ANNOUNCEMENT: REQUEST FOR QUALIFICATIONS FOR TRANSIT-ORIENTED DEVELOPMENT OF THE TEXAS MEDICAL CENTER TRANSIT CENTER

The Metropolitan Transit Authority (“METRO”) of Harris County, Texas is announcing a Request for Qualifications (“RFQ”) for transit-oriented development of the Texas Medical Center Transit Center (“TMC Transit Center”).

The purpose of the RFQ process is to establish a short list of 4-6 real estate development firms capable of successfully completing a transit-oriented development. Developers are invited to submit their qualifications to METRO for evaluation with the objective of being included on METRO’s preferred developer short list from which a development team may be selected to build a project at the TMC Transit Center within the next 1-2 years.

METRO seeks to foster development that:

- Enhances and increases ridership on the METRO system;
- Achieves transit, land use, economic development and urban planning goals while maximizing revenues generated to METRO from its property by providing at a minimum a financial return equal to the highest and best use of the transit center property;
- Provides transportation related services and conveniences;
- Provides pedestrian-oriented development;
- Includes a mix of uses that will support the continued growth and meet identified needs of the Texas Medical Center area which could include residential, retail, office, hotel/residence inn, restaurants and supportive parking;
- Achieves the highest levels of quality in terms of urban and architectural design;
- Generates economic development benefits through job creations and fiscal revenues to the local area and the City of Houston.

The selected developer of the TMC Transit Center site will have had successful experience with financing projects over $100,000,000 and be expected to plan, finance, construct and operate a project pursuant to the policies and practices outlined in a Joint Development Agreement.
Interested developers should submit documentation demonstrating their qualifications in the following areas.

Submissions will be evaluated using the following criteria:

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<th>Brief description of your company, the company’s history and the principals of the company including: a. Total SF under current management; b. Total SF constructed in the past five (5) years; c. List of industry recognitions. (Limit 5 pages)</th>
<th>Most Important (15)</th>
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<td>2.</td>
<td>Description of experience in financing projects over $100,000,000. (Limit 3 pages)</td>
<td>Most Important (15)</td>
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<td>3.</td>
<td>Description of your company’s experience with community planning and urban design. (Limit 5 pages)</td>
<td>Very Important (10)</td>
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<td>4.</td>
<td>Evidence of commitment to using small businesses in the development process.</td>
<td>Very Important (10)</td>
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<td>5.</td>
<td>Examples of completed transit-oriented development projects, including a description of uses and timing of the development from application of entitlements through construction completion, and graphics showing the site plans, building elevations and vignette drawings. (Limit 5 pages per project)</td>
<td>Very Important (10)</td>
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<td>6.</td>
<td>Examples of successful ground leases / joint ventures. (Limit 5 pages)</td>
<td>Very Important (10)</td>
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<td>7.</td>
<td>Evidence of lease up, product sales schedules and property management experience. (Limit 5 pages)</td>
<td>Very Important (10)</td>
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8. Describe your company’s internal capabilities vs. externally contracted service. 
(Limit 5 pages)  
Very Important (10)

9. References of public agencies who partnered with the developer in a joint development project.  
Important (5)

10. Experience in developing projects in Houston, Texas. 
(Limit 5 pages)  
Important (5)

A pre-bid conference will be held on Monday, March 28, 2005, at 2:00 P.M. at the Metropolitan Transit Authority’s administration building located at 1900 Main Street, Houston, Texas to review property information and address any questions related to the site or the RFQ.

Submissions to the RFQ will be accepted until the close of business (5:00pm) local time, on Monday, April 4, 2005.

Please send ten (10) copies of your submissions to:

Mr. Todd Mason  
V.P. Real Estate Services  
Metropolitan Transit Authority  
1900 Main Street  
Post Office Box 61429  
Houston, Texas 77208-1429

Notes:

1. METRO, upon review of submissions, reserves the right to: (A) take no further action; (B) use any or all submissions as the basis for issuance of subsequent Request for Proposals, or (C) conduct discussions and negotiations and proceed to award.

2. By submission of your qualifications in response to this announcement, you are certifying that neither your firm(s) nor any of their principals are presently debarred, suspended, proposed for debarment, declared ineligible, or excluded from participation in this procurement process by any Federal department or agency. Further, if such a debarment or suspension occurs during the course of the evaluation process, you shall so inform METRO.
3. Each protest of these Solicitation documents shall be submitted for resolution to the Vice President of Procurement & Materials. Each such protest shall be in writing and shall be supported by the information set forth in Chapter 19 of METRO's Procurement Manual to enable the protest to be considered. A protest will not be considered if it is insufficiently supported or it is not received within the time limits specified herein. A protest based upon terms, conditions or form of a proposed procurement action prior to submission of qualifications, shall be submitted so that it is received by the Vice President of Procurement & Materials no later than five (5) calendar days prior to the specified date for submission of qualifications. For a protest concerning award decision, including evaluations, the initial protest must be received by the Vice President of Procurement & Materials not later than five (5) calendar days after the interested party knows, or through exercise of reasonable diligence should have known, whichever is earlier, of the grounds for the protest. Each protest will be processed in accordance with METRO’s Protest Procedures located in Chapter 19 of METRO’s Procurement Manual. A copy of the procedures will be provided to the protester upon written request to METRO’s Vice President of Procurement & Materials. A written final determination on any protest will be rendered by METRO’s President & Chief Executive Officer and will be provided to the protester as soon as practicable. Federal Transit Administration (FTA) Circular 4220.1E, paragraph 7L, addresses bid protests. A copy of this paragraph will be provided to the protester upon written request to METRO. Review of a protest by FTA will be limited to a grantee’s failure to have or follow its written protest procedures or its failure to review a complaint or protest or violation of federal law or regulation. An appeal to FTA must be received by the cognizant FTA regional or Headquarters Office within five (5) working days of the date the protester learned or should have learned of any adverse decision by METRO or other basis of appeal to the FTA. Violations of a specific Federal law or regulation will be handled by the complaint process stated with that law or regulation. Alleged violations on other grounds are under the jurisdiction of the appropriate State or local administrative or judicial authorities.