

**City Hall Restoration - Lease Proposal Evaluation**

		RATING MULTIPLIER	1 = poor 2 = below aver. 3 = average 4 = good 5 = very good	AAP	Germania	Siegel-Gallagher	Sixth Property	Municipal *	Compass	Inland	Milwaukee	River Bank Plaza	Comments
				1000 N. Water St.	135 W. Wells St.	700 N. Water St.	230 W. Wells St.	841 N. Broadway	735 N. Wells St.	250 E. Wisconsin Ave.	111 E. Kilbourn	740 N. Plankington	
a.	36 Month Lease	35		2 X 35 = 70	1 x 35 = 35	5 x 35 = 175	3 x 35 = 105	4 x 35 = 140					
b.	Proximity to City Hall	35		4 x 35 = 140	2 x 35 = 70	3 x 35 = 105	1 x 35 = 35	5 x 35 = 175					This criteria takes into account the impact on productivity of City Attorney staff and staff of other City departments. Considerations include: 1. Transit time for attendance by City Attorney staff at City Hall complex meetings and by other departmental staff at City Attorney office meetings; and 2. impact on City Attorney office operations such as mail delivery and access to materials left at City Hall office.
c.	Additional Benefits to City	10		3 x 10 = 30	2 x 10 = 20	2 x 10 = 20	2 x 10 = 20	5 x 10 = 50					This criteria takes into account the collateral benefits of some demolition and upgrading of the existing space and such considerations as the ability of other departments to use the temporary space and any office equipment or furnishings purchased for that space after the City Attorney returns to City Hall.
d.	Suitability of Facility	10		4 x 10 = 40	3 x 10 = 30	3 x 10 = 30	2 x 10 = 20	3 x 10 = 30					Level/quality of construction (HVAC controls in each office?), overall floor plan, general layout of floor, visual comparison
e.	Other City costs	10		4 x 10 = 40	2 x 10 = 20	2 x 10 = 20	1 x 10 = 10	5 x 10 = 50					This criteria take into account costs such adds for city phone/data feeds to facility, equipment and furniture moves from and back to City Hall that are not captured in the 36 month direct cost.
<b>TOTAL</b>		<b>100</b>		320	175	350	190	445					Evaluation prepared by City Attorney and DPW staff.
<b>Remarks:</b>				Total Cost - 36 month lease: \$822,750 (Additional benefits to City not in total cost: est. 20-40 work stations @ 750 = \$15-30k)	Total Cost - 36 month lease: \$852,244	Total Cost - 36 month lease: \$726,428	Total Cost - 36 month lease: \$801,405 (Additional benefits to city not in total cost: electric costs in lease, est. = \$33k)	Total Cost - 36 month lease: \$790,000 (Additional benefits to city not in total cost: demo and new offices, etc. that benefit future projects, est. = \$150k)	36 month lease costs and other city costs were used to initially evaluate proposals and determine sites to visit (5)	36 month lease costs and other city costs were used to initially evaluate proposals and determine sites to visit (5)	36 month lease costs and other city costs were used to initially evaluate proposals and determine sites to visit (5)	36 month lease costs and other city costs were used to initially evaluate proposals and determine sites to visit (5)	36 month lease costs and other city costs were used to initially evaluate proposals and determine sites to visit (5)

\* Various intangibles are included in final evaluation score.