

RFQ CED 24-01 Alternatives to Unsanctioned Camping							
Evaluation Committee Overall Scoring Tabulation							
	Oasis Village	Mountainview Community Development	Gales Brothers LLC	COV - Safe Parking	COV - Tiny Home Village	HMN - Safe Parking	HMN - Managed Camp/LTVA
Grand total	78	68.625	37	73.25	67.125	40.5	44.25
Evaluation Committee Member							
COIC							
HLC	80	53.5	20	70	57.5	22	22
City of Bend	75	70	40	75	75	45	45
City of Redmond	78	73	33	71	61	40	45
Deschutes County	79	78	55	77	75	55	65
Recommended and Shovel Ready	Tier 1 = 70+	Oasis	COV - Safe Parking				
Recommended but Need More Information	Tier 2 = 60+	MVCD	COV - Tiny Homes				
Substantial Barriers to Overcome	Tier 3 = < 60	Gales Brothers	HMN - Safe Parking	HMN - LTVA			

RFQ CED 24-01 Alternatives to Unsanctioned Camping

Intergovernmental Review Team Member Summary Tabulation Page

Evaluator Name: Summary of Groups Feedback

Date: 5/9/2024

	Total score	Technical Qualifications of Firm and Personnel	Relevant Experience	Statement of Work Proposal	Other Comments
<i>Points available:</i>	80	20	30	30	
Oasis Village	78	19.5	30	28.5	Tier 1
Mountainview Community Development	68.625	17.75	28.75	22.125	Tier 2
Gales Brothers LLC	37	10.5	11.25	15.25	Tier 3
COV - Safe Parking	73.25	19.25	28	26	Tier 1
COV - Tiny Home Village	67.125	19.25	27.125	20.75	Tier 2
HMN - Safe Parking	40.5	10.75	12.25	17.5	Tier 3
HMN - Managed Camp/LTVA	44.25	11.25	13.5	19.5	Tier 3

Tier 1 = 70+	Recommended and Shovel Ready
Tier 2 = 60+	Recommended but Need More Information
Tier 3 = < 60	Substantial Barriers to Overcome

RFQ CED 24-01 Alternatives to Unsanctioned Camping

Evaluation Committee Member Scoring Notes Page

Evaluator Name:

Summary of Group's Feedback

5/8/2024

Proposal considered:

Oasis

		Notes		
<p>Technical Qualifications of Firm and Personnel:</p> <ul style="list-style-type: none"> • Proposer organization strength, experience, and stability • Experience and technical competence • Degree to which proposer meets the required qualifications 	20	19.5	<p>Staff and Firm have technical qualifications and personnel to be successful in this project. Response indicates organizational strength, experience, and stability as well as technical competence through staff (1) and Board of Directors qualifications (4), experience receiving government funds (5), and experience developing and operating similar projects.</p>	
<p>Relevant Experience:</p> <ul style="list-style-type: none"> • Experience with similar projects – designing and/or operating shelter sites. • Experience working on projects where there is a diverse, multi-agency environment, with a series of community partners to maintain productive relationships with. • Demonstrated experience managing public engagement and outreach. • Demonstrated experience receiving government funds and meeting reporting requirements. 	30	30	<p>Proposal demonstrates applicant has experience with similar projects through the development and operations of the initial 15 cabins currently on the site of the proposed project. Applicant's experience with public engagement and outreach (6), management of government funds (including Federal and State funds)(5), and experience collaborating on multi-agency projects is also demonstrated in the proposal. Great multi-agency experience from previous planning and build-out. Years of experience with public engagement and outreach. Good relevant short-term operational experience.</p>	
<p>Statement of Work:</p> <ul style="list-style-type: none"> • Completeness of proposal • Demonstrated understanding of the work to be performed • Rigor of the analytical processes proposed to complete the work • Includes site design proposal, with specifics on number of people to be served, program design, high-level cost estimate, site layout, etc. 	30	28.5	<p>Proposal is complete and demonstrates an understanding of the work to be performed. Proposal includes a rendering of the location of additional 10 units, number of people to be served, program design, and high level cost estimate.</p>	
<i>Total score</i>		80	78	

Overall notes:

Tier 1 - Recommended to Proceed and Shovel Ready

The IRT recommends this response move forward to the RFP process because the responder meets the minimum required qualifications, demonstrates relevant prior experience, and has submitted a complete Statement of Work.

RFQ CED 24-01 Alternatives to Unsanctioned Camping

Evaluation Committee Member Scoring Notes Page

Evaluator Name:

Summary of Group's Feedback

Date: 5/8/2024

Proposal considered:

MountainView Community Development

		Notes	
<p>Technical Qualifications of Firm and Personnel:</p> <ul style="list-style-type: none"> • Proposer organization strength, experience, and stability • Experience and technical competence • Degree to which proposer meets the required qualifications 	20	18	<p>The Applicant meets all minimum required qualifications including being registered to conduct business in the State of Oregon, being committed to DEI principles (22), demonstrating experience serving homeless individuals and families (3), and experience engaging in public outreach (5). The applicant demonstrates organizational strength, experience, and stability as well as technical competence through adequate staffing and on-going staff education (1), experience operating similar programs (3), experience managing government funds, and engaging with public partners (3).</p>
<p>Relevant Experience:</p> <ul style="list-style-type: none"> • Experience with similar projects – designing and/or operating shelter sites. • Experience working on projects where there is a diverse, multi-agency environment, with a series of community partners to maintain productive relationships with. • Demonstrated experience managing public engagement and outreach. • Demonstrated experience receiving government funds and meeting reporting requirements. 	30	29	<p>Response demonstrates the applicant has prior experience operating similar programs, including ongoing operations of 7 safe parking locations as well as providing case management (3), experience engaging in multi-agency projects and collaborating with community partners (3), engaging in public outreach as outlined by the best practices, and experience managing government funds including local (City of Redmond, 3) and Federal (Deschutes County ARPA, 3) (5).</p>
<p>Statement of Work:</p> <ul style="list-style-type: none"> • Completeness of proposal • Demonstrated understanding of the work to be performed • Rigor of the analytical processes proposed to complete the work • Includes site design proposal, with specifics on number of people to be served, program design, high-level cost estimate, site layout, etc. 	30	22	<p>Proposal demonstrates an understanding of work to be performed and provides a high-level program design and site plan. Proposal does not provide a high level cost estimate, number of units to be provided, or specific site design information.</p>

Total score

80 69

Overall notes:

Tier 2 - Recommended but Need More Information

The IRT recommends this applicant move forward to the RFP process because the responder meets the minimum required qualifications and demonstrates prior experience developing and operating similar projects, though further development of the Statement of Work through the RFP process is recommended.

RFQ CED 24-01 Alternatives to Unsanctioned Camping

Evaluation Committee Member Scoring Notes Page

Evaluator Name:

Summary of Group's Feedback

Date:

5/8/2024

Proposal considered:

Gales Brothers LLC

		Notes	
<p>Technical Qualifications of Firm and Personnel:</p> <ul style="list-style-type: none"> • Proposer organization strength, experience, and stability • Experience and technical competence • Degree to which proposer meets the required qualifications 	20	11	<p>The Applicant does not meet the minimum required qualifications, including demonstrating limited prior organizational experience serving individuals and families experiencing homelessness and no prior experience supporting public engagement. Proposal indicates entity does not have prior experience operating similar projects (3) or managing grant funding (4), which indicates respondent's lack of technical competence.</p>
<p>Relevant Experience:</p> <ul style="list-style-type: none"> • Experience with similar projects – designing and/or operating shelter sites. • Experience working on projects where there is a diverse, multi-agency environment, with a series of community partners to maintain productive relationships with. • Demonstrated experience managing public engagement and outreach. • Demonstrated experience receiving government funds and meeting reporting requirements. 	30	11	<p>Entity demonstrates limited experience engaging with public entities and limited experience engaging with Central Oregon's homeless response system (4). Entity has some prior experience engaging with an organization with experience managing public outreach, but has no direct experience themselves (4). Additionally, the applicant states they have no experience with planning, funding, nor operations.</p>
<p>Statement of Work:</p> <ul style="list-style-type: none"> • Completeness of proposal • Demonstrated understanding of the work to be performed • Rigor of the analytical processes proposed to complete the work • Includes site design proposal, with specifics on number of people to be served, program design, high-level cost estimate, site layout, etc. 	30	15	<p>Response does not demonstrate entity's understanding of the work to be performed. The high-level budget includes information regarding the site development, however, includes limited information regarding annual operating costs. Due to zoning requirements, the identified site is not currently an eligible property type for the County's Safe Parking program and would require a zone change.</p>

Total score

80 37

Overall notes:

Tier 3 - Substantial Barriers to Overcome

The IRT does not recommend this response move forward to the RFP process at this time because the responder does not meet minimum required qualification, has limited prior experience, and the Statement of Work does not demonstrate entity's understanding of the work to be performed. There is so much unknown about who and how this project would be operated, The Review Team encourages the Gales Brothers to continue to work with the County to request a zoning change to make this a feasible proposal in the future.

RFQ CED 24-01 Alternatives to Unsanctioned Camping

Evaluation Committee Member Scoring Notes Page

Evaluator Name:

Summary of Group's Feedback

Date: 5/8/2024

Proposal considered:

Central Oregon Villages - Safe Parking

		Notes	
<p>Technical Qualifications of Firm and Personnel:</p> <ul style="list-style-type: none"> • Proposer organization strength, experience, and stability • Experience and technical competence • Degree to which proposer meets the required qualifications 	20	19	The Applicant meets the minimum required qualifications, including being registered to conduct business in the State of Oregon (2), being committed to DEI principles, demonstrating experience serving individuals and families experiencing houselessness (3-4), and experience supporting public engagement and working with public entities (4-6). COV also demonstrates organizational strength, experience and stability as well as technical competence through their board of directors and staff (3), experience developing and operating similar projects (4-5), and experience managing State and Federal funding (6).
<p>Relevant Experience:</p> <ul style="list-style-type: none"> • Experience with similar projects – designing and/or operating shelter sites. • Experience working on projects where there is a diverse, multi-agency environment, with a series of community partners to maintain productive relationships with. • Demonstrated experience managing public engagement and outreach. • Demonstrated experience receiving government funds and meeting reporting requirements. 	30	28	The Applicant demonstrates relevant experience developing and operating two similar projects through their Safe Parking site at Bend Church and Desert Streams village (4). The Applicant demonstrates experience working on multi-agency projects through experience collaborating with other service providers, including their involvement in the HLC and CES (4) as well as experience working with public entities. The Applicant also demonstrates experience managing public engagement and outreach through the development of their current sites and continued engagement with neighbors.
<p>Statement of Work:</p> <ul style="list-style-type: none"> • Completeness of proposal • Demonstrated understanding of the work to be performed • Rigor of the analytical processes proposed to complete the work • Includes site design proposal, with specifics on number of people to be served, program design, high-level cost estimate, site layout, etc. 	30	26	Response is complete and the Applicant demonstrates an understanding of the work to be performed. The proposal includes a detailed site plan, including the number and type of units to be located at the site (6), program design including eligibility requirements and a case management structure (8), and high-level cost estimate.

Total score

80 73

Overall notes:

Tier 1 - Recommended to Proceed and Shovel Ready

The IRT recommends this response move forward with the RFP process because the responder meets the minimum required qualifications, demonstrates relevant prior experience, and has submitted a complete Statement of Work.

RFQ CED 24-01 Alternatives to Unsanctioned Camping

Evaluation Committee Member Scoring Notes Page

Evaluator Name:

Summary of Group's Feedback

Date:

5/8/2024

Proposal considered:

Central Oregon Villages - Tiny Home \

		Notes
<p>Technical Qualifications of Firm and Personnel:</p> <ul style="list-style-type: none"> • Proposer organization strength, experience, and stability • Experience and technical competence • Degree to which proposer meets the required qualifications 	<p>20</p>	<p>19 The Applicant meets minimum required qualifications, including being registered to conduct business in the State of Oregon, being committed to DEI principles, demonstrating experience serving homeless families and individuals (4), and demonstrating experience working with public entities and supporting public engagement through the development of the Desert Streams site and experience managing both federal and state funds (5-7). COV also demonstrates organizational strength, experience, and stability as well as technical competence through, experience developing a similar program to the proposed (5), and having 2 years of experience operating similar projects (5).</p>
<p>Relevant Experience:</p> <ul style="list-style-type: none"> • Experience with similar projects – designing and/or operating shelter sites. • Experience working on projects where there is a diverse, multi-agency environment, with a series of community partners to maintain productive relationships with. • Demonstrated experience managing public engagement and outreach. • Demonstrated experience receiving government funds and meeting reporting requirements. 	<p>30</p>	<p>27 The Applicant demonstrates prior experience developing and operating similar projects through their Desert Streams site and their Bend Church Safe Parking site (5). COV also demonstrates experience working with multi-agency groups, including the HLC as well as collaborating with other service providers (5-6). The Applicant demonstrates experience with public engagement and outreach through the Desert Streams village and ongoing relationship with neighbors (6). While the Applicant's experience is very relevant, this site does pose a few outreach challenges that exceed what was experienced in past attempts to operate a program from this property.</p>

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Evaluation Committee Member Scoring Notes Page

<p>Statement of Work:</p> <ul style="list-style-type: none">• Completeness of proposal• Demonstrated understanding of the work to be performed• Rigor of the analytical processes proposed to complete the work• Includes site design proposal, with specifics on number of people to be served, program design, high-level cost estimate, site layout, etc.	30	21	<p>Submission is complete and includes high level details regarding the development of the site and eventual operations. Through their statement of work, the applicant has demonstrated an understanding of the work to be performed at all levels (development and operations). The RFQ response outlines a clear public engagement plan (7-8), a detailed site rendering, a plan for development and program design, and a high level cost estimate. The site rendering includes only 20 units rather than the full 40 units. A better understanding and more detailed breakdown of the high-level budget would render more information about specific development costs and annual operational costs. A high barrier, 40 unit site with no sewer or water is challenging. Site development costs seem very high for a facility without these.</p>
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Total score

80 67

Overall notes:

Tier 2 - Recommended but Need More Information

I would recommend this response move forward to the RFP process because the responder meets the minimum required qualifications, demonstrates relevant prior experience, and has submitted a complete Statement of Work.

RFQ CED 24-01 Alternatives to Unsanctioned Camping

Evaluation Committee Member Scoring Notes Page

Evaluator Name:

Summary of Group's Feedback

Date: 5/8/2024

Proposal considered:

Home More Network Safe Parking

		Notes	
<p>Technical Qualifications of Firm and Personnel:</p> <ul style="list-style-type: none"> • Proposer organization strength, experience, and stability • Experience and technical competence • Degree to which proposer meets the required qualifications 	20	11	<p>Despite lived experience and experience providing outreach, The Applicant does not meet minimum required qualifications, including having limited experience serving individuals and families experiencing houselessness and has not yet gained experience supporting public engagement or working with public entities (7). Response indicates organization does not currently have adequate staffing levels to complete the scale of work (3), has no prior experience developing or operating similar programs (5), or have organizational experience managing government funding (7) which would indicate organizational strength, experience, and stability as well as technical competence.</p>
<p>Relevant Experience:</p> <ul style="list-style-type: none"> • Experience with similar projects – designing and/or operating shelter sites. • Experience working on projects where there is a diverse, multi-agency environment, with a series of community partners to maintain productive relationships with. • Demonstrated experience managing public engagement and outreach. • Demonstrated experience receiving government funds and meeting reporting requirements. 	30	12	<p>Response indicates organization does not have prior experience developing or operating similar projects to the one proposed (5), managing government funding (7), or managing public engagement and outreach. Response indicates organization has limited experience working on projects involving multiple agencies but is actively developing partnerships through the HLC and collaborating with other service providers.</p>
<p>Statement of Work:</p> <ul style="list-style-type: none"> • Completeness of proposal • Demonstrated understanding of the work to be performed • Rigor of the analytical processes proposed to complete the work • Includes site design proposal, with specifics on number of people to be served, program design, high-level cost estimate, site layout, etc. 	30	18	<p>Response indicates organizations understanding of the work to be complete and includes all elements to be considered complete including site and program design, number of people to be served, and a high level cost estimate. Land use and zoning requirements may limit the feasibility of the project as La Pine is not currently included in the County's Safe Parking program. Large investment for a project that is likely quite temporary.</p>

Total score

80 41

Overall notes:

RFQ CED 24-01 Alternatives to Unsanctioned Camping

Evaluation Committee Member Scoring Notes Page

Tier 3 - Substantial Barriers to Overcome

The IRT does not recommend this response move forward to the RFP process at this time because the responder does not meet minimum required qualifications and Statement of Work does not demonstrate responders understanding of land use requirements that may impact the projects feasibility. There may be an opportunity to trial a safe parking site in La Pine somewhere that is already developed, such as a church parking lot. Standing up a support structure in an undeveloped place is a very hard undertaking for an untested entity.

RFQ CED 24-01 Alternatives to Unsanctioned Camping

Evaluation Committee Member Scoring Notes Page

Evaluator Name:

Summary of Group's Feedback

Date: 5/8/2024

Proposal considered:

Home More Network - LTVA

		Notes	
<p>Technical Qualifications of Firm and Personnel:</p> <ul style="list-style-type: none"> • Proposer organization strength, experience, and stability • Experience and technical competence • Degree to which proposer meets the required qualifications 	20	11	<p>Applicant has relevant lived experience as well as outreach experience, however the Applicant does not meet minimum required qualifications, given limited experience serving individuals and families experiencing homelessness and no prior experience supporting public engagement or working with public entities. Response indicates organization does not currently have adequate staffing levels to complete the scale of work (3), does not demonstrate prior experience developing or operating similar programs (5), or have organizational experience managing government funding (7) which would demonstrate organizational strength, experience, and stability as well as technical competence.</p>
<p>Relevant Experience:</p> <ul style="list-style-type: none"> • Experience with similar projects – designing and/or operating shelter sites. • Experience working on projects where there is a diverse, multi-agency environment, with a series of community partners to maintain productive relationships with. • Demonstrated experience managing public engagement and outreach. • Demonstrated experience receiving government funds and meeting reporting requirements. 	30	14	<p>Response indicates organization has no prior experience designing or operating similar projects (5) or direct experience managing public engagement and outreach (7). Proposal indicates organization has limited experience working on projects involving multiple agencies but is actively developing partnerships through the HLC and collaborating with other service providers. Proposal indicates entity has no prior experience managing government funds (7).</p>
<p>Statement of Work:</p> <ul style="list-style-type: none"> • Completeness of proposal • Demonstrated understanding of the work to be performed • Rigor of the analytical processes proposed to complete the work • Includes site design proposal, with specifics on number of people to be served, program design, high-level cost estimate, site layout, etc. 	30	20	<p>Response indicates organizations understanding of the work to be performed and includes most elements to be considered complete, including site design and high-level cost estimate. Proposal includes site design and renderings, however, it does not specify the exact number of spaces/units to be provided which may impact the high level cost estimate provided.</p>
<i>Total score</i>		80	44

Overall notes:

RFQ CED 24-01 Alternatives to Unsanctioned Camping

Evaluation Committee Member Scoring Notes Page

Tier 3 - Substantial Barriers to Overcome

The IRT does not recommend this response move forward to the RFP process at this time because the responder does not meet minimum required qualifications and has no prior experience developing or operating similar projects. With that being said, there may be opportunities for this applicant to build necessary experience by attempting a phased approach of this plan, starting with outreach and building up to managing and operating a Long Term Visitor Area at Juniper Ridge.