



EVALUATION TABULATION
 RFQ No. PL-25-01
Grant Administration for Community Redevelopment Projects
 RESPONSE DEADLINE: November 18, 2025 at 2:00 pm

PHASE 1

EVALUATORS

Name	Title	Agreement Accepted On
Yeney Formoso Morales	Accountant	Mar 31, 2026 3:17 PM
Joel Ripoll	Assistant Director Public Services	Apr 6, 2026 10:08 AM
Yaibelys Rodriguez	Assistant Finance Director	Mar 31, 2026 3:30 PM
Jay Shechter	Director	Mar 31, 2026 9:21 AM
Joe Yaciuk	Assistant Director	Apr 2, 2026 9:29 AM

EVALUATION CRITERIA

Criteria	Scoring Method	Weight (Points)
Experience and Capabilities	0-5 Points	32.5 (32.5% of Total)

Description:

The Evaluation Committee will utilize the following scale for scoring the "Quality Level" for the weighted criteria:

Quality Level:	Deficient	Poor	Fair	Good	Very Good	Excellent
Quality Score:	0	1	2	3	4	5

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Criteria	Scoring Method	Weight (Points)
Firm's Understanding and Approach to the Work	0-5 Points	35 (35% of Total)

Description:

The Evaluation Committee will utilize the following scale for scoring the "Quality Level" for the weighted criteria:

Quality Level:	Deficient	Poor	Fair	Good	Very Good	Excellent
Quality Score:	0	1	2	3	4	5

Criteria	Scoring Method	Weight (Points)
Previous Experience & References	0-5 Points	30 (30% of Total)

Description:

The Evaluation Committee will utilize the following scale for scoring the "Quality Level" for the weighted criteria:

Quality Level:	Deficient	Poor	Fair	Good	Very Good	Excellent
Quality Score:	0	1	2	3	4	5

Criteria	Scoring Method	Weight (Points)
Veteran Owned Small Business Preference	Pass / Fail	2.5 (2.5% of Total)

Description:

Please note that the Veteran Owned Small Business (VOSB) Preference is used to evaluate the submittals received from proposers and are assigned point totals, a preference of two and a half (2.5) points of the total evaluation point shall be given to Veteran Owned Small Businesses. Vendors must submit the attached Veteran Owned Small Business Preference Certification Form in order to qualify for these evaluation points.

All other vendors shall receive zero (0) points.

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AGGREGATE SCORES SUMMARY

Vendor	Yeney Formoso Morales	Joel Ripoll	Yaibelys Rodriguez	Jay Shechter	Joe Yaciuk	Total Score (Max Score 100)	Total Average Rank
Community Redevelopment Associates of FL. Inc.	65.5 (1)	78.5 (1)	91.5 (1.5)	97.5 (1)	85 (1)	83.6	1
East to West Development Corporation	58.5 (2)	72 (2.5)	91.5 (1.5)	58.5 (6)	45.5 (3)	65.2	2
AG Urban LLC	39 (4)	58.5 (4.5)	72 (4.5)	71 (3.5)	66 (2)	61.3	3
Hillmann Development Advisors	39 (4)	72 (2.5)	65.5 (6)	84 (2)	6 (6)	53.3	4
Housing Foundation of America, Inc.	39 (4)	58.5 (4.5)	78 (3)	71 (3.5)	19.5 (5)	53.2	5
iLab Startup Foundation	19.5 (6)	39 (6)	72 (4.5)	65 (5)	39 (4)	46.9	6

VENDOR SCORES BY EVALUATION CRITERIA

Vendor	Experience and Capabilities 0-5 Points 32.5 Points (32.5%)	Firm's Understanding and Approach to the Work 0-5 Points 35 Points (35%)	Previous Experience & References 0-5 Points 30 Points (30%)	Veteran Owned Small Business Preference Pass / Fail 2.5 Points (2.5%)	Total Score (Max Score 100)
Community Redevelopment Associates of FL. Inc.	4.4	4.6	3.8	0%	83.6

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Vendor	Experience and Capabilities 0-5 Points 32.5 Points (32.5%)	Firm's Understanding and Approach to the Work 0-5 Points 35 Points (35%)	Previous Experience & References 0-5 Points 30 Points (30%)	Veteran Owned Small Business Preference Pass / Fail 2.5 Points (2.5%)	Total Score (Max Score 100)
East to West Development Corporation	3.6	3.4	3	0%	65.2
AG Urban LLC	3.4	3.2	2.8	0%	61.3
Hillmann Development Advisors	2.6	2.8	2.8	0%	53.3
Housing Foundation of America, Inc.	2.8	2.6	2.8	0%	53.2
iLab Startup Foundation	2.6	2.4	2.2	0%	46.9

INDIVIDUAL PROPOSAL SCORES

AG Urban LLC	
Experience and Capabilities 0-5 Points 32.5 Points (32.5%)	
Yeney Formoso Morales: 2	Staff seems knowledgeable of compliance reporting
Joel Ripoll: 3	
Yaibelys Rodriguez: 4	
Jay Shechter: 4	
Joe Yaciuk: 4	
Firm's Understanding and Approach to the Work 0-5 Points 35 Points (35%)	

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Request For Qualification - Grant Administration for Community Redevelopment Projects

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Yeney Formoso Morales: 2

Joel Ripoll: 3

Yaibelys Rodriguez: 4

Jay Shechter: 3

Joe Yaciuk: 4

Previous Experience & References | 0-5 Points | 30 Points (30%)

Yeney Formoso Morales: 2

Not local references

Joel Ripoll: 3

Yaibelys Rodriguez: 3

Jay Shechter: 4

Joe Yaciuk: 2

Veteran Owned Small Business Preference | Pass / Fail | 2.5 Points (2.5%)

Yeney Formoso Morales: Fail

Joel Ripoll: Fail

Yaibelys Rodriguez: Fail

Jay Shechter: Fail

Joe Yaciuk: Fail

Community Redevelopment Associates of FL. Inc.

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Grant Administration for Community Redevelopment Projects

Experience and Capabilities | 0-5 Points | 32.5 Points (32.5%)

Yeney Formoso Morales: 3

Joel Ripoll: 5

Yaibelys Rodriguez: 5

Jay Shechter: 5

Joe Yaciuk: 4

Firm's Understanding and Approach to the Work | 0-5 Points | 35 Points (35%)

Yeney Formoso Morales: 4

Joel Ripoll: 4

Yaibelys Rodriguez: 5

Jay Shechter: 5

Joe Yaciuk: 5

Previous Experience & References | 0-5 Points | 30 Points (30%)

Yeney Formoso Morales: 3

Joel Ripoll: 3

Yaibelys Rodriguez: 4

Jay Shechter: 5

Joe Yaciuk: 4

Veteran Owned Small Business Preference | Pass / Fail | 2.5 Points (2.5%)

Yeney Formoso Morales: Fail

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Joel Ripoll: Fail

Yaibelys Rodriguez: Fail

Jay Shechter: Fail

Joe Yaciuk: Fail

East to West Development Corporation

Experience and Capabilities | 0-5 Points | 32.5 Points (32.5%)

Yeney Formoso Morales: 3

Staff seems experienced and very knowledgeable of federal funding programs.

Joel Ripoll: 4

Yaibelys Rodriguez: 5

Jay Shechter: 3

Joe Yaciuk: 3

Firm's Understanding and Approach to the Work | 0-5 Points | 35 Points (35%)

Yeney Formoso Morales: 3

Joel Ripoll: 4

Yaibelys Rodriguez: 5

Jay Shechter: 3

Joe Yaciuk: 2

Previous Experience & References | 0-5 Points | 30 Points (30%)

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Yeney Formoso Morales: 3

Firm is comparable to another BC government entity but not the same as COPP

Joel Ripoll: 3

Yaibelys Rodriguez: 4

Jay Shechter: 3

Joe Yaciuk: 2

Veteran Owned Small Business Preference | Pass / Fail | 2.5 Points (2.5%)

Yeney Formoso Morales: Fail

Joel Ripoll: Fail

Yaibelys Rodriguez: Fail

Jay Shechter: Fail

Joe Yaciuk: Fail

Hillmann Development Advisors

Experience and Capabilities | 0-5 Points | 32.5 Points (32.5%)

Yeney Formoso Morales: 2

Joel Ripoll: 4

Yaibelys Rodriguez: 3

Jay Shechter: 4

Joe Yaciuk: 0

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Firm's Understanding and Approach to the Work | 0-5 Points | 35 Points (35%)

Yeney Formoso Morales: 2

Firm experience doesn't seem to be too similar to what City is mentioning in scope of work.

Joel Ripoll: 4

Yaibelys Rodriguez: 4

Jay Shechter: 4

Joe Yaciuk: 0

Previous Experience & References | 0-5 Points | 30 Points (30%)

Yeney Formoso Morales: 2

Joel Ripoll: 3

Yaibelys Rodriguez: 3

Jay Shechter: 5

Joe Yaciuk: 1

Veteran Owned Small Business Preference | Pass / Fail | 2.5 Points (2.5%)

Yeney Formoso Morales: Fail

Joel Ripoll: Fail

Yaibelys Rodriguez: Fail

Jay Shechter: Fail

Joe Yaciuk: Fail

Housing Foundation of America, Inc.

Experience and Capabilities | 0-5 Points | 32.5 Points (32.5%)

Yeney Formoso Morales: 2

Joel Ripoll: 3

Yaibelys Rodriguez: 4

Jay Shechter: 4

Joe Yaciuk: 1

Firm's Understanding and Approach to the Work | 0-5 Points | 35 Points (35%)

Yeney Formoso Morales: 2

Joel Ripoll: 3

Yaibelys Rodriguez: 4

Jay Shechter: 3

Joe Yaciuk: 1

Previous Experience & References | 0-5 Points | 30 Points (30%)

Yeney Formoso Morales: 2

Joel Ripoll: 3

Yaibelys Rodriguez: 4

Jay Shechter: 4

Joe Yaciuk: 1

Veteran Owned Small Business Preference | Pass / Fail | 2.5 Points (2.5%)

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Yeney Formoso Morales: Fail

Joel Ripoll: Fail

Yaibelys Rodriguez: Fail

Jay Shechter: Fail

Joe Yaciuk: Fail

iLab Startup Foundation

Experience and Capabilities | 0-5 Points | 32.5 Points (32.5%)

Yeney Formoso Morales: 1

Joel Ripoll: 2

Yaibelys Rodriguez: 4

Jay Shechter: 4

Joe Yaciuk: 2

Firm's Understanding and Approach to the Work | 0-5 Points | 35 Points (35%)

Yeney Formoso Morales: 1

Joel Ripoll: 2

Yaibelys Rodriguez: 4

Jay Shechter: 3

Joe Yaciuk: 2

Previous Experience & References | 0-5 Points | 30 Points (30%)

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Grant Administration for Community Redevelopment Projects

Yeney Formoso Morales: 1

Joel Ripoll: 2

Yaibelys Rodriguez: 3

Jay Shechter: 3

Joe Yaciuk: 2

Veteran Owned Small Business Preference | Pass / Fail | 2.5 Points (2.5%)

Yeney Formoso Morales: Fail

Joel Ripoll: Fail

Yaibelys Rodriguez: Fail

Jay Shechter: Fail

Joe Yaciuk: Fail