

RIVERFRONT PLAZA RESTAURANT OPERATOR

Summary Evaluation & Scoring Criteria

Responsive proposals will be evaluated based on the criteria below. The maximum possible score is 100 points. The DIA reserves discretion to consider overall proposal quality, execution risk, and alignment with public objectives. *The metrics provided by these Scoring Criteria will be used by the scoring committee in order to inform a decision by the DIA Board. Ultimately, the DIA Board may accept a proposal it deems to be in the public interest and in furtherance of § 163.380, Florida Statutes, and the Community Redevelopment Area Plan for the Northbank Downtown Community Redevelopment Area.*

1. Operator Experience & Track Record (20 Points)

Experience operating comparable restaurants; waterfront or publicly owned venues preferred; demonstrated long-term success.

2. Tenant Improvement & Lease Proposal (20 Points)

Reasonableness and clarity of proposed tenant buildout and lease structure.

3. Financial Capacity & Capital Commitment (20 Points)

Financial strength and current yearly revenue, credibility of buildout budget, liquidity, and ability to sustain operations.

4. Concept & Menu Strength (20 Points)

Quality, creativity, and appropriateness of the restaurant concept as a destination-quality waterfront use.

5. Operational Viability (20 Points)

Strength of operations plan, staffing, training, and long-term operational sustainability.

Interview (If conducted – Up to 20 Points)

The DIA may conduct interviews to clarify proposals and assess team capability. Interview scoring may adjust final rankings.