

PROCUREMENT SUMMARY

VERMONT/SANTA MONICA STATION JOINT DEVELOPMENT PROJECT

1.	Recommended Vendor: Little Tokyo Service Center Community Development Corporation	
2.	Type of Procurement: Joint Development – Unsolicited Proposal	
3.	Procurement Dates:	
	A. Unsolicited Proposal Phase 1 Received: January 3, 2017	
	B. Unsolicited Proposal Phase 2 Received: April 27, 2017	
	C. Advertised/Publicized Interest: September 22, 2017	
	D. Comments/Submittals/Proposals Due: October 23, 2017	
	E. Protest Period End Date: March 19, 2018	
4.	Unsolicited and Interested Proposals Received: 2	
5.	Contract Administrator: Carolina Coppolo	Telephone Number: 213.922.4471
6.	Project Manager: Nicole Velasquez	Telephone Number: 213.922.7439

A. Procurement Background

This Board Action is to approve an 18-month Exclusive Negotiation Agreement and Planning Document (ENA) with Little Tokyo Service Center Community Development Corporation (LTSC) issued in support of the development of 1.06 acres of Metro-owned property at the Vermont/Santa Monica Station. Board approval of contract awards are subject to resolution of any properly submitted protest.

On January 3, 2017, LTSC submitted a Phase 1 Unsolicited Joint Development Proposal (UP) for the Vermont/Santa Monica Center mixed use development project (Project). An evaluation committee was formed consisting of Metro staff from Joint Development (JD), Vendor/Contract Management (V/CM) and Project Engineering, and determined that the Phase 1 UP met the preliminary requirements of a UP and warranted further consideration. Therefore, LTSC was invited to submit a Phase 2 – Detailed Proposal so that Metro could receive more detailed technical and financial information to fully understand and evaluate the proposal. The Phase 2 Proposal (Proposal) was received on April 27, 2017.

The Phase 2 Proposal was evaluated to ensure the following minimum factors were considered:

1. Qualifications, related experience or unique combination of those, of the Offeror
2. Qualifications, capabilities and experience of the proposed team leader or key personnel who are critical to achieving the Proposal objectives
3. Integration with transit facilities and active transportation infrastructure
4. Opportunity for transit improvements associated with the Proposal
5. Economic and regulatory feasibility of the Proposal
6. Quality of design

7. Provision of community benefits
8. Inclusion of SBE/DBE/DVBE and Community-Based Organizations (CBOs)
9. Innovative and unique characteristics
10. Financial offer

Based on the review of LTSC's Phase 2 Proposal, staff determined the proposal warranted further consideration. In accordance with Federal Transit Administration (FTA) requirements and Metro's JD UP Policy, the next step in the process was to publish Metro's interest in the joint development of the Project for 30 days in order to provide adequate opportunity to receive competing proposals and/or comments. Staff notified community stakeholders, city officials, and Board members of its plans to post the opportunity.

In accordance with the JD UP, Metro staff could proceed with one of four scenarios following the 30-day posting period:

1. Metro receives no additional proposals and decides to pursue the original Unsolicited Proposal. Staff may recommend the Board consider entering into an Exclusive Negotiation Agreement and Planning Document with the proposer under which further community outreach, planning and project refinement would occur.
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 the 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.

On September 22, 2017, V/CM staff published Metro's interest in the joint development of this Project in order to provide adequate opportunity for interested parties to comment or submit competing proposals. This was posted on Metro's Vendor Portal and advertised in the *Los Angeles Times*, *La Opinion*, and *Korea Times*. The opportunity was also sent to Metro's JD interested developer's email list. In addition, Metro staff also notified the Office of Los Angeles City Councilman Mitch O'Farrell, the East Hollywood Business Improvement District and the East Hollywood Neighborhood Council to make them aware of Metro's interest in joint development at the Vermont/Santa Monica Station. Staff received six questions from interested parties that were responded to prior to the due date. On October 23, 2017, one additional proposal was received from Hollywood Community Housing Corporation (HCHC).

B. Evaluation of Competing Proposal

Metro staff reviewed the proposal submitted by HCHC. While it was determined that it met the preliminary requirements, the evaluation committee concluded the original UP has greater potential to advance Metro’s Transit Oriented Communities objectives and JD Policy goals. Therefore, staff recommends pursuing the original UP submitted by LTSC.

C. Background on Recommended Developer

The recommended firm, Little Tokyo Service Center Community Development Corporation (LTSC), is a 501(c)(3) non-profit and Community-Based Organization (CBO) and was founded in 1979. LTSC is located in Los Angeles and has developed close to 1,000 units of affordable housing and 130,000 square feet of community-based commercial real estate. Their projects are located in communities throughout the region including Little Tokyo, Koreatown, South Los Angeles, Van Nuys and Sun Valley.

D. DEOD Summary

Metro encourages Development Teams to create opportunities to include Metro-certified SBE/DBE and DVBE firms in their projects, through professional and/or construction services. LTSC did not commit to SBE/DVBE or DBE participation in its proposal. However, LTSC is planning to engage the expertise of the Asian Pacific Islander Small Business Program (API SBP), which is a collaborative of five community organizations: the Chinatown Service Center, Koreatown Youth & Community Center, Little Tokyo Service Center CDC, Search to Involve Pilipino Americans and Thai Community Development Center. LTSC will initially work with the API SBP’s Thai Business Counselor to ensure the retail space can accommodate any needs of enterprising local small businesses.

E. Project Labor Agreement/Construction Careers Policy

Project Labor Agreement/Construction Careers Policy (PLA/CCP) will be applicable on this Joint Development project. The PLA/CCP requires that the Developer commit to meet the applicable Targeted Hiring Requirements.

Federally Funded Projects		
Extremely / Economically Disadvantaged Worker Goal	Apprentice Worker Goal	Disadvantaged Worker Goal
40%	20%	10%

Non-Federally Funded Projects		
Community / Local Area Worker Goal	Apprentice Worker Goal	Disadvantaged Worker Goal
40%	20%	10%