

Oregon Main Street Revitalization Grant 2025					
Oakridge RFEI Response Score Sheet					
Points		Max Score	Proposer X LLC		
Proposer Information			<i>EXAMPLE ASSESSMENT</i>		
Name of Proposer or Group	N/A		Proposer X LLC		
Lead Point of Contact	N/A		John Doe		
Location of Proposed Project	N/A		123 Pine St		
Gross Project Cost	N/A		\$250,000		
Brief Project Description	N/A		Convert abandoned building into multitenant office and cowork space.		
Minimum Requirements					
Property confirmed to be located in UBRA District boundary	0 or 5	5	5		
	In or out of boundary?				
Current property owner will sign agreement	0 or 5	5	0		
	Yes or No		Did not state in the response. Assume No for now. Must get before submittal.		
Future property owner will sign agreement	0 or 5	5	5		
	Yes or No				
Will support gathering LoS from neighboring owners	0 or 5	5	5		
	Yes or No				
Submittal Responses					
		0 = Not at all, Max = Exemplary			
Cover Letter	0 to 5	5	4		
	Complete? Aligns with remainder of application?		Complete but, total did not match budget.		
Proposer Qualifications	0 to 20	20	13		
	Individual or team is committed and capable of completing the project.		Team is strong as individuals but have not completed a project together. They also don't own other properties here and might not see the project through if it doesn't work out.		
Project Vision	0 to 15	15	12		
	Project concept would increase community vitality and "move the needle" on needs (such as housing or reducing vacancy). Aligns with Key Themes and proposed strategy in BYDD Visioning.		Ideas are good and align with UBRA goals, but it is unclear whether there is a market for the concept. Previous businesses like this have failed.		
Subject Property Information					
Land Use Compatibility	0 to 10	10	4		
	Aligns with current zoning.		Likely to require conditional use permit.		
Disclosure of Liens, Litigation or Debt	0 to 15		14		
	Is the property delinquent on taxes or tied up in litigation? Max points awarded if NOT encumbered.		Less than \$2,000 owed in back taxes which will be cleared prior to application. Will ensure in agreement with partner.		
High Level Scope of Work & Concept Plan					
Scope of Work	0 to 15	15	14		
	70-80% level definition of scope elements. Phasing plan if pertinent.		Constructible and well-thought. Several bids already gathered.		
Concept Plan	0 to 5	5	3		
	Visual representation of scope elements.		Scale appears off and may not be able to fit all proposed elements. Could impact budget and scope, but still a worthy project. Ask in interview.		
High Level Budget	0 to 20	20	18		

	Informed estimates by scope elements. Formal bids not required.		Appears accurate and aligned with the scope, though some improvements may be low (plumbing), ask in interview.		
Summary of Engagement	0 to 10	10	5		
	Talked to and/or received support from neighboring owners, businesses, or residents.		Limited discussions with business not adjacent to the property. Neighbor may not approve, but it does align with BYDD which received public support for the idea.		
TOTAL SCORE		120	102	90	80
Rank by Score	Ranks by score using formula -->		1	2	3
Personal Rank	1 to Total Received		3	1	2
Evaluators can rank by score OR adjust their ranking by preference and explain justification in notes.			I think this is probably a pretty accurate (by scope/budget) and eligible proposal but I just don't trust the market fit. I vote we continue to discuss and require more market information within 1 month before we proceed with more proposal development. Even if the future use is not successful, the improvements will be worth the investment long term.		