



CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

EC-19-474

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

August 1, 2019

TO: Klarissa J. Peña, President, City Council

FROM: Timothy M. Keller *TK*

SUBJECT: Mayor's Recommendation of Award (ROA) for RFP No. 2019000045 "Uptown Transit Center Joint Development"

The City of Albuquerque Transit Department in conjunction with the Department of Finance, Purchasing Division, issued the RFP for the Uptown Transit Center Joint Development.

The RFP was advertised in the Albuquerque Journal on December 16, 2018 and posted on the Purchasing E-Procurement, Sicomm.net website on December 17, 2018.


The City only received one (1) response to this solicitation. The ad hoc evaluation committee evaluated and scored the proposal received from Jaynes Corporation and PacifiCap Construction LLC (co-offerors) in accordance with the evaluation criteria published in the RFP. After thoroughly reviewing and scoring the proposal, Jaynes Corporation and PacifiCap Construction LLC (co-offerors) earned a score of 626 points. The ad hoc committee found Jaynes Corporation and PacifiCap Construction LLC (co-offerors) to be both responsive and qualified and recommends an award to Jaynes Corporation and PacifiCap Construction LLC (co-offerors).

I concur with this recommendation.

The City of Albuquerque's Transit Department will manage this contract.

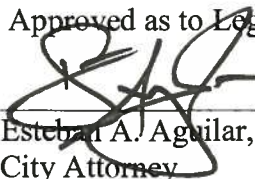
Mayor's Recommendation of Award (ROA) for RFP No. 2019000045 "Uptown Transit Center Joint Development"

Approved:



Sarita Nair Date
9/25/19
Chief Administrative Officer

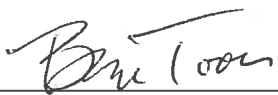
Approved as to Legal Form:



Esteban A. Aguilar, Jr. Date
8-26-19
City Attorney



Recommended:



Bernie Toon, Director Date
8/7/19
Transit Department

Cover Analysis

1. **What is it?** An Executive Communication to the City Council containing the Mayor's Recommendation of Award for RFP #2019000045 "Uptown Transit Center Joint Development" or "UTC"
2. **What will this piece of legislation do?** Authorize the Mayor to enter into an Agreement with Jaynes Corporation and PacifiCap Construction LLC for a development agreement under which the UTC can be transformed into a "Transit-Oriented Development".
3. **Why is this project needed?** In 1998 the City purchased land with grant funding from the Federal Transit Administration, which also supplied construction monies for the UTC, which was constructed in 2004. That grant envisioned a public/private partnership to construct a transit-oriented development on the site while maintaining FTA control of the property. A feasibility study was conducted in 2014, including public participation, surveys, and a neighborhood meeting. Certain land uses, and specifically housing, were identified as needs in the area. Such a project in Uptown can meet those defined needs, as well as inform development on transit corridors throughout the City.
4. **How much will it cost and what is the funding source?** This is intended to be a "public/private partnership". The City would provide the land, probably through a leasehold arrangement, while preserving the Federal interest. The City would also pay for pre-development services (surveys, appraisals, etc.) from already allocated grant monies. The primary assumption of cost (estimated at \$32,000,000) would be by the private developer.
5. **Is there a revenue source associated with this Plan? If so, what level of income is projected?** The FTA requires such a project to return a "Fair Share of Revenue" to be used by the recipient agency to support transit programs. It is foreseen that the City will receive a small percentage of project rents over the life of the development. The level of income cannot be projected at this time.

FISCAL IMPACT ANALYSIS

TITLE: RFP No. P2019000045, Uptown Transit Center Joint Development

R: _____
 FUND: 665
 DEPT: Transit

No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.

(If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2020	2021	2022	Total
Base Salary/Wages	-	-	-	-
Fringe Benefits at	-	-	-	-
Subtotal Personnel	-	-	-	-
Operating Expenses				
Property	-	-	-	-
Indirect Costs	-	-	-	-
Total Expenses	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> Estimated revenues not affected				-
<input type="checkbox"/> Estimated revenue impact				-
Total Revenue	\$ -	\$ -	\$ -	\$ -

Number of Positions created: 0

COMMENTS: This will be for a development partnership between the City and Jaynes Corporation and PacifiCap Construction LLC (co-offerors)

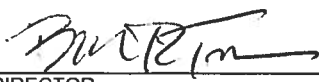
COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:
 This will allow the City of Albuquerque to award the RFP No. P2019000045, Uptown Transit Center Joint Development and allow the City to sign a contract with Jaynes Corporation and PacifiCap Construction LLC (co-offerors). The project is needed to develop the City of Albuquerque's 1.46-acre Uptown Transit Center for a Federally-assisted Transit Oriented Development (TOD) project that maintains and enhances current transit service operation.

PREPARED BY:



 FISCAL ANALYST

APPROVED:



 DIRECTOR



City of Albuquerque
Department of Finance and Administrative Services

Timothy M. Keller, Mayor

Interoffice Memorandum

Date June 10, 2019

TO: Sarita Nair, Chief Administrative Officer
FROM: Bernie Toon, Director, Transit Department *BT*
SUBJECT: Recommendation of Award: RFP No. 2019000045, "Uptown Transit Center Joint Development"

The City of Albuquerque Transit Department, in conjunction with the Department of Finance and Administrative Services, Purchasing Division, issued the subject solicitation. The solicitation was posted on the purchasing website and advertised in the Albuquerque Journal. One response was received for evaluation.

The ad hoc evaluation committee evaluated and scored the response received from Jaynes Corporation and PacifiCap Construction LLC (co-offers) in accordance with the evaluation criteria published in the RFP and recommends award of contract to Jaynes Corporation and PacifiCap Construction LLC. I concur with this recommendation. Listed below is the composite score for the response received:

Jaynes Corporation and PacifiCap Construction LLC 626

The City of Albuquerque's Transit Department will manage this contract.

Approved:

SN 6/21/17
Sarita Nair (Date)
Chief Administrative Officer

Attachment: Score Sheet
Campaign Reports

Original: Purchasing P2019000045

SELECTION COMMITTEE RESULTS
P2019000045
Uptown Transit Joint Development

	Offeror	Jaynes/PacifiCap
Selection Committee		
Evaluator 1		625
Evaluator 2		653
Evaluator 3		644
Evaluator 4		593
Evaluator 5		615
TOTAL		3,130

***Rank**

Janes/PacifiCap 626

* Rank is calculated by total points scored from all evaluators and dividing by number of evaluators in the committee.

Campaign Contributors Report

Tuesday, June 11, 2019

Page 1 of ?

For the period of Jun 11, 2017 to Jun 11, 2019

Prompt Values Entered: NOTHING SELECTED, Jaynes Corp

CONTRIBUTOR NAME: JAYNES CORPORATION ,		
CANDIDATE OR COMMITTEE	DATE ADDED	CONTRIBUTION AMOUNT
FORWARD ALBUQUERQUE	09/20/2017	\$750.00
ALBUQUERQUE COALITION FOR A HEALTHY ECONOMY AND REALTORS ASSOCIATION OF NEW MEXICO	09/10/2017	\$1000.00
JAYNES CORPORATION ,		\$1750.00

This report was created with the most current campaign contribution data provided by the City Clerk's Office (and the Information Systems Division) last updated on Dec 28, 2017

