Scoring Rubric	Reviewer Evaluation Notes	Score
Section 1 - Qualifications of Firm		30
1.1 CDBG-DR Experience – 10 pts Evaluates demonstrated prime contractor experience in CDBG-DR funded residential programs, including calendar-year participation, unit counts, and award types. Consider: • Number of distinct CDBG-DR programs (calendar years) • Total homes completed (rehab, recon, MHU) • Prime contractor role • Documented outcomes (cycle times, compliance performance) **Scoring:** • Up to 10 pts: Extensive CDBG-DR experience (3+ programs), >150 homes, documented outcomes (build time, quality, compliance, multi-year participation). • Up to 7 pts: Moderate CDBG-DR experience (1–2 programs), 50–150 homes, adequate outcomes. • Up to 4 pts: Minimal CDBG-DR experience (<1 full program or <50 homes). • 0 pts: No relevant CDBG-DR experience.		
1.2 Organizational Strength & Capacity – 10 pts Evaluates firm's ability to scale, manage, and staff a large scattered-site program. Consider: • Corporate structure and ownership transparency • Local field offices and Florida presence • Total employee count and field staffing • Demonstrated surge capacity • Ability to manage concurrent assignments • Firm is financially solvent **Scoring:** • Up to 10 pts: Clear operational capability with strong local presence and demonstrated surge capacity. • Up to 7 pts: Sufficient capability with moderate local presence. • Up to 4 pts: Limited capacity evidence or unclear local staffing plan. • 0 pts: Insufficient capacity.		
1.3 Past Performance & References – 10 pts *[Reference RFP Reference Response Document]* Evaluates performance on similar programs including: • Timeliness and production • Quality of work • Davis-Bacon and environmental compliance (LBP/ACM) • History of involuntary terminations or defaults • Reference quality **Scoring:** • Up to 10 pts: All references exemplary, no adverse actions. • Up to 7 pts: Good performance with minor issues resolved. • Up to 4 pts: Mixed reference responses, slow schedules, or repeat issues. • 0 pts: Poor references or unresolved adverse history.		
Section 2 - Qualifications of Staff		20
2.1 Project Manager Qualifications – 8 pts Evaluates: • PM experience in CDBG-DR residential programs • Scattered-site housing management • Reconstruction oversight • Local presence in Pinellas County response area **Scoring:** • Up to 8 pts: PM has 5+ years DR experience & strong production record. • Up to 5 pts: PM has 3–5 years relevant experience. • Up to 3 pts: PM minimally meets requirements. • 0 pts: PM does not meet minimums.		

2.2 Superintendent & Key Personnel – 8 pts • Superintendent experience and coverage • Demonstrated ≤8:1 jobsite-to-superintendent ratio • Dedicated roles for: o Permitting/Preconstruction o Warranty o Homeowner Liaisons / Customer Service **Scoring:** • Up to 8 pts: Fully staffed; Highly qualified team with CDBG-DR background. • Up to 5 pts: Qualified team with some disaster-related experience. • Up to 3 pts: Minimal demonstrated experience. • 0 pts: Team qualifications insufficient.		
2.3 Safety Record & EMR – 4 pts • Insurance-verified EMR (last 5 years) • Dedicated safety manager • Written safety program Scoring: • Up to 4 pts: EMR consistently <1.0 and strong safety program. • Up to 3 pts: EMR around 1.0 with adequate safety program. • Up to 2 pt: EMR slightly above 1.0 or limited documentation. • 0 pts: EMR indicates significant safety risk.		
Section 3 - Technical Approach		20
3.1 Rehab Approach – 7 pts Evaluates ability to execute: • Tier II ERR compliance • LBP/ACM abatement • Standard-grade replacement requirements • 30/60/90-day rehab schedule adherence Assesses: Detailed approach to the management of resources for this, including how compliance with Program Guidelines, Florida Building Codes, Municipal Building Codes, applicable federal regulations, and local and/or regional codes and/or land use regulations will be ensured **Scoring:** • Up to 7 pts: Highly detailed work plan tailored to program rules. • Up to 5 pts: Sufficient detail with minor gaps. • Up to 3 pts: High-level narrative only. • 0 pts: Insufficient or generic response.		
3.2 Reconstruction Approach – 7 pts Evaluates: • Ability to build to standardized 2-, 3-, 4-bedroom plans • Floodplain & Elevation requirements • Site prep, demolition, surveying, utility coordination • 120-day schedule adherence Assesses: Detailed approach to the management of resources for this, including how compliance with Program Guidelines, Florida Building Codes, Municipal Building Codes, applicable federal regulations, and local and/or regional codes and/or land use regulations will be ensured **Scoring:** • Up to 7 pts: Detailed, realistic, fully compliant plan. • Up to 5 pts: Generally adequate plan. • Up to 3 pts: Limited detail or unclear sequencing. • 0 pts: Non-responsive.		

3.3 MHU Replacement Approach – 3 pts (up to 17 pts for MHU only contractors - no points provided to Rehab or Recon Approach) Evaluates: •Sourcing HUD-certified Wind Zone 3 units •Demolition & pad preparation •Tie-down, utility hookups, title work •60-day schedule compliance Assesses: Detailed approach to the management of resources for this, including how compliance with Program Guidelines, Florida Building Codes, Municipal Building Codes, applicable federal regulations, and local and/or regional codes and/or land use regulations will be ensured **Scoring:** •Up to 3 pts: Fully detailed and compliant. •Up to 2 pts: Mostly compliant with minor gaps. •Up to 1 pt: Limited detail. •0 pts: Not addressed.		
3.4 Homeowner Communication & Customer Service – 2 pts Assesses ability to: •Coordinate pre-construction meetings •Document twice-weekly contact in Canopy™ •Maintain informed customer service Evaluates: Detailed approach to the management of resources for this **Scoring:** •Up to 2 pts: Strong methods and tracking system. •Up to 1 pt: Adequate approach. •Up to 0.5 pts: Minimal description. •0 pts: Not addressed.		
3.5 Warranty & Closeout – 1 pts Evaluates: •One-year workmanship and 10-year structural warranty process •Closeout documentation management Assesses: Detailed approach to the management of resources for this **Scoring:** •Up to 1 pt: Complete and well-defined process. •Up to 0.5 pts: General commitment but limited detail. •0 pts: Not addressed.		