



RONSTADT TRANSIT CENTER JOINT DEVELOPMENT PROJECT
PHASE II REQUEST FOR PROPOSALS (RFP)



PHASE II RFP CONTENTS

RFP SECTION	SECTION CONTENT
1. Request for Proposal Process & Status	Explanation of RFP process; includes project timeline
2. Phase II RFP Overview	Summary of Phase II Content
3. Project Purpose & Goals	Repeated from RFP Phase I <u>Goal A:</u> Uses & Character <u>Goal B:</u> Transportation & Infrastructure <u>Goal C:</u> Financial & Economic Vitality <u>Goal D:</u> Communication & Participation
4. FTA Guidance	Emphasizes need to comply with recent FTA guidance on joint development. Quotes 4 FTA Eligibility Criteria, including: <u>Criterion One:</u> Economic Benefit <u>Criterion Two:</u> Public Transportation Benefit <u>Criterion Three:</u> Fair Share Revenue <u>Criterion Four:</u> Fair Share of Costs
5. Instructions to Offerors	Procurement requirements. Limited revisions to be consistent with development requirement language.

continued



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RFP Content *continued*

<p>6. Phase II Submittal Requirements</p>	<ol style="list-style-type: none">1. Contact Information2. Executive Summary3. Project Description (<i>uses, sq. ft., heights, parking, jobs, costs, renderings, site utilization, community open space, public amenities, celebration of cultural diversity & arts, circulation & construction plans, schedule</i>)4. Integration of Transit Use (<i>facilities & uses, operational needs, multi-modal connectivity, accommodation of complementary programs & facilities, public & administrative functions</i>)5. Response to City Goals & Plans & FTA Requirements6. Team7. Public Engagement8. Business Plan & Financial Capacity (<i>includes demonstration & quantification of long-term benefits for the City</i>)9. Public Presentation (<i>opportunity to revise proposed project; must provide written responses</i>)
<p>7. Phase II Evaluation Criteria</p>	<p><i>Specific Criteria:</i></p> <ul style="list-style-type: none">• Joint Development Project & Transit Integration• Response to City Goals• Business Plan, Financial Capacity, & FTA Requirements• Public Engagement & Response to Public Presentation• Team <p><i>Other Evaluation Tools:</i></p> <ul style="list-style-type: none">• Interviews• Additional Investigations• Prior Experience