

West Newton Armory RFP Proposal Matrix Summary

	Proposer	Unit Mix	Preservation of Front Headhouse	Demolition of Rear Fieldhouse	Proposed Height of Addition	Unit Count	Bedroom Count			Affordability Breakdown (Percentage of Area Median Income)				Total Development Costs		Projected City Sources	
							Studio	1 bedroom	2 Bedroom	3 Bedroom	30% AMI	50% AMI	60% AMI	Other	TDC		TDC per unit
1	Life Communities	Senior	Yes	Yes	6 stories	65	0	60	5	0	8	20	36	1 mgr unit	\$ 38,930,876.28	\$ 598,936.56	\$ 5,500,000.00
2	Caritas Communities	Individuals	Yes	Yes	5 stories	73	73	0	0	0	72	0	0	1 mgr unit	\$ 28,109,111.00	\$ 385,056.32	\$ 3,400,000.00
3	Cruz Development	Family	Yes	Yes	5 stories	41	0	12	22	7	12	8	21		\$ 25,618,657.66	\$ 624,845.31	\$ 2,900,000.00
4	Genesis Corporation	Family	Yes	Yes	5 stories	47	0	12	30	5	8		39		\$ 25,855,972.00	\$ 550,127.06	\$ 2,350,000.00
5	Metro West Collaborative Development	Family	Yes	Yes	5 stories	43	0	15	21	7	15		28		\$ 25,027,172.00	\$ 582,027.26	\$ 5,160,000.00
6	Newton Community Development Foundation and Planning Office of Urban Affairs	Family/Individuals	Yes	Yes	5 stories	43	0	16	22	5	8		35		\$ 21,885,552.00	\$ 508,966.33	\$ 2,500,000.00
7	Onyx Group	Family	Yes	Yes	5 stories	48	1	16	26	5	2	12	24	10 at 80%	\$ 27,497,675.00	\$ 572,868.23	\$ 2,760,000.00