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From: **Steven Ludmerer** sludmerer@gmail.com
Subject: Management Company Evaluation Matrix
Date: November 24, 2026 at 11:52 AM
To: Steve Heitzner steve.heitzner@universityparkrd.com, Greg Selep greg.selep@universityparkrd.com, Steve Swanson steve.swanson4@universityparkrd.com, Scott Huebner scott.huebner@universityparkrd.com
Cc: Vivian Carvalho Carvalhov@pfm.com, Kwame Jackson jacksonk@pfm.com, Mark Barnebey mbarnebey@blalockwalters.com
Bcc: Tom Christopher chris67ta@gmail.com, BILL LOCKHORN lockhorn1@comcast.net, Bill Price bponfs@gmail.com, Pat Thompson pat.jc.thompson@gmail.com, Abbie Goodman abbie.goodman@gmail.com, BARBARA SOMMA bsomma@msn.com, Peggy Lowndes plownds@comcast.net, Gio Cantarella giocant@gmail.com, Bruce Mantia bjmantia@gmail.com, Lawrence Slavin lslavin@mac.com, Gregory Spanos gspanos@bostonstrategic.com

Supervisors:

I believe it is premature to finalize an Evaluation Scorecard and choose a Management Company to enter into contract negotiations.

Firstly, the Evaluation Scorecard isn't ready. There are a number of issues that need further consideration.

Second and most important, there are several items where you need more information from the candidates in order to make an informed decision.

I've outlined both these issues in the attached.

Please review and consider these points in your discussion of the Scorecard at today's meeting.

Thanks, Steve

SLL UPCC_Evaluati...

Steve Ludmerer
sludmerer@gmail.com

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