

An outline was provided to both 7 Summits Realty and New Samaritan with items to cover during the presentation to the Board. While the outlines are similar, there were minor differences and items for clarification in response to the proposals received. Since issuing these outlines, 7 Summits Realty and New Samaritan have decided to partner on the project and will be presenting to the Board together.

7 Summits Realty, LLC

Kearns RFP Formal Interview Format

Introduction

Background of firm and personnel to be involved in project, including other housing developments that have been completed

Proposal for 5 Canton Road, Kearns School

Overall site layout and building(s) – Rendering of building and conceptual site plan are helpful

Building footprint/parking layout

Other site amenities (gardens, walking trail, pond, courtyard, etc.)

Building Description

Renovate vs. demolish and build new

Number of proposed stories. It is noted three story buildings are proposed, please provide information if a two-story building is feasible.

Number of units

Details about accessibility / design of the units and the building(s), including information about sustainability and energy source to power them

Information about any community spaces in the building

Occupants / Unit restrictions

Senior (specify the age) or mixed ages proposed

Proposed unit affordability: provide information about the proposed number of units at each AMI level. Specifically, please provide a chart showing the rent, bedroom count, and square footage for the apartments proposed.

Please explain why the difference between the market rate one-bedroom apartment (\$1,392) and the one-bedroom apartment at 60% AMI (\$1,371) is so little.

Operations

Describe how property maintenance would be handled

Describe if any support services or other services would be provided on site

Other

Provide information if the project will be phased

Provide information if any consideration has been given to the west side of the property and development potential

Financial / Pro Forma

Provide overview of total proposed budget for the project, including funding sources

Provide details if firm has experience obtaining funding and if so, from what sources.

In budget, include if there is a proposed purchase price for the property.

Provide information about any financial assistance requested from the Town, including the following:

Building permit fee reduction or waiver

Sewer connection permit reduction or waiver

Tax abatement

Other

Town Assistance

Describe what would be expected from the Town, if anything, during the following phases:

Pre-development / permitting phase

Development / construction

Post development / operational

Questions / Other Information

Does the proposer have any specific questions for the Town?

Does the Town have any questions for the proposer?

New Samaritan

Kearns RFP Formal Interview Format

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Building Description

Renovate vs. demolish and build new

Number of proposed stories

Number of units

Details about accessibility / design of the units and the building(s), including information about sustainability and energy source to power them

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Occupants / Unit restrictions

Senior (specify the age) or mixed ages proposed

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