

RFP Section Ref #	Criteria Caption:	Maximum Points	Highest Score Considerations	Lowest Score Considerations	Points Awarded
3.1	Experience	20	(16 – 20 points): 8+ years in business under the current company name; 25 or more rehabilitation contracts completed in the last year; proven company ownership of construction material warehouse(s) and/or heavy duty equipment; 3 + years experience working with government sponsored housing rehabilitation programs.	(0 – 4 points): less than 1 year in business under the current company name; 5 or fewer rehabilitation contracts completed by the firm in the last year; no evidence of ownership of a construction material warehouse or heavy duty equipment; less than 1 year experience working with government sponsored housing rehabilitation programs.	
3.2	Personnel	10	(8-10 points): 3+ managers and 25+ employees; 20+ years of cumulative management team experience in the housing rehabilitation industry; 4+ project site superintendents employed by the company; 5+ employees in licensed in architecture, engineering or the licensed construction trades; previous company experience handling Davis-Bacon payrolls; HUD Section 3 certification by the company or by subcontractors associated with the company.	(0-2 points): fewer than 3 managers and/or fewer than 5 employees; fewer than 5 years of cumulative management team experience in the housing rehabilitation industry; fewer than 2 project site superintendents employed by the company; no employees or fewer than 3 employees licensed in architecture, engineering or the licensed construction trades; no previous company experience handling Davis-Bacon payrolls; no previous experience with HUD Section 3 certification practices by the firm or the firm's subcontractors.	
3.3	Work Quality	20	(16-20 points): a high quality written housing rehabilitation work warranty contract compliant with State of Texas law and guaranteeing the contractor's work for not less than one year; a high quality written Quality Control Program demonstrating a strong approach to quality control; a high quality written Safety Program; high quality written procedures for addressing punch list items for contracts awarded under this project; 5 or more letters of good reference from clients who received housing rehabilitation services from the Offeror firm; 8 or more letters of reference from subcontractors doing business with the Offeror firm; photographs of 10 or more single-family houses rehabilitated by the company; affidavit indicating that the company has no claims, litigation or arbitration actions against it for the past eight years.	(0-4 points): a poorly written or no housing rehabilitation work warranty contract guaranteeing rehabilitation work for less than one year; a poorly written or no Quality Control Program; no written Safety Program; a poorly written or no procedures for addressing punch list items for contracts awarded under this project; fewer than 3 letters of good reference from clients who received housing rehabilitation services; fewer 5 letters of reference from subcontractors doing business with the Offeror firm; photographs of fewer than 4 single-family houses rehabilitated by the firm; affidavit indicating the firm has outstanding claims, or is currently involved in litigation or arbitration actions dealing with past or current contracts.	
3.4	Financial Statements	20	(16-20 points): audited annual financial statements, in accordance with Financial Accounting Standards Board (FASB) regulation(s) for the 5+ years. Dunn & Bradstreet Report or Federal Tax Forms Filed to the Internal Revenue Service (IRS) for the past five + years; certified public accountant analysis of the firm's cash position, demonstrating a financial capacity to undertake 20 or more individual housing rehabilitation contracts simultaneously.	(0-4 points): fewer than 2 years of audited financial statements; Dunn & Bradstreet Reports and/or Federal Tax Forms Filed to the Internal Revenue Service (IRS) are unavailable; certified public accountant analysis of the company's cash position demonstrating the financial capacity to undertake 2 or fewer housing rehabilitation contracts simultaneously.	
3.5	Bonding Capacity	5	(5 points): a demonstrated ability by firm to obtain performance and payment bonds in excess of \$1 million	(0 points): an inability by the firm to obtain performance and payment bonds.	

3.6	Unit Production Capacity	20	(16-20 points): the firm's demonstrated capacity to simultaneously undertake 20 or more individual housing rehabilitation contracts at any given time; the firm's willingness to undertake rehabilitation contracts at any location within the "Geographic Work Area"; a demonstrated affiliation by the firm with 10 or more subcontractors and or building construction materials suppliers; a high quality written Logistical Operations Plan.	(0 – 4 points): the firm's capacity to simultaneously undertake fewer than 3 individual housing rehabilitation contracts simultaneously at any given time; the firm's unwillingness or incapacity to undertake rehabilitation contracts at any location within the "Geographic Work Area"; a demonstrated affiliation with fewer than 3 subcontractors and or building construction materials suppliers; a poorly written Logistical Operations Plan or no Logistical Operations Plan.	
3.7	Permits and Registration	5	(5 points): the firm's ability to promptly furnish all permits, registrations and certifications as applicable and appropriate by this RFP.	(0 points): the firm's inability to promptly furnish any permit, registration or certificates as required, applicable and/or appropriate	
	Total Points:	100			