



Metro

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

September 22, 2017

ATTENTION: All interested parties

SUBJECT: Joint Development of Vermont/Santa Monica Station

The Los Angeles County Metropolitan Transportation Authority (Metro) has received an unsolicited proposal which contemplates joint development of the Vermont/Santa Monica Station. The unsolicited proposal received by Metro contemplates development of a mixed use project with affordable housing and includes the following Metro properties - APNs: 5538-022-900, 5538-022-903, 5538-022-904, 5538-022-905. Per Federal Transit Administration (FTA) requirements and the Joint Development Unsolicited Proposals Policy (JD UP Policy), Metro is publicizing its interest in the joint development of this site in order to provide adequate opportunity for interested parties to comment or submit competing proposals. (See JD UP Policy at https://media.metro.net/projects_studies/joint_development/images/jdprocess_2016-1201.pdf)

Submittals:

Submittals in response to this posting shall be in accordance with the Joint Development Policy (JD Policy) goals of transit prioritization, community integration and engagement, affordable housing, high quality design, and fiscal responsibility. (See JD Policy at https://www.metro.net/projects/joint_dev_pgm/)

Submittals shall meet the following Phase 1 Conceptual Proposal threshold requirements per the JD UP Policy in order to be considered by Metro staff:

- a) Satisfies the elements of a JD Unsolicited Proposal as defined in Section 1 of the JD UP Policy;
- b) Contains sufficient technical and cost information to permit a meaningful evaluation;
- c) Has been approved by an authorized representative of the prospective offeror or a person authorized to contractually obligate the prospective offeror;
- d) Includes a general project concept that meets Metro and JD objectives as stated in the JD Policy; and
- e) Complies with the marking requirements for use and disclosure of data.

Submittals shall include the following:

One (1) original, three (3) hard copies, and one (1) electronic copy (in USB flash drive) of the Phase 1 Proposal

One (1) original of the Phase One: Conceptual Proposal Form (Exhibit 2 of the JD UP Policy)

All proposals must be submitted in sealed envelopes by mail or hand delivered to the address below.

Los Angeles County Metropolitan Transportation Authority
One Gateway Plaza
Los Angeles, CA 90012-2952
9th Floor Receptionist
Vermont/Santa Monica Joint Development

Procurement Dates: Final date for questions – Friday, October 6, 2017 at 2:00pm local time.

Comments or Submittals under this posting shall be received by Monday, October 23, 2017 at 2:00 pm local time.

Evaluation: After evaluating all proposals received, Metro staff will negotiate and make recommendations based on one of four scenarios:

- 1) Metro receives no additional proposals and decides to pursue the previously received Unsolicited Proposal.
- 2) Metro receives additional proposals and desires to further evaluate and negotiate with one of the proposers, be it the previously received proposal or one of the new proposals received as a result of this publication.
- 3) Metro receives additional proposals and, based on this evidence of interest, determines that it is in Metro's best interest to reject and return all submittals and conduct a full competitive procurement.
- 4) Regardless of the number of proposals received, Metro may determine that it is in its best interests not to move forward with any proposal.

All proposers will be notified of Metro's decision.

Communication: All communications in connection with this posting shall be directed to the undersigned by email coppoloc@metro.net or by phone at 213-922-4471.

Regards,



Carolina Coppolo
Executive Officer
Vendor/Contract Management
213-922-4471
coppoloc@metro.net