

**University of the District of Columbia Foundation**  
**Student Housing**

**Request for Qualifications**

---

University of the District of Columbia Foundation Confidential Information

The University of the District of Columbia Foundation (“UDCF”) is currently undertaking this RFQ with qualified vendors to provide a student housing development. UDCF is a tax exempt, non-profit 501c3 charitable organization whose mission is to support the University of the District of Columbia (“UDC”), an educational institution located at 4200 Connecticut Ave. NW, Washington, DC 20008. Proposers should treat the terms of the RFQ, and all other information provided by the UDCF in connection with this request, as strictly confidential and proprietary.

UDCF is not liable in any manner or to any extent for any cost or expense incurred by any vendor in the preparation, submission, presentation or any other action connected with proposing or otherwise responding to this RFQ. Such exemption from liability applies whether such costs are incurred directly by the vendor or indirectly through the vendor’s agents, employees, assigns or others, whether related or not to the vendor.

In responding to this RFQ, proposers agree that all materials associated with, attached to, or referenced by your qualifications may be incorporated into a subsequent contractual agreement between your company and the UDCF.

Your response to this RFQ indicates your understanding that this is not a contract or offer of business by the UDCF.

**PRIVATE AND CONFIDENTIAL**

**EXECUTION**

In compliance with this Request for Qualifications, and subject to all the conditions herein, the undersigned interested proposer (“Developer” or “Developers”) offers and agrees to furnish and deliver any or all items within the time specified herein. By executing this submittal, the undersigned Developer certifies that its qualifications is submitted competitively and without collusion. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization. Lastly, by executing this submittal, the undersigned Developer acknowledges that they have read and fully understood all information herein and will comply with its guidelines and subsequent addenda.

DEVELOPER NAME:		
MAILING ADDRESS:		CITY & STATE & ZIP:
DEVELOPER CONTACT:		TELEPHONE NUMBER:
DEVELOPER’S AUTHORIZED SIGNATURE:	DATE:	E-MAIL:



**PRIVATE AND CONFIDENTIAL**

## Table of Contents

<b>1. Introduction and General Information .....</b>	<b>4</b>
a) Overview of the Opportunity .....	4
b) Solicitation Schedule .....	4
<b>2. UDC Background .....</b>	<b>4</b>
a) About the University .....	4
b) Student Enrollment .....	4
c) Existing Housing Profile and Future Outlook.....	5
d) UDC Master Plan .....	5
<b>3. Project Opportunity .....</b>	<b>5</b>
a) Van Ness Student Housing Development.....	5
b) Site Location & Description .....	6
c) Financing, Operations, & Maintenance .....	6
<b>4. RFQ Overview.....</b>	<b>7</b>
a) Overview of the RFQ Process .....	7
b) RFQ Submittal Questions and Designated Points of Contact. <b>Error! Bookmark not defined.</b>	
<b>5. Submittal Requirements and Format .....</b>	<b>9</b>
a) Submittal Requirements .....	9
b) Submittal Instructions.....	12
<b>6. Evaluation Criteria.....</b>	<b>13</b>



**PRIVATE AND CONFIDENTIAL**

## 1. Introduction and General Information

### a) Overview of the Opportunity

The University of and District of Columbia Foundation (“UDCF”) is seeking qualifications from interested parties (“Developers”, “Proposers”, or “Respondents”) to submit a Statement of Qualifications and associated supporting materials for consideration in the selection of a team to develop an approximately 350-bed student housing facility (“the Project”). The project is anticipated to be the first phase of housing to support UDCF’s strategic goal of establishing an on-campus housing program of 350 beds with the intention to grow the housing program in future phases.

### b) Solicitation Schedule

The table below shows the schedule for this Request for Qualifications (“RFQ”). UDCF will make every effort to adhere to this schedule. UDCF may, at its sole discretion, change this schedule at any time. If UDCF changes dates in the schedule before the contract award, it will issue an addendum to this RFQ. It is each prospective Developer’s responsibility to check with the UDCF for current information regarding this RFQ and the solicitation schedule.

Event	Responsibility	Date and Time
Issue RFQ	UDCF	Tuesday, February 10 <sup>th</sup> , 2026
<b>Deadline to Submit Written Questions</b>	<b>Developer</b>	<b>Thursday, February 19<sup>th</sup>, at 5pm (ET)</b>
Provide Responses to Questions	UDCF	Wednesday, February 25 <sup>th</sup> , at 5pm (ET)
<b>Deadline to Submit Qualifications</b>	<b>Developer</b>	<b>Friday, March 6<sup>th</sup>, at 5pm (ET)</b>
Intent to Notify Shortlist	UDCF	Target: Week of April 6, 2026

## 2. UDC Background

### a) About the University

UDC was founded in 1851 initially as the Miner Normal School. In 1976, the District of Columbia City Council authorized the consolidation of three district-area schools to form the University of the District Columbia as the city’s only public institution of higher learning. The University established five colleges and schools now established as the College of Agriculture, Urban Sustainability and Environmental Science (CAUSES); College of Arts and Sciences (CAS); School of Business and Public Administration (SBPA); School of Engineering and Applied Sciences (SEAS); the Community College and David A. Clarke School of Law.

Today, UDC ranks in the top 20 of 102 Historically Black Colleges and Universities across the country. UDC’s mission is to embrace its essence as a public historically Black urban-focused land-grant university in the nation’s capital, UDC is dedicated to serving the needs of the community of the District of Columbia and producing lifelong learners who are transformative leaders in the workforce, government, nonprofit sectors and beyond.

Additional details about UDC [can be found here](#).

### b) Student Enrollment

Since 2021, UDC has grown its full-time undergraduate enrollment by over 771 students, representing a 22% increase in enrollment. For the Fall 2025 Semester, UDC has enrolled 4,247 students. As enrollment has grown, along with an expressed desire from 55% of student applicants for on campus housing, UDC is seeking to establish a student housing program to better serve their student population and increase their appeal to prospective students.



**PRIVATE AND CONFIDENTIAL**

**c) Existing Housing Profile and Future Outlook**

UDC does not have an existing on-campus housing portfolio but has established a residents life program in the form of local rentals. Currently UDC is leasing 152 total beds from two apartment complexes in the adjacent neighborhoods. It is expected that all leased units would be transferred on-campus upon completion of the project.

In 2023, UDC engaged Brailsford & Dunlavey to conduct a student housing survey that yielded the following information:

- Demand for on-campus housing is strong, with over 8% of current students indicating a desire for on campus housing.
- Critical mass of 600 students with an initial phase of 350 beds to establish a vibrant residential core, where students can live, learn, and grow at the heart of the campus.

**d) UDC Master Plan**

UDC developed a master plan for presentation and approval to DC Zoning Commission. The final report was delivered in 2025 and contained the following key finding relevant to this Project:

i. Housing Summary

UDC has committed to establishing on-campus housing to alleviate the challenges students face in securing affordable housing, reduce pressures on surrounding communities, and foster a stronger sense of community and connection among students.

**3. Project Opportunity**

**a) Van Ness Student Housing Development**

To respond to the increasing demand for student housing the Van Ness Student Housing Development presents a landmark opportunity for a strategic P3 project at a prominent location in Washington DC. To help UDC achieve its strategic plan, **UDCF is focused on delivery of this project to provide beds in advance of the Fall 2029 semester.** The initial concept and goals for this project are listed below:

<b>Site</b>	The project site is 4200 Connecticut Ave, Washington, DC, 20008. Further details can be found below in section 3.b.
<b>Residential Details</b>	
<b>Scale</b>	350 beds in one residential building.
<b>Target Market</b>	UDC students.
<b>Unit-Types</b>	Considering primarily four-bedroom single occupancy apartment style units. Open to Developer feedback and creativity.
<b>Construction Type &amp; Quality</b>	Mid-rise residential building. Quality must be consistent with UDC brand and provide the placemaking necessary for this strategic campus gateway location.
<b>Rental Rates</b>	Rental rates should be aligned within the current rental context and should account for peer / market benchmarking and developer feedback.

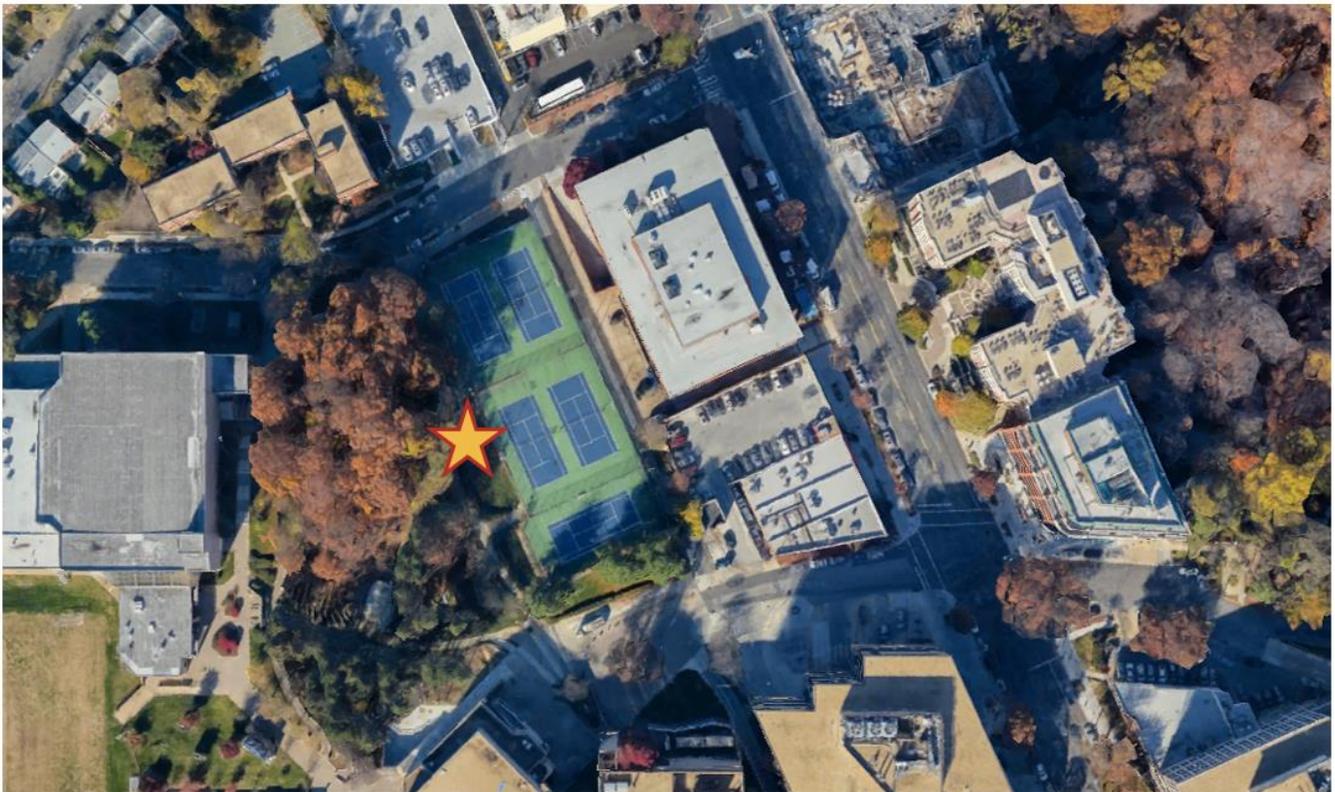
**PRIVATE AND CONFIDENTIAL**

<b>Leasing Policies</b>	Academic year (10-month) due to target market. Opportunities exist for summer programming and occupancy. UDCF is open to developer feedback.
<b>Operations &amp; Maintenance</b>	UDC desires control of residence life to provide a seamless experience for students between existing campus life activities and new housing. Unit leasing will be the responsibility of the University. Maintenance will be under the purview of the development partner.

**b) Site Location & Description**

The Project will be located on undeveloped land at 4200 Connecticut Ave. The approximate location of the proposed site is shown in Figure 1 below. Developers should note that this land parcel is District Property in accordance with the District Charter. More information will be provided for the short-listed teams and in the RFP.

**Figure 1: Approximate Project Site Location**



**c) Financing, Operations, & Maintenance**

At this time, UDCF will only be utilizing a Ground Lease structure by which the University of the District of Columbia will execute a Ground Lease to, and Building Lease from, UDCF. UDCF will enter into a Development Agreement with a partner who shall be responsible for the development, operation, and maintenance of the project. Bond financing for project costs is contemplated, with the UDC lease acting as security for the bonds.

**PRIVATE AND CONFIDENTIAL**

## 4. RFQ Overview

### a) Overview of the RFQ Process

UDCF is seeking to solicit responses from Developers for the Project with the best qualifications, experience, financial capacity, and proven track records of executing similar projects. Two (2) or more entities may collaborate in submitting a response to this RFQ; however, a single Developer entity must be designated to sign a contract with UDCF and must be responsible for performance under any future development agreement(s).

This RFQ is the first of a three-stage solicitation process to identify an experienced, qualified property developer capable of serving as the developer for the site, responsible for designing, building, financing, operating, and maintaining the Project in a manner consistent with UDCF objectives. RFQ submissions will be reviewed by a Selection Committee (the “Selection Committee”) established by UDCF and evaluated according to a defined set of criteria. With that said, UDCF reserves the right to conduct independent research to evaluate qualifications and confirm its selection decision.

Only submissions that contain sufficient information for meaningful evaluation and that are provided in an appropriate format will be considered by the UDCF for further review. Developers should submit all the information requested in Section 5 (Submittal Requirements) of the RFQ below.

After reviewing the original submittal and any additional information requested during the solicitation period, UDCF may determine:

- Not to proceed further with any submissions;
- To proceed to the RFP stage with multiple submissions; or
- To request modifications or amendments to any submissions.

The three-step solicitation process will consist of an initial qualifications phase (guided by this solicitation document), a detailed proposal phase, and a best-and-final offer (“BAFO”) phase. Following a review of RFQ submittals, UDCF will establish a shortlist of the Developers for invitation to respond to a more detailed Request for Proposals (“RFP”), to include conceptual designs, development budgets, identification of financing options, and expression of alignment with the University’s strategic priorities. Following RFP submissions, UDCF

will entertain questions in connection with this RFQ from interested Developers. All questions regarding the RFQ are due from Respondents by 5:00pm EST on Thursday, February 19<sup>th</sup>, 2026. Questions should be submitted via e-mail to the designated points of contact below.

The designated points of contact for this RFQ are:

Brailsford & Dunlavy (Primary)

- Kenny Grant, Associate, Brailsford & Dunlavy, [kgrant@bdconnect.com](mailto:kgrant@bdconnect.com)
- Andrew Chaveas, Director, Brailsford & Dunlavy, [achaveas@bdconnect.com](mailto:achaveas@bdconnect.com)

Respondents are **prohibited** from contacting any undesigned UDCF officials or advisors of UDCF or UDC.

Terms and Conditions



**PRIVATE AND CONFIDENTIAL**

i. Confidentiality

All RFQ submissions must be complete and respond to all requirements set forth herein. This RFQ is confidential, and all communication regarding this event must be coordinated through the designated representatives listed in Section 4.b. of this document. Respondents not adhering to this process may be subject to disqualification at UDCF's sole discretion. Respondents acknowledge that the RFQ shall be reviewed by 3rd parties, including Brailsford and Dunlavey, that have been engaged by UDCF to assist in the RFQ process.

ii. Disclaimer

UDCF expressly states and emphasizes that the purpose of this RFQ is strictly for soliciting qualifications for the services described. This RFQ is not and should not, in any manner whatsoever, be construed as a binding agreement, contract, or purchase order, nor a commitment on the part of UDCF to contract for, or to purchase, lease, obtain or otherwise acquire any products or services. Until UDCF executes and delivers a definitive agreement, there is no binding agreement for the services described in this RFQ. UDCF reserves the right at their sole discretion and without notice to:

- Accept or reject all responses, in whole or in part, without any further explanation to a respondent whatsoever.
- Reject any or all qualifications & discontinue this RFQ process without obligation.
- Not make any award based on any response(s).
- Enter negotiations with any respondent after final quotes have been received.
- Allocate and award contract(s) for portions or all the business to as many Respondents as it deems appropriate.

UDCF is under no obligation to accept the lowest proposed bid from any Respondent.

iii. Publicity

UDCF's or UDC's name may not be used as a reference in any publicity, whether in writing or oral, including but not limited to press releases, brochures, or announcements of any nature.

iv. Respondent's Cost of Qualifications

All costs and expenses incurred because of the preparation and delivery of the qualifications are solely the responsibility of the Respondent. UDCF will provide no reimbursement for any costs and expenses associated with a Respondent's participation in the RFQ process.

v. Period of Validity of Qualifications

Your qualifications are considered by UDCF to be a formal offer that is valid for a minimum of 120 days from the receipt of your qualifications.

vi. Acknowledgement

By submitting a response to this RFQ, the Respondent acknowledges complete understanding of and willingness to comply with all the instructions, conditions, specifications, and requirements contained in this RFQ and Attachments.



**PRIVATE AND CONFIDENTIAL**

## 5. Submittal Requirements and Format

### a) Submittal Requirements

The following constitutes the submittal requirements for UDCF to evaluate the RFQ responses. The RFQ response must follow the order provided below to facilitate evaluation of the responses. In addition, the RFQ response must provide tabs correlating to each of the following criteria numbers below. It is critical that responses to the RFQ are consistent in order to ensure accuracy in UDCF's review process. Please submit qualifications in the requested order to support UDCF's ability to accurately compare submittals.

**Your qualifications must respond to each criterion in the following order:**

- Cover Page
- Completed signature page of this request
- Cover Letter with the following information:
  - o Statement of interest in the Project
  - o Name, address, telephone, e-mail, and website for the prime firm
  - o Identification of the point of contact for this RFQ process, including telephone number and e-mail address
  - o Signature of a representative authorized to represent and negotiate on behalf of the development entity
  - o Acknowledgement that the proposer has reviewed the RFQ and all amendments issued as of the qualifications date
- Table of Contents
- Tab 1.1: Background and Team Information
- Tab 1.2: Financial Capability
- Tab 1.3: Relevant Experience
- Tab 1.4: Preliminary Approach
- Tab 1.5: Disclosures

*A description of Tabs 1.1, 1.2, 1.3, 1.4 and 1.5, is included below in further detail.*

#### i. Tab 1.1: Background and Team Information

**Description of Proposer:** Provide a description of the Proposer(s) and the anticipated legal relationship (governance and capital structure) for the Proposer(s). Include in the description of the Proposer(s) the year founded, description and approximate value of real estate developed and currently under control, number of employees by function, and an organizational chart. All equity investors should be identified.

**Role of Proposer's Key Personnel:** Briefly outline the roles of the key personnel for each Proposer. Responses should include proposed staffing plan with key staff resumes attached and organizational chart illustrating team relationships.

**Contact Person:** Provide a single contact person for all future communication with B&D and UDCF. Disclose the contact person's name, title, organization, address, telephone number, and email address.



**PRIVATE AND CONFIDENTIAL**

**Key Team Members:** Identify any key companies and individuals who are expected to be involved in the implementation of the Project including, but not limited to, architects, contractor, financial partners / underwriters, and legal advisors. Expected team members will be included for additional context, but the inclusion of these firms does not bind Proposers to the utilization of these groups however.

**Organization Chart:** Indicate legal and managerial relationships among team members, proposed management structure, and role of each individual on the development team.

ii. Tab 1.2: Financial Capability

Proposers must demonstrate their financial capacity to complete and maintain the Project over the term of the agreement. Proposers must provide specific evidence that they have available the appropriate financial resources to complete all aspects of the Project or demonstrate their capability to raise financing for a project of this nature and scope. Audited financial statements and any additional evidence demonstrating financial ability to undertake and successfully deliver the project should be provided as applicable.

Factors that must be provided include:

- Available financial resources;
- Capability and experience with raising capital (public placement debt, private placement debt, equity, other) in the current capital market and your typical partners for the associated capital;
- Any anticipated guarantees or requirements from the UDCF to underwrite the project;
- The number and size of past relevant transactions by deal type;
- Specific experiences on past relevant transactions; and
- Demonstrated knowledge of prominent deal structures in industry.
- Demonstrated ability to obtain a performance bond appropriate to the project.
- Disclosure of any material adverse events (bankruptcies, defaults, litigation) within the past five years.

iii. Tab 1.3: Relevant Experience

Provide a list, in order of relevance to the Project, of at least three (3) recent comparable projects in which the Proposers have participated, preferably projects that were developed within the past ten (10) years. Proposers should specify how each of these comparable projects relates to the proposed project outlined in this RFQ. UDCF is particularly interested in projects that include some of the following conditions:

- Experience designing, building, financing, operating, and maintaining student housing developments;
- Experience in collaborating and forming a successful partnership with the District of Columbia; to include land use/zoning entitlement approvals and construction experience
- Demonstrated success in working within budget and schedule constraints;

Examples should include brief project descriptions, a statement regarding the duration of your financial and operational involvement with each such project following completion, and the name, address, and telephone number of a primary contact with knowledge of the project. Project examples should include information, as applicable, gross square footage, cost of construction, total project cost, project cost per square foot, funding sources, site plans, photographs, and renderings.

Relevant projects should demonstrate an ability to design, build, finance, operate, and maintain the project while maintaining a long-term relationship with the UDCF Proposers should demonstrate that their role in the project added



**PRIVATE AND CONFIDENTIAL**

substantive value to their completed projects. Except as required by applicable law, materials marked as proprietary or confidential will be considered as such.

iv. Tab 1.4: Preliminary Approach

With the understanding that Project specifics will be solidified during the RFP process, this section of the qualifications should include a description of the Proposers' initial interest and anticipated approach for the development of the site.

- Proposers should provide initial thoughts related to their approach to this Project. Within that, Proposers should consider:
  - o High-level strategy for project delivery. Include a planned schedule with basic milestones for each phase. Describe the approach and frequency of meetings for working collaboratively with UDCF, UDC staff and advisory groups.
  - o Describe the approach for identifying, selecting, and attracting the desired mix of partnerships required for an economically strong and durable development.
  - o Preliminary input on estimated building height and stories and construction cost per SF given experience within the DMV market / on similar projects.
  - o Opinion on campus housing potential without parking. There is no plan to construct parking as part of this project.
  - o Opinion on current interest rates and the impact on the success of this Project.
  - o Preliminary schedule, including major milestones (financial close, construction completion).
  - o Identifying the biggest risks and concerns for the development and execution of the project.

v. Tab 1.5: Disclosures

In addition to the information provided above, proposers must explicitly acknowledge and certify the following. Knowingly omitting or misrepresenting this information is a basis for disqualification from this and future solicitations with UDCF, at their sole discretion, after review and consideration of the dates, facts, and circumstances.

Team Members

- Identify the past, current or anticipated contractual or financial relationship of any member of the Proposer's team (including, but not limited to, anticipated partners or co-ventures) with UDCF.
- Provide a sworn certification for each member of the Proposer's team attesting to the fact that the entity or specific team members being proposed are not currently debarred or suspended by any federal, state, or local government entity, nor have its principals operated as another entity that was or is so debarred or suspended.
- Provide a sworn certification that the undersigned certifies that neither Proposer or their proposed subcontractor(s), subconsultants or suppliers or any officer, director, partner thereof is currently in litigation, under investigation, or criminal indictment for wage theft on contracts by any Agency of the District of Columbia, or any public body or agency of another state, or any agency of the federal government.
- Disclose (as applicable) if the Proposer or their proposed subcontractor(s), subconsultants or suppliers, or any officer, director, or partner thereof, in the past ten (10) years, has been:
  - o convicted on charges relating to conflicts of interest.
  - o convicted on charges relating to any criminal activity relating to contracting, construction, bidding, bid rigging or bribery.



**PRIVATE AND CONFIDENTIAL**

- o convicted on charges relating to employment of illegal aliens on construction project.
  - o fined, or adjudicated of, having failed to abate a citation for building code violations by a court or a local building code appeals board.
- Disclose (as applicable) if the Proposer or their proposed subcontractor(s), subconsultants or suppliers, or any officer, director, or partner thereof, in the past five (5) years, has:
  - o been terminated for cause on a contract.
  - o paid liquidated or actual damages for failure to complete a project by the contracted date on more than two (2) projects.
  - o had Performance or Payment Bond claims paid on its behalf.
  - o received a final order for failure to abate or for a willful violation by the US OSHA, the DC Office of Risk Management or any other government agency.

Financial

- Provide a sworn certification for each firm of the Proposer's team attesting to the fact that it has not declared bankruptcy, or operated under another entity name which declared bankruptcy, within the past ten (10) years.

**b) Submittal Instructions**

Qualifications should be submitted electronically no later than Friday, March 6th, 2026 at 5pm ET via email to Brailsford & Dunlavey's Kenneth Grant ([kgrant@bdconnect.com](mailto:kgrant@bdconnect.com)), with a copy to Andrew Chaveas ([achaveas@bdconnect.com](mailto:achaveas@bdconnect.com)). The qualifications should be submitted on electronic files with text and images to fit 8.5" x 11" sized paper for ease of review by UDCF and should not exceed 50 pages maximum including pictures, charts, graphs, tables, and text that the Proposers deem appropriate to be part of the review of the response. Qualifications should NOT be hand delivered to UDCF.

Resumes of key personnel should be appended to the end of your response. Resumes of key personnel along with the cover letter, table of contents, front and back covers, and blank section/numerical dividers, etc. will not be counted in the 50-page limit. No supplemental information to the 50-page RFQ submittal will be allowed.

Qualifications should contain an original signature of an officer of the Proposer with authority to commit the firm(s) and should be marked "Original" in the file attachment name.

UDCF must receive submissions as specified herein. It shall not be sufficient to show that you initiated an electronic response before the due date and time. UDCF is not responsible for and will not pay any costs associated with the preparation and submission of your qualifications.

Qualifications, once completed, signed and submitted by you, will constitute your submission. Modifications to your qualifications will be allowed up to the due date and time of the RFQ. No oral requests will be allowed. Requests must be addressed and labeled in the same manner as the original and marked as either MODIFICATION or WITHDRAWAL.

UDCF reserves the right to seek clarifications concerning any qualifications at any time, and failure to respond may be cause for rejection. Clarification is not an opportunity to change the qualifications. UDCF will endeavor to accord all firms fair and equal treatment with respect to the process. Submissions may be deemed non-responsive for failing to submit documentation and/or responses that address each and every element of this RFQ, and any submission so deemed by UDCF in its discretion will not be further considered.



**PRIVATE AND CONFIDENTIAL**

Submission confers on a firm no right to a determination that it is qualified, and a determination that a firm is qualified confers no right to an award or to a subsequent agreement. This process is for UDCF’s benefit only and is to provide UDCF with competitive information to assist in its selection process. All decisions on compliance, evaluation, terms and conditions shall be made solely at UDCF’s discretion and made to favor UDCF.

**6. Evaluation Criteria**

The following criteria shall be considered in evaluating responses and shortlisting Respondents for the RFP process. There will not be a public opening of the written responses. Respondents may contact the designated RFQ contact for the outcome of the RFQ process. UDCF is not obligated to share any information on the selection criteria, process, or RFP shortlist.

Criteria	Description
<b>Project Team Composition &amp; Quality</b>	Key personnel and development partners (GC, AE, and others), demonstrated technical capability, and local market experience, including proven collaboration with local contractors and subcontractors. Staff availability and future workload to show the capacity to deliver facilities on schedule without compromising quality.
<b>Project Experience &amp; References</b>	Team’s higher education P3 experience, including successful delivery of projects under various ownership and financing structures, as well as relevant experience with student housing and mixed-use developments. Demonstrated placemaking capability within a campus context, familiarity with the local market and entitlement processes, and sustainability expertise, specifically the ability to design, operate, and manage energy-efficient facilities that reduce carbon footprint and comply with District of Columbia requirements.
<b>Operations and Maintenance Experience</b>	Proven ability to manage and maintain new assets over long-term agreements.
<b>Project Approach</b>	The team’s overall project-specific development approach, including strategies for student housing and non-residential design, proposed P3 structure, and clarity of responses to all RFQ questions and prompts. The quality, feasibility, and logic of the preliminary project schedule, demonstrating the team’s ability to deliver an integrated, well-coordinated, and timely development.
<b>Financial Capability</b>	Proven financial capacity and resources to develop large-scale, complex projects.
<b>Overall Quality of Submission</b>	The overall clarity, organization, and professionalism of the submission, including how effectively it communicates the team’s qualifications and understanding of project objectives.