

REQUEST FOR PROPOSAL

City of Northfield

Purchase or Lease of Property for a New Municiple Liquor Store

Proposal Evaluation Sheet

Liquior Store Proposals:

Minimum Requirements	Yes/No	Daryl Knutson	Mendota Homes	New Division Dev.	Virginia Gleason	Northfield Dev.	A.K. Kayoum	Q Block Partners
		Proposal 1	Proposal 2	Proposal 3	Proposal 4	Proposal 5	Proposal 6	Proposal 7
1. Store size	yes/no							
2. Parking	yes/no							
3. Loading dock, delivery area	yes/no							
4. Location: main arterials	yes/no							
5. Easy customer access	yes/no							
6. No residential drive through	yes/no							
7. Retail commercial presence	yes/no							
8. Zoning	yes/no							
9. Environmental issues	yes/no							
10. Utlilities access	yes/no							
Does Proposal meet Minimum Requirements:								

Competitive Requirements	Value Range	Daryl Knutson	Mendota Homes	New Division Dev.	Virginia Gleason	Northfield Dev.	A.K. Kayoum	Q Block Partners
		Proposal 1	Proposal 2	Proposal 3	Proposal 4	Proposal 5	Proposal 6	Proposal 7
1. Revenue projections	20							
2. Store size	10							
3. Parking	10							
4. Loading dock, delivery area	5							
5. Customer access	5							
6. Developer capability	5							
7. Price, cash flow, life cycle costs	20							
8. Visibility	5							
9. Complimentary businesses	5							
10. Land issues	5							
11. Green design	5							
12. Stormwater BMP	5							
Total (tranfer total score below)	100							

Decision Model								
Ranking Criteria	Value Range	Daryl Knutson	Mendota Homes	New Division Dev.	Virginia Gleason	Northfield Dev.	A.K. Kayoum	Q Block Partners
		Proposal 1	Proposal 2	Proposal 3	Proposal 4	Proposal 5	Proposal 6	Proposal 7
1. Minimum requirements:	YES / NO							
2. City Council goal: Economic stimulus	10							
3. Competitive requirements (From Table Above):	75							
4. Code Compliance (existing/future):	3							
5. Timetable	10							
6. Submission quality	2							
Proposal Final Total Score	100							