

PROCUREMENT SUMMARY

DUARTE/CITY OF HOPE STATION JOINT DEVELOPMENT/ PS104506

1.	RFP Number: PS104506	
2.	Recommended Vendor: Jamboree Housing Corporation	
3.	Type of Procurement (check one): <input type="checkbox"/> IFB <input type="checkbox"/> RFP <input type="checkbox"/> RFP-A&E <input type="checkbox"/> Non-Competitive <input type="checkbox"/> Modification <input type="checkbox"/> Task Order <input checked="" type="checkbox"/> Joint Development	
4.	Procurement Dates:	
	A. Issued: May 9, 2023	
	B. Advertised/Publicized: May 9, 2023	
	C. Pre-Proposal Conference: May 23, 2023	
	D. Proposals Due: August 3, 2023	
	E. Pre-Qualification Completed: N/A	
	F. Ethics Declaration Forms submitted to Ethics: August 4, 2023	
	G. Protest Period End Date: May 21, 2024	
5.	Solicitations Picked up/Downloaded: 70	Bids/Proposals Received: 4
6.	Contract Administrator: Armine Menemshyan	Telephone Number: 213-922-4851
7.	Project Manager: Carey Jenkins	Telephone Number: 213-547-4356

A. Procurement Background

This Board Action is to approve an Exclusive Negotiation Agreement and Planning Document (ENA) for the development of Metro-owned property at the Duarte/City of Hope A Line Station. Board approval of agreements are subject to resolution of any properly submitted protest(s), if any.

The Request for Proposals (RFP) was issued in accordance with Metro's Acquisition Policy and will result in an ENA.

An amendment was issued during the solicitation phase of this RFP as follows:

- Amendment No. 1, issued on May 16, 2023, revised the Tabular Project Summary under Section 6. Submission Requirements/C. Development Program.

A total of 70 individuals downloaded the RFP and were included in the planholder's list. A virtual pre-proposal meeting was held on May 23, 2023, and was attended by 37 participants representing 25 firms. There were 10 questions asked and responses were released prior to the proposal due date.

Four proposals were received on August 3, 2023 from the following firms:

- Cesar Chavez Foundation (CCF)
- Jamboree Housing Corporation
- JPI Companies
- Mercy Housing California

B. Evaluation of Proposals

A Proposal Evaluation Team (PET) consisting of staff from Metro’s Joint Development, Transit Oriented Communities, and Parking Management departments, and the City of Duarte was convened and conducted a comprehensive technical evaluation of the proposals received.

The proposals were evaluated based on the following evaluation criteria and weights:

- | | |
|--|------------|
| • Vision, Scope and Design | 40 percent |
| • Development Team Experience and Financial Capacity | 30 percent |
| • Financials | 20 percent |
| • Implementation | 10 percent |

The evaluation criteria are appropriate and consistent with criteria developed for other, similar Joint Development opportunity procurements. Several factors were considered when developing these weights, giving the greatest importance to vision, scope, and design.

During the period of August 9, 2023 to December 13, 2023, the PET independently evaluated and scored the proposals.

Of the four proposals received, two were determined to be within the competitive range and are listed below in alphabetical order:

1. Jamboree Housing Corporation
2. Mercy Housing California

Two firms were determined to be outside the competitive range and were excluded from further consideration as their proposals did not adequately address the vision, scope, and design requirements of the evaluation criteria.

On December 5, 2023, both firms within the competitive range were invited for interviews to discuss their proposals and respond to questions from the PET. After the interviews, the PET determined that Jamboree Housing Corporation was the highest scored proposer to enter into an ENA.

Qualifications Summary of Firms within the Competitive Range:

Jamboree Housing Corporation

Jamboree Housing Corporation is a non-profit 501(c)3 corporation with 33 years of affordable housing development, financing, resident services, and public private partnership experience. Jamboree delivers quality affordable housing and services that transform lives and strengthen communities.

Mercy Housing California (MHC)

Mercy Housing California is a non-profit corporation and is the largest nonprofit owner of affordable housing in the United States. It was incorporated in 1988 as the California affiliate of Mercy Housing, Inc. MHC has grown substantially, both through its own affordable housing development and through mergers with other nonprofit housing groups. The firm has development offices in San Francisco, Sacramento, and Los Angeles. Between MHC’s three offices, Mercy Housing has developments in 36 counties ranging from San Diego to Shasta.

The following table summarizes the final scores:

1	Firm	Average Score	Factor Weight	Weighted Average Score	Rank
2	Jamboree Housing Corporation				
3	Vision, Scope and Design	79.50	40.00%	31.80	
4	Development Team Experience and Financial Capacity	72.00	30.00%	21.60	
5	Financials	69.35	20.00%	13.86	
6	Implementation	80.70	10.00%	8.07	
7	Total		100.00%	75.33	1
8	Mercy Housing California				
9	Vision, Scope and Design	66.00	40.00%	26.40	
10	Development Team Experience and Financial Capacity	82.00	30.00%	24.60	
11	Financials	64.65	20.00%	12.93	
12	Implementation	76.70	10.00%	7.67	
13	Total		100.00%	71.60	2

C. Background on Recommended Contractor

The recommended firm, Jamboree Housing Corporation, located in Irvine, California, is a non-profit 501(c)3 corporation with 33 years of affordable housing development, financing, resident services, and public private partnership experience. Jamboree delivers quality affordable housing and services that transform lives and strengthen communities.