graphic scale		3.6.2.3.1	
Nine (9) Enlarged Land Use Plans for Zones A to I, printed in a 30" x 42" sheet, landscape orientation, scale 1"=50'-0"		3.6.2.3.1	
Overall Conceptual Site Plan printed in a 30" x 42" sheet, landscape orientation. Must include graphic scale.		3.6.2.3.2	
Nine (9) Conceptual Site Plans for Zones A to I, printed in a 30" x 42" sheet, landscape orientation, scale 1"=50'-0"		3.6.2.3.2	
Overall Utilities Site Plan printed in a 30" x 42" sheet, landscape orientation. Must include graphic scale		3.6.2.3.3	
Nine (9) Utilities Site Plans for Zones A to I, printed in a 30" x 42" sheet, landscape orientation, scale 1"=50'-0"		3.6.2.3.3	
Overall Circulation Plan printed in a 30" x 42" sheet, landscape orientation. Must include graphic scale.		3.6.2.3.4	
Overall Public Space Plan printed in a 30" x 42" sheet, landscape orientation. Must include graphic scale.		3.6.2.3.5	
Proposed Marketing Plan for the Property		3.6.2.3.10	
Proposed Plan and initial budget to accommodate both existing and potential future interim users of the Property		3.6.2.3.11	
PART 3: Financial Offer, Capacity and Strategy			
Financial Offer		3.6.3.1	
Financial Statements for the last three (3) years		3.6.3.2	
Conceptual level Development budget		3.6.3.3.5	
PART 4: Local Impact			
Community Relations Plan		3.6.4.1	
Economic Impact Plan with percentage of contract dollars for P.R. firms and Local Job Generation		3.6.4.2	
Community Benefit Agreement (CBA)		3.6.4.3	
PART 5: Other			
Legal Action History		3.6.5.1	
Acknowledgment of Responsibilities		3.6.5.2	

