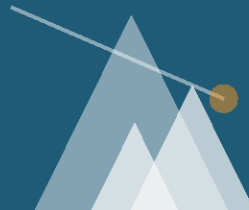


Point of the Mountain Development Commission Report

November 16, 2016



STATE OF UTAH
POINT OF THE MOUNTAIN
DEVELOPMENT COMMISSION

Point of the Mountain Development Commission



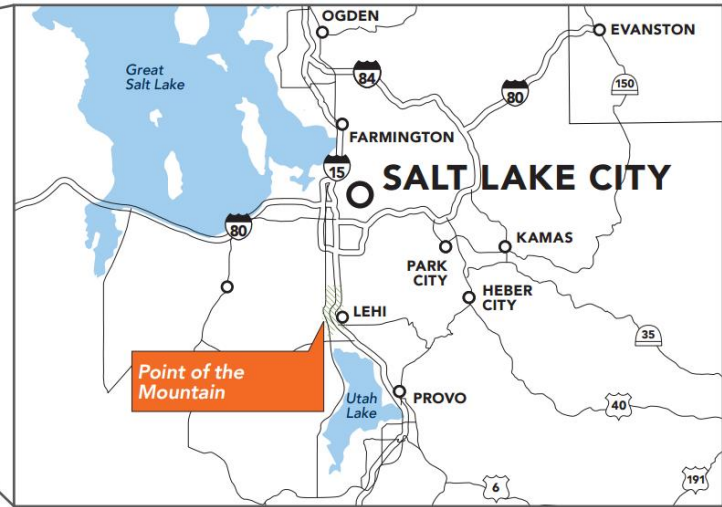
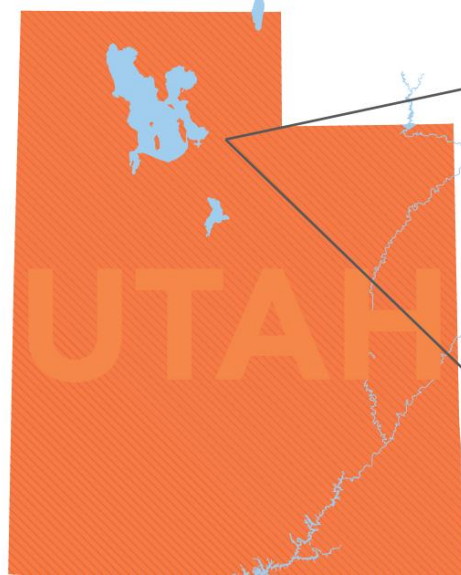
Purpose:

Formulate a strategy for state-owned prison land and surrounding area

Members:

Rep. Brad R. Wilson, Chair
Mr. Christopher Conabee, Chair
Sen. Lincoln Fillmore
Sen. Jerry W. Stevenson
Rep. Dean Sanpei
Mr. Dave Crandall
Mayor Tom Dolan
Mr. Jeff Edwards
Ms. Theresa Foxley
Mr. Jonathan Francom
Comm. Greg Graves
Mayor Ben McAdams
Mayor Jim Miller
Mayor Troy Walker
Mayor Bert Wilson





STATE OF UTAH

GROWTH AND INDUSTRY:

3rd FASTEST

GROWING STATE IN U.S.



No. 3 MOST DIVERSE ECON.

1.6M POPULATION

SALT LAKE & UTAH VALLEY

4 UNIVERSITIES

WITHIN 50 MILES

WHAT'S HERE

A CRITICAL APEX:

25 MILES

17 CITIES

LARGEST INDUSTRIES

IN UTAH CONVERGE HERE

20,000 ACRES

DEVELOPABLE SPACE



STATE OF UTAH
POINT OF THE MOUNTAIN
DEVELOPMENT COMMISSION

Midvale to Pleasant Grove

235,497

total jobs

57,755

net new jobs since 2010

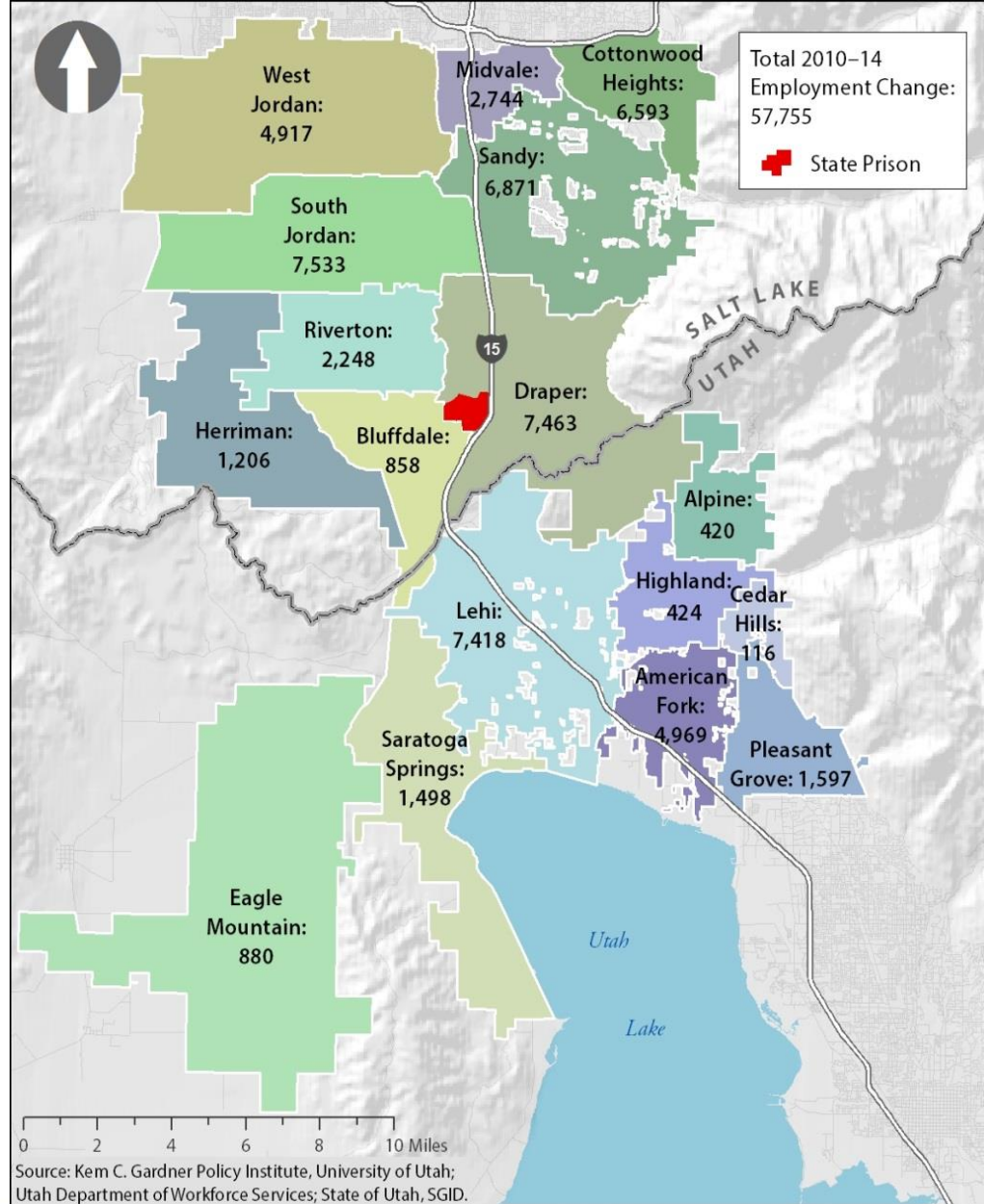
7.3%

annual job growth

40%

of new Utah jobs

Source: Kem C. Gardner Policy Institute



One Out of Every Six New Residential Units Located in Three Cities

Herriman - Lehi - South Jordan

Utah Residential Construction 2010-2015

	Residential Units
Herriman	3,604
Lehi	3,665
South Jordan	4,993
Three-City Total	12,262
State Total	80,593
% Share of State	15.2%

Source: Ivory-Boyer Construction Database

Lehi Ranks Second to SLC in Office Construction

Utah office construction Top five cities 2010-2015

	Value (millions)	Share of State
Salt Lake City	\$394.9	25.9%
Lehi	\$336.5	22.1%
Provo	\$121.3	8.0%
Midvale	\$107.7	7.1%
Draper	\$95.7	6.3%
State	\$1,525.5	100.0%

Source: Ivory-Boyer Construction Database

Point of the Mountain Development Commission



Objectives:

- Maximize job creation
- Ensure a high quality of life for residents in area
- Strategic residential and commercial growth
- Preservation of natural lands
- Expansion of recreational opportunities
- Community and housing types that match workforce needs
- Planning for future transportation and infrastructure to enhance mobility and protect the environment.

RFP for Consulting Services

Three phase approach

Phase 1

Defining the area

Engaging public and stakeholders

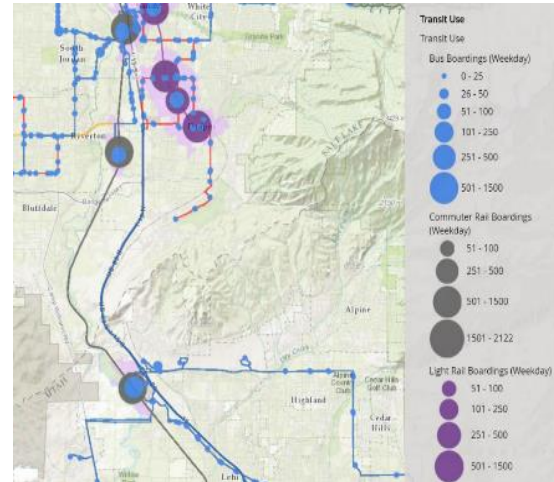
Developing land use plan

Phase 2

Identifying and planning for future transportation and infrastructure needs

Phase 3

Identifying strategies for funding the desired development and infrastructure



Evaluation Committee Members

- Mr. Christopher M. Conabee
 - Evaluation Committee Chair, Commission Co-Chair, GOED Board Member
- Honorable Greg Bell
 - Former Lieutenant Governor and State Senator
- Mr. Jeremy Macdonald
 - Regional Site Operations Manager, Adobe Systems
- Mr. Patrick Putt
 - Community Development Director, Summit County (did not participate in Stage 3)
- Dr. Jeff Steagall
 - Dean, Goddard School of Business and Economics, Weber State University
- Mayor Troy Walker
 - Commission Member, Draper City Mayor

6 Proposals Evaluated

- 2 from local firms
- 2 from national firms with Utah offices
- 2 from national firms with Utah experience
- All responders had broad national experience and several had international experience
- All proposals included both in-state and out-of-state subcontractors

Evaluation Process

- Stage 1 – Technical review to ensure proposals and responders met RFP criteria
 - No proposals eliminated
- Stage 2 – Written proposals evaluated and scored based on qualifications of firm and quality of proposal
 - Evaluation committee met twice to evaluate proposals
 - 3 proposals received scores below 65 and were eliminated
- Stage 3 – Interviews and scoring
 - Evaluation committee interviewed the three remaining responder teams
 - Proposals were rescored based on qualifications of firm, quality of proposal, and quality of interview
 - Evaluation committee based recommendation on highest score from Stage 3

Stage 2 Scores

	Proposal A	Proposal B	Proposal C*	Proposal D*	Proposal E	Proposal F*
Qualifications, experience, and expertise (55 pts)	33	35	44	47	34	40
Quality of proposal (45 pts)	30	10	34	40	30	39
Total (100 pts)	63	45	78	87	64	79

* Received 65+ points required to advance to Stage 3

Sample Stage 3

Interview Questions

- Describe the nature and relative significance of the role to be played by your firm (the lead firm) and the other firms and individuals comprising the consulting team identified in your proposal.
- How many other projects is your firm currently handling, and how much of your firm's time and energy will be focused on this project?
- How many projects have your firm and the other firms and individuals identified in your proposal worked on as a team in the past?
- What do you see as the biggest challenges your consulting team will face taking on this project?
- How do you plan to get an inclusive representation of the Utah public and stakeholders in order to receive the most relevant and helpful input on the development of the Point of the Mountain area?
- Do you think the budget allocated for this project is enough to do the job right? Why or why not?

Stage 3 Scores

	Proposal C	Proposal D*	Proposal F
Qualifications, experience, and expertise (40 pts)	34	36	27
Quality of proposal (35 pts)	27	32	29
Quality of interview (25 pts)	18	24	9
Total (100 pts)	79	92	65

* Highest score/Recommended proposal

Recommended Proposal



**Envision
Utah** How we grow matters.

*Envision Utah proposal
received the highest score in
both Round 2 and Round 3.*

Team

Envision Utah

Lead firm, Public engagement

HOK

Urban form, Building design

Fehr & Peers

Transportation planning

Fregonese Associates

Land use

RCLCO

Economic Development

Horrocks Engineers

Infrastructure planning

Sherwood Design

Engineering, Resource planning

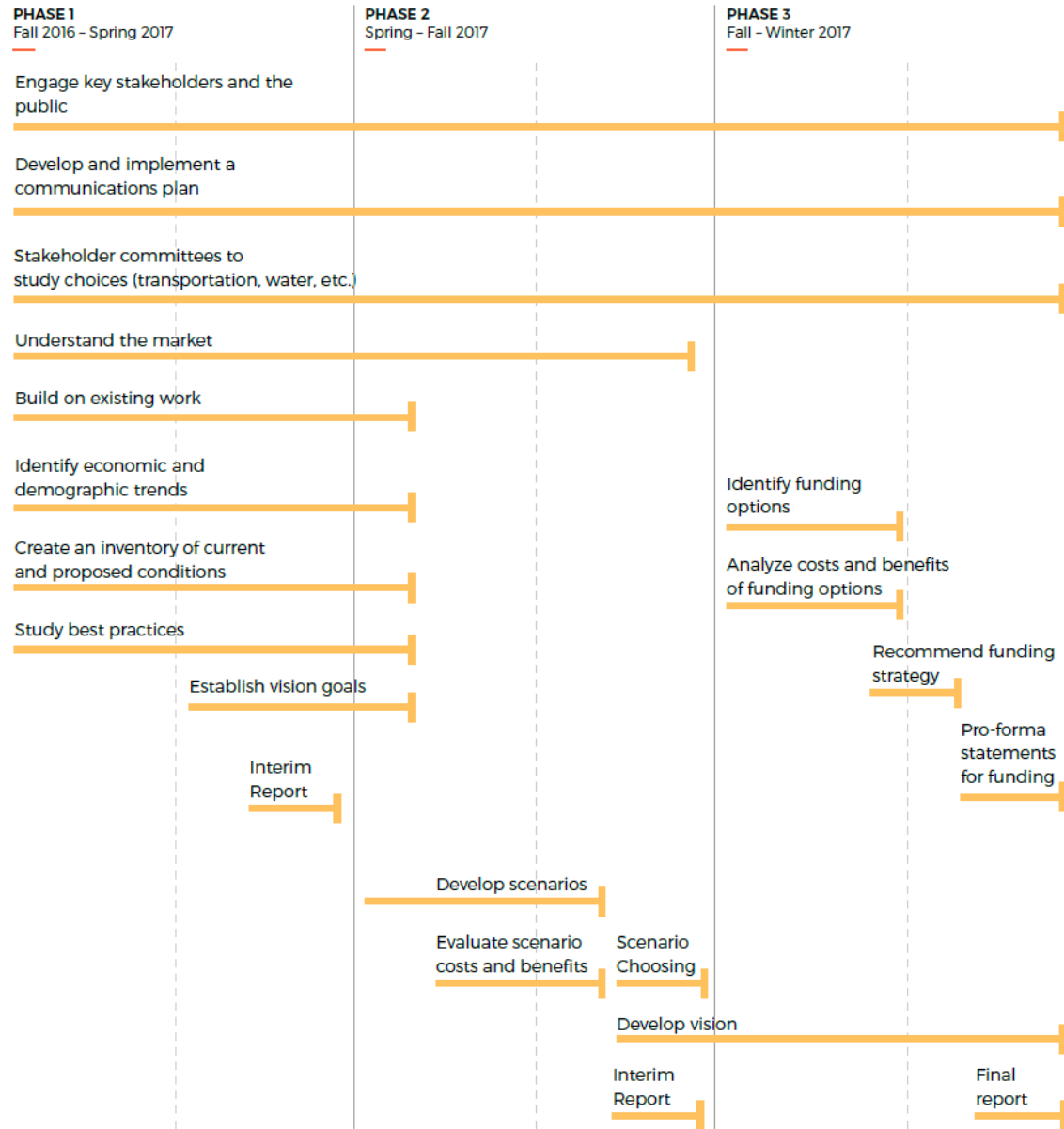
SWCA Environmental Consultants

Environmental impact

Zions Public Finance

Project funding

The Way Forward





THANK YOU