## Proposed Assessment and Evaluation Matrix Proposed Assessment and Evaluation Matrix	Springfield Redevelopment Aut Phase II Request for Qualifications		nosals											03/01/201
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Part	Proposal Assessment and Eval	uation Matrix												
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Single First Foreign and Land Single Single First Sing	DESPONDENT	SITE				BBOGBAM								
		_	Size	Site Control	Zoning		Hotel	Retail / Food/Beverage	Entertainment	Office	Residential	Parking	Service/Back of House	Other Amenities
MGM Resorts International Substitutional Substituti	Blue Tarp reDevelopment LLC	South End	development site across multiple		possibly to Business C	127,000 SF			Entertainment Plaza with	from old Mass Mutual site		4,800 PS		Child care: 24 hour, on-sit possible partnership with Square One
Service Companies Character May 11 trends 1 tren	MGM Resorts International	East Columbus Ave,					@ 24 Floors above	 La Fiorentina Pastry 			Main Street from State to	8 Levels		Riverfront improvements assistance (landscaping programming, physical upgrades
Description Companies Cervaire Principles Users State 1 Us	•	,		pursued for current tenants within project	"indoor place of	High Limit Area		 Hotel Café 		Offsite MGM office in Union Station for	residential needs to be	fronted/screened with		Da Vinci park replacemer
Rolling Histo Development LLC Vicent Sometic, David Cultiford Springfield Garning & Rodovice				office/training center in	(Howard, Bliss,	38,000 SF on second	Spa / Fitness 9,400SF	Nine Fine Irishmen Pub	programming, 6 events			accommodates entire demand on site; no projected use of existing		
Springfield Gaming & Rodevelopment LLC North End Springfield Gaming & Rodevelopment LLC Springfield Gaming & Rodevelopment LLC North End Springfield Gamin				relocation assistance of	may require rezoning at new locations (Sheriff's		42,000 SF (+14K	Partnership with local McCaffrey's Public House	annually at Symphony			Anticipates free parking		
Springfield Gaming & Redevelopment LLC North End Samily Energy S., 15 Acres Severitions or Local Severity of the Severity of					requirements needs study			Mix of local and national	Cirque du Soliel					
Springfield Gaming & Redevelopment LLC PENN National Gaming Bound by Emery St. 19 Acres Newforther special and sansprotection center from the special and									entertainment focus could be a major asset					
Springfield Gaming & Redevelopment LLC North End 13.4 Across development ate 13.4 Across									strategy using MGM					
Springfield Gaming & Redevelopment LLC 13.4 Across development size 13.4 Across developm														
PENN National Gaming Penn Nati	Springfield Gaming & Redevelopment LLC	North End		under binding contingent land purchase	possibly to Business Class	120,000 SF	18 Junior and deluxe	Main Street in front of	Renovation of Paramount	office employees to 31	ownership interest in Morgan Square redevelopment; 266	2,900 PS		New Riverfront park ope space(19acres) @ no cost City/parks dept
Peter Picknelly Pending MOU with City Signely Mounty of house of part	PENN National Gaming	Main St., rail lines, E.	2 non contiguous parcels (16.7ac &	and transportation center		(+850 expansion)		plus Paramount	commitment TBD; anticipate monthly bookings, primarily live	build out of office space, developing 1st floor retail, dining and parking, relocation of admin.		6 levels	18,800SF IT, AV, Surveillance, Exec	
Includes 2 parcels along the riverfront Special Use Permit for "indoor place of amusement for profit along the riverfront by and possible variance and possible variance along the riverfront along the riverfront by along the riverfront by along the riverfront along the riverfront by along the	Peter Picknelly	291 to the west and		existing uses/tenants to be	and possible utility relocation (Liberty,	High Limit area	Spa 5,200 SF	Davio's SteakhouseFlutie's Sportsbar	21st century village			additional 250 ps with nev		Relocation of Bus Termina Union Station
requirements needs study and possible variance 34,400 SF F/B within Casino floor Regional approach to					"indoor place of	through reconfiguration and addition of more slots within existing	20,000 SF (+12K back	Prince, First and Last Tavern, B. Good Burgers	Stage/Symphony Hall and discussion with MassMutual to ensure no			for patrons; free offsite		Signed partnership with E Childhood Centers of Gre Springfield to provide ch care services for employe on site
Casino floor Regional approach to					requirements needs study			Yankee Candle	seek to cross promote with Springfield venues					
								Casino floor Regional approach to						
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DESIGN		ECONOMIC DEVELOPMENT /	REVITALIZATION	FINANCIALS				JOBS	DIVERSITY	SCHEDULE
Architectural	Traffic / Access / Parking	City	Commonwealth	Total Investment	Construction Cost	Mitigation Impacts	Economic Projections			Timeframe / Milestone
Materials stated to be contextual with surrounding buildings; high quality masonry, glazing systems	90% from I-91 (exiting at E. Columbus) and I-291 (exiting at Dwight and Harrison)	Blue Zone integration and annual \$5M fund	MGM has proposed to offer the MassMutual Center the benefit of its convention operating expertise at no cost	\$851.5 M		Proposer generally agrees to cover in some fashion, infrastructure and access improvement costs associated with project Specific	Gaming projections appear to be within industry standards for projects of this scale, scope and investment	3,071 Direct Permanent	Construction jobs in accordance with MA Admin. Bulletin No. 14	Need to clarify Licensing/permitting and relocation timeframes
Needs more detail/clarification on all materials	Multiple access points through downtown street network with separation casino/hotel drop-offs	Union Station office lease				issues/requirements will need further study and discussion		2,000 Direct construction		27 Mo. from gaming license
Sky bridge connection to Mass Mutual needs study	Parking fronted with development on North façade facing Entertainment square	Mass Mutual commitment for min 6 annual venues						MGM has committed to specific minimum City of Springfield hiring percentages but such information is not being made public at this time MGM has committed	MGM has committed to specific minimum hiring target percentages but such information is not being made public at this time	Construction start Feb 2014 Project completion May 2016
goal of LEED Gold	Clear separation of hotel, casino, service, valet, self park	Incorporating new entertainment venues (new to Springfield)						MGM has confinited to specific minimum MWDBE hiring percentages during development but such information is not being made public at this time		
expansion of Casino space (second level) needs study	Service/Bus off of Union	Incorporating new dining venues (new to Springfield)								
elevations generally mimic context and street edges; further study and enhancement	Major façade frontage and exposure opportunity along 1-91	Street front access to dining and entertainment								
	5-lanes of traffic under I-91 overpass at Union	Trolley system has economic benefit to link/promote City venues								
		New downtown residential								
				9						
Overall Art Deco concept reminiscent of golden era of Hollywood	90% from Interstates 91 & 291 exiting at I-91 NB Exit 6 "Springfield Center", 191 SB Exit 11 "Birnie Avenue", Dwight or Chestnut. Local approach split between Columbus Avenue and Liberty Street	Union Station bus terminal		\$807 M	Casino, Hotel, Retail, Paramount	Proposer generally agrees to cover in some fashion, infrastructure and access improvement costs associated with project	Gaming projections appear to be within industry standards for projects of this scale, scope and investment	2,400 casino-related	Construction jobs in accordance with MA Admin. Bulletin No. 14	Licensing / Permitting M- 2013 - Nov 2014
Design and material usage to mimic Springfield history/character; use of precast, cast stone, granite tiles, thin brick	Access to Porte Cochere drop-off along Main Street opposite Liberty Street. Main patron access and garage entry/exit on Emery Street	Possible 31 Elm Street Office lease			Peter Pan bus facility \$5M	Specific issues/requirements will need further study and discussion		2,100 construction	Operational jobs: No specific goals stated.	Business relocation Jur 2013 - July 2015
Façade treatment and design need further study, articulation, fenestration	Service along E. Columbus	Possible Republican Press relocation within Springfield			Paramount Theater			90%+ locally/regionally	Contracting for supplies/services: No specific goals stated.	Construction start April 2014
Highway façade clarification	Ring road provides access to garage from Porte Cochere for valet. Bus drop-off along West side of garage off of Columbus St., buses park at Boylston St. municipal lot (under I-291)	Possible Mass Live in downtown location								Project completion Dec 2016
Sky bridge connections to Union Station and Paramount need study	Traffic flow/layout has been refined based on discussions with City Staff	redevelopment								
suggests LEED certification, but no specifics/goal	Major façade frontage and exposure opportunity along 1-91	New dining venues (most of which are new to Springfield)								
	Anticipate a minimum of 6 local intersections requiring	Trolley system has economic benefit to link/promote City venues								
	improvements; to be funded by Penn									
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