RESOLUTION NO. 2005-86

A RESOLUTION

APPROVING THE IMPLEMENTATION OF PHASE I OF THE METRONET INITIATIVE; AUTHORIZING AND DIRECTING THE PRESIDENT & CEO TO EXECUTE AND DELIVER APPROPRIATE DOCUMENTS UNDER THE STATE OF TEXAS COOPERATIVE PURCHASING PROGRAM, FOR ACQUISITION OF CISCO ROUTERS FROM GLOBAL DATA SYSTEMS; AND MAKING FINDINGS AND PROVISIONS RELATIVE TO THE SUBJECT.

WHEREAS, METRONet is a master plan for implementation of enhanced electronic communications, including installation of wireless systems, video surveillance at transit facilities and improved voice telecommunications; and

WHEREAS, a Synchronous Optical Network, or "SONET," was previously installed as a telecommunications link between the bus operating facilities and the administrative offices; and

WHEREAS, Phase I of the METRONet initiative includes improving access to the SONET network by replacing the current Cisco router technology with new equipment; and

WHEREAS, Cisco routers may be acquired under the Texas Cooperative Purchasing Program for information technology resources; and

WHEREAS, the Board of Directors previously authorized METRO's participation in the Texas Cooperative Purchasing Program; and

WHEREAS, acquisitions under the Texas Cooperative Purchasing Program satisfy statutory competitive bid requirements;
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN TRANSIT AUTHORITY THAT:

Section 1. The Board of Directors hereby approves implementation of Phase I of the METRONet initiative.

Section 2. The President & CEO is hereby authorized and directed to execute and deliver appropriate documents with Global Data Systems, in accordance with the Texas Cooperative Purchasing Program, for the acquisition of Cisco routers, for an amount not to exceed $2.4 million.

Section 2. This resolution is effective immediately upon passage.

PASSED this 27th day of October, 2005
APPROVED this 27th day of October, 2005

David S. Wolff
Chairman
A RESOLUTION

SUPPORTING THE DESIGNATION OF THE METRO TRANSIT POLICE DEPARTMENT AS A TRAINING PROVIDER UNDER THE TEXAS COMMISSION ON LAW ENFORCEMENT OFFICER STANDARDS AND EDUCATION; AND MAKING FINDINGS AND PROVISIONS RELATIVE TO THE SUBJECT.

WHEREAS, the Texas Commission on Law Enforcement Officer Standards and Education ("TCLEOSE") is a State agency that sets educational requirements and professional standards for peace officers licensed by the state of Texas; and

WHEREAS, licensed peace officers are required to receive periodic training in order to retain their State certification and remain proficient in the area of law enforcement; and

WHEREAS, TCLEOSE has designated the METRO Transit Police Department as a training provider, authorized to conduct classes for licensed peace officers on law enforcement techniques, emergency responses and community safety; and

WHEREAS, the METRO Transit Police Department has provided trained instructors and classes since 1994, and it is appropriate that the Department continue its role as a training provider;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN TRANSIT AUTHORITY THAT:

Section 1. The Board of Directors hereby approves and supports the designation of the METRO Transit Police Department as a training provider under the Texas Commission of Law Enforcement Officer Standards and Education, or TCLEOSE.
Section 2. This resolution is effective immediately upon passage.

PASSED this 27th day of October, 2005
APPROVED this 27th day of October, 2005

ATTEST:

David S. Wolff
Chairman
A RESOLUTION

AUTHORIZING AND DIRECTING THE PRESIDENT & CEO TO NEGOTIATE, EXECUTE AND DELIVER APPROPRIATE AGREEMENTS WITH TRANSWESTERN DEVELOPMENT COMPANY, L.P., DBA TRANSWESTERN COMMERCIAL SERVICES, LLC FOR JOINT DEVELOPMENT OF THE TEXAS MEDICAL CENTER TRANSIT CENTER AND ADJACENT FACILITIES; AND MAKING FINDINGS AND PROVISIONS RELATIVE TO THE SUBJECT.

WHEREAS, METRO solicited proposals for joint development of the Texas Medical Center Transit Center, to include such adjacent amenities as office and retail space, a residential component and health care service areas; and

WHEREAS, the proposal submitted by Transwestern Development Company, L.P., dba Transwestern Commercial Services, LLC will enhance transit usage, is financially sound, and will provide the highest and best use of property for development of the Texas Medical Center Transit Center; and

WHEREAS, Transwestern Development Company, L.P., dba Transwestern Commercial Services, LLC is most qualified to do the work;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN TRANSIT AUTHORITY THAT:

Section 1. The President & CEO is hereby authorized and directed to negotiate, execute and deliver appropriate agreements with Transwestern Development Company, L.P., dba Transwestern Commercial Services, LLC for joint development of the Texas Medical Center Transit Center, for an amount consistent with budgetary allocations.
Section 2. This resolution is effective immediately upon passage.

PASSED this 27th day of October, 2005
APPROVED this 27th day of October, 2005

ATTEST:

[Signature]
Assistant Secretary

[Signature]
David S. Wolff
Chairman
A RESOLUTION

AUTHORIZING AND DIRECTING THE PRESIDENT & CEO TO NEGOTIATE, EXECUTE AND DELIVER APPROPRIATE AGREEMENTS WITH NEWQUEST PROPERTIES FOR JOINT DEVELOPMENT OF THE CYPRESS PARK & RIDE LOT AND ADJACENT FACILITIES; AND MAKING FINDINGS AND PROVISIONS RELATIVE TO THE SUBJECT.

WHEREAS, METRO solicited proposals for joint development of the Cypress Park & Ride lot and adjacent facilities; and

WHEREAS, the proposal submitted by NewQuest Properties will enhance transit usage, is financially sound, and provides the highest and best use of the property for development of the Cypress Park & Ride lot and adjacent facilities; and

WHEREAS, NewQuest Properties is most qualified to do the work;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN TRANSIT AUTHORITY THAT:

Section 1. The President & CEO is hereby authorized and directed to negotiate, execute and deliver appropriate agreements with NewQuest Properties for joint development of the Cypress Park & Ride lot and adjacent facilities for an amount consistent with budgetary allocations.

Section 2. This resolution is effective immediately upon passage.

PASSED this 27th day of October, 2005
APPROVED this 27th day of October, 2005

ATTEST:

Assistant Secretary

Chairman
RESOLUTION NO. 2005- 90

A RESOLUTION

AUTHORIZING AND DIRECTING THE PRESIDENT & CEO TO EXECUTE AND DELIVER A CONTRACT WITH TRAFFIC SYSTEMS CONSTRUCTION, INC. FOR CONSTRUCTION OF T-RAMP CONTROL SYSTEMS AND VERTICAL GATE SYSTEMS; AND MAKING FINDINGS AND PROVISIONS RELATIVE TO THE SUBJECT.

WHEREAS, METRO issued an invitation for bids for the construction of T-Ramp control systems and vertical gate systems; and

WHEREAS, Traffic Systems Construction, Inc. submitted the lowest responsive and responsible bid;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN TRANSIT AUTHORITY THAT:

Section 1. The President & CEO is hereby authorized and directed to execute and deliver a contract with Traffic Systems Construction, Inc. for construction of T-Ramp control systems and vertical gate systems, in an amount not to exceed $957,000.00.

Section 2. This resolution is effective immediately upon passage.

PASSED this 17th day of November, 2005
APPROVED this 17th day of November, 2005

ATTEST:

David S. Wolff
Chairman

Assistant Secretary
A RESOLUTION

AUTHORIZING AND DIRECTING THE PRESIDENT & CEO TO NEGOTIATE, EXECUTE AND DELIVER MODIFICATIONS TO AGREEMENTS WITH UTILITY COMPANIES FOR REIMBURSEMENT OF THE COST OF RELOCATION AND ADJUSTMENT OF UTILITIES TO ACCOMMODATE THE CONSTRUCTION OF IMPROVEMENTS TO DESIGNATED DOWNTOWN/MIDTOWN TRANSIT STREETS; AND MAKING FINDINGS AND PROVISIONS RELATIVE TO THE SUBJECT.

WHEREAS, METRO's Downtown/Midtown Transit Streets Project includes the construction of improvements to various streets heavily utilized by transit vehicles; and

WHEREAS, the street improvements have often required the adjustment and relocation of underground utilities; and

WHEREAS, METRO is obligated under the provisions of Chapter 451, Texas Transportation Code, to pay the costs for the adjustment and relocation of utilities when necessary to accommodate transportation projects; and

WHEREAS, METRO entered into contracts with various utility companies for reimbursement of costs for utility changes made necessary by the Downtown/Midtown Transit Streets Project; and

WHEREAS, it is necessary to modify the contracts to provide for increased costs due to differing site conditions, changes in work sequences, scope changes and amendments to regulatory requirements;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN TRANSIT AUTHORITY THAT:

Section 1. The President & CEO is hereby authorized and directed to negotiate, execute and deliver modifications to agreements with CenterPoint Energy Resources (CPE-
Gas), CenterPoint Energy Houston Division LLC (CPE-Electric), and MCI metro Access Transmission Services LLC (MCI) for the projects and in the increased amounts stated below:

<table>
<thead>
<tr>
<th>Utility Owner</th>
<th>Agreement Description</th>
<th>Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPE - Gas</td>
<td>Fannin Street Midtown</td>
<td>$146,841.53</td>
</tr>
<tr>
<td>CPE - Gas</td>
<td>San Jacinto Street Midtown</td>
<td>$31,182.41</td>
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<tr>
<td>CPE - Electric</td>
<td>Fannin Street Midtown</td>
<td>$27,007.84</td>
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<td>Congress Street</td>
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<tr>
<td>CPE - Electric</td>
<td>Fannin Street Downtown</td>
<td>$600,903.21</td>
</tr>
<tr>
<td>MCI</td>
<td>Travis Street Midtown</td>
<td>$32,040.75</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>$1,188,061.11</td>
</tr>
</tbody>
</table>

Section 2. This resolution is effective immediately upon passage.

PASSED this 17th day of November, 2005
APPROVED this 17th day of November, 2005

ATTEST:

Assistant Secretary

Chairman
A RESOLUTION

AUTHORIZING AND DIRECTING THE PRESIDENT & CEO TO EXECUTE APPROPRIATE AGREEMENTS WITH THE GOVERNOR'S DIVISION OF EMERGENCY MANAGEMENT FOR RECEIPT OF HOMELAND SECURITY FUNDS TO USE FOR ACQUISITION OF EQUIPMENT IN SUPPORT OF ENHANCED SECURITY ACTIVITIES; AND MAKING FINDINGS AND PROVISIONS RELATIVE TO THE SUBJECT.

WHEREAS, the United States Department of Homeland Security has allocated funds to local governments for security enhancements; and

WHEREAS, the Homeland Security funds for Texas are administered as sub-recipient grants through the Governor's Division of Emergency Management; and

WHEREAS, METRO has been allocated a total amount of $1.7 Million in Homeland Security funds, subject to its execution of sub-recipient agreements with the Governor's Division of Emergency Management; and

WHEREAS, the Board of Directors is of the opinion that METRO should enter into sub-recipient agreements to receive the allocated Homeland Security funds;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN TRANSIT AUTHORITY THAT:

Section 1. The President & CEO is hereby authorized and directed to execute and deliver sub-recipient agreements with the Texas State Governor's Division of Emergency Management for receipt of funding for enhanced security operations. As part of the sub-recipient agreements, the President & CEO is further authorized to take all administrative actions necessary to effectuate the agreements, including giving such assurances and certifications as may be required by the federal government.
Section 2. This resolution is effective immediately upon passage.

PASSED this 17th day of November, 2005
APPROVED this 17th day of November, 2005

ATTEST:

David S. Wolff
Chairman

Assistant Secretary
A RESOLUTION

APPROVING AND SUPPORTING THE NATIONAL INCIDENT MANAGEMENT SYSTEM ("NIMS") FOR INCIDENT MANAGEMENT ACTIVITIES; AND MAKING FINDINGS AND PROVISIONS RELATIVE TO THE SUBJECT.

WHEREAS, all federal, state and local governments are encouraged to utilize standardized terminology, organizational structure, qualification standards, training, planning and resource management to facilitate the most efficient and effective incident management; and

WHEREAS, the U.S. Department of Homeland Security has established a network, called the National Incident Management System ("NIMS"), designed to enhance coordination of incident management activities among the various jurisdictions; and

WHEREAS, NIMS provides a standard uniform framework in which government and private entities can work together at all levels to respond to emergencies, disasters and security threats; and

WHEREAS, the NIMS standardized procedures will improve METRO's ability to utilize federal funding to enhance agency readiness, maintain first responder safety and streamline incident management processes; and

WHEREAS, it is appropriate that NIMS be incorporated into METRO's incident management activities and that METRO follow all necessary NIMS protocols;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN TRANSIT AUTHORITY THAT:
Section 1. The Board of Directors hereby supports and approves utilization of the National Incident Management System ("NIMS") for incident management activities and directs adherence to NIMS protocols.

Section 2. The President & CEO is hereby authorized and directed to take such administrative action as necessary for utilization of NIMS.

Section 3. This resolution is effective immediately upon passage.

PASSED this 17th day of November, 2005
APPROVED this 17th day of November, 2005

ATTEST:

[Signature]
Assistant Secretary

[Signature]
David S. Wolff
Chairman
A RESOLUTION

APPROVING AND ADOPTING A POLICY GOVERNING JOINT DEVELOPMENT ACTIVITIES BY METRO; AUTHORIZING AND DIRECTING THE PRESIDENT & CEO TO TAKE REASONABLE AND NECESSARY ACTION TO IMPLEMENT THE POLICY; AND MAKING FINDINGS AND PROVISIONS RELATIVE TO THE SUBJECT.

WHEREAS, the Board of Directors previously adopted a policy to encourage private sector participation in METRO’s transit operations and other transportation programs; and

WHEREAS, the implementation of Phase 2 of METRO Solutions, and growing recognition of the fundamental importance of public transit to overall regional development, make possible significant opportunities for transit-oriented joint development; and

WHEREAS, METRO’s principles for the highest and best use of its facilities, and the mechanisms for public/private collaboration have been refined, such that it is appropriate that METRO adopt a new policy to govern its joint development program;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN TRANSIT AUTHORITY THAT:

Section 1. The Board of Directors hereby approves and adopts a policy for METRO’s participation in joint development activities as set out in Exhibit I, attached hereto.

Section 1. The President & CEO is hereby authorized and directed to develop and implement such administrative procedures as are reasonable and necessary to effectuate the joint development policy adopted herein.
Section 2. This resolution is effective immediately upon passage.

PASSED this 17th day of November, 2005
APPROVED this 17th day of November, 2005

ATTEST:

Assistant Secretary

Chairman

David S. Wolff
JOINT DEVELOPMENT GUIDELINES, POLICIES AND PROCEDURES

Metropolitan Transit Authority of Harris County, Texas ("METRO")

I. Definition and Purposes

Joint development is a real property asset development and management program designed to secure the most appropriate private and/or public sector development that is functionally or physically related to METRO's transit facilities. The purposes of METRO's joint development program are to (1) enhance and increase ridership on the METRO system, (2) achieve 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 transit use of the specific site, and (3) create a long-term, continuing source of revenue to support operations of METRO and increase utilization of this community's public transit system.

II. Goals

METRO's joint development program seeks to:

A. Provide transportation related services and conveniences;

B. Provide pedestrian oriented development and create a sense of place around a transit facility that is compatible with the nature, scale and aesthetics of the surrounding community;

C. Include a mix of uses that will support the continued growth and meet identified needs of the immediate area;

D. Achieve the highest levels of quality in terms of urban and architectural design;

E. Generate economic development benefits through job creation and additional revenue for the local economy; and

F. Promote involvement of local interests in the location, design, function and operation of the transit oriented development to the extent reasonable and appropriate.
III. Policies

A. The policy governing joint development projects shall:

1. Create both a long-term source of revenue for METRO, and allow METRO to participate in the increase in the value of its assets over time;

2. Encourage increased transit utilization and ridership;

3. Exhibit high urban design standards and quality;

4. Provide for efficient and safe vehicular and pedestrian circulation and shall provide adequate parking for transit demand while maximizing shared parking opportunities;

5. Enhance and maintain existing or future transportation systems, operations, and infrastructure;

6. Address community needs in joint development which are consistent with METRO's policy of encouraging revenue generation and implementing transit oriented development design principles;

7. Seek opportunities in the acquisition of properties for transit facilities, stations and corridors;

8. Be evaluated in the initial planning of a transit project, including but not limited to, transit facilities, stations, and corridors; and

9. Encourage design in open and public spaces that contribute to the overall quality of life in the built environment.

IV. Criteria

A. Projects are encouraged which increase transit ridership.

B. Projects are encouraged which create a long-term source of revenue to METRO and allow METRO to participate in the increase in value of its real estate assets over time.

C. Projects are encouraged which minimize the commitment of METRO financial resources, minimize any investment risk, and maximize asset security for METRO.

D. Projects should set and strive towards a goal of thirty-five (35%) percent small business participation in all aspects of the program that are reasonable and appropriate.
E. Projects should demonstrate that the joint development will provide a reasonable return to METRO based on the highest and best transit use of the property with a goal of a minimum annual yield to be set by METRO staff.

F. Projects are encouraged that create the greatest economic development potential to their respective communities.

G. Projects are encouraged which include investment capital from other public agencies, or in-kind contributions, to create greater economic benefits to joint development projects.

H. Projects must protect METRO's control of operation, access and use and allow METRO to retain station facility and related transportation service design and location authority and access to all necessary station operational facilities.

V. Joint Development Procedures

A. Marketing and Solicitation

1. METRO will be open and competitive in marketing properties. Periodically, METRO will prepare and publish a list and description of its properties available for joint development and circulate this to the development community.

2. METRO may solicit proposals for joint development of its properties through a competitive selection process. Alternatively, projects may be initiated by a private entity or other agencies. If solicited by METRO, the Request for Qualifications ("RFQ") and/or Request for Proposals ("RFP") procedures shall be used for determining the appropriate process for solicitation. The Vice President of Real Estate Services, based on the nature of the development proposal to be solicited, shall decide specific procedures for solicitation of each development proposal. Once METRO issues an RFQ and/or RFP for a specific site through a competitive selection process, METRO shall not accept unsolicited proposals on the same site during that process.

3. Proposals may be initiated by public and/or private entities. Such proposals will be considered unsolicited and be governed by the procedures outlined herein.

4. Solicited and unsolicited proposals should comply with the established goals, policies and criteria as previously outlined. All proposals will be evaluated based on a joint development evaluation form (the "Joint
Development Evaluation Form") or similar document(s) as shown in Exhibit “A.”

B. Evaluation of Solicited Proposals

1. At METRO's sole discretion, METRO can initiate an RFQ and/or RFP process to solicit development proposals.

2. In soliciting joint development proposals, METRO shall encourage developers to seek information regarding current and planned land uses in the project area.

3. In evaluating proposals solicited through the RFQ and/or RFP process, METRO will utilize an evaluation panel consisting of key METRO personnel, METRO joint development staff, and where appropriate, urban design and/or academic professionals.

4. The evaluation panel will use as a guideline the Joint Development Evaluation Form or similar document(s) to evaluate joint development proposals and advise the Vice President of Real Estate Services on the selected developer(s). The Vice President of Real Estate Services will advise the President & CEO of the evaluation panel's recommendation while concurrently beginning the Preliminary Negotiation Period with the selected developer(s).

C. Evaluation of Unsolicited Proposals

1. Qualified developers may propose a joint development project and submit the proposal to the Vice President of Real Estate Services. Such proposals must conform with the goals and criteria of the Joint Development Guidelines, Policies and Procedures. If the joint development project meets the specified goals and criteria, the Real Estate Services staff will analyze the proposal using the Joint Development Evaluation Form or similar document(s).

2. Developers shall submit a recent (within the last 12 months) statement of financial assets and/or provide evidence that key construction companies are bondable.

3. Using the Joint Development Proposal Evaluation form, the Vice President of Real Estate Services will review the proposed project with the staff and any other personnel he or she deems to be appropriate. The Vice President of Real Estate Services will advise the developer whether the proposal meets the goals and criteria of a joint development project. If the proposal meets the standards of a joint development project, the Vice President of Real Estate Services will begin the Preliminary Negotiation
Period with the developer while at the same time advising the President & CEO of the proposal.

D. Preliminary Negotiation Period

1. Upon the preliminary selection of the developer and/or proposal, METRO will enter into preliminary negotiations with the developer.

2. The Vice President of Real Estate Services will determine, at his or her sole discretion, the length and duration of the preliminary negotiation period. The Vice President of Real Estate Services reserves the right to terminate preliminary negotiations with the developer at any time.

3. In order to expedite the preliminary negotiations and upon written request by developer, METRO will deliver any existing METRO-owned information, studies, reports, site and construction plans requested.

4. During the preliminary negotiation period the developer will:
   a. Provide METRO with a comprehensive list of previous experience in the specific project described in the proposal in both the construction and operation of the said project type;
   b. Provide evidence of control of any properties not owned by METRO but considered essential to the project;
   c. Provide project development schedule(s), design(s), and construction and completion timeline(s);
   d. Provide METRO the financing plan, including source and availability of equity capital and construction and long-term development financing;
   e. Provide METRO with an economic projection for the project, including a pro forma statement of project return adequate to enable METRO to evaluate the economic feasibility of the proposed project;
   f. Draft the initial Letter of Intent ("LOI") to be reviewed and negotiated by both parties prior to the LOI being submitted for approval by the President & CEO and the METRO Board of Directors (the "METRO Board").
E. Exclusive Feasibility Period

1. The Exclusive Feasibility Period begins upon the METRO Board's approval of a recommended developer and/or proposal authorization of the President & CEO to negotiate, execute and deliver appropriate documents for the project. The terms and conditions of the LOI will specify the termination date for the Exclusive Feasibility Period.

2. The Vice President of Real Estate Services at his or her sole discretion may grant an extension of time for negotiations in the Exclusive Feasibility Period.

3. Developer’s responsibilities include:
   a. Developer shall provide METRO a good faith deposit ("Deposit") in the amount of Twenty-Five Thousand Dollars ($25,000) in the form of cash or certified check or an alternative amount as determined by the Vice President of Real Estate Services;
   b. Developer will provide a revised or updated project design concept plan, including a site plan(s) as necessary to describe the proposed scope of the project;
   c. Developer will provide revised or updated evidence of control of any properties not owned by METRO but considered essential to the project;
   d. Developer will provide revised or updated project development schedule(s), design(s), and construction and completion timeline(s);
   e. Developer will provide revised or updated financing plan, including source and availability of equity capital and construction and long-term development financing;
   f. Developer will provide a revised or updated economic projection for the project, including a pro forma statement of project return adequate to enable METRO to evaluate the economic feasibility of the proposed project.

4. METRO’s responsibilities include:
   a. METRO will work exclusively and in good faith with the developer in negotiating and implementing a Joint Development Agreement or other documents pertinent to the project;
b. METRO shall not solicit nor entertain offers or proposals from other parties concerning the project;

c. METRO shall place the developer's Deposit in an interest-bearing account. METRO shall have the right to draw down from the account payments for reasonable expenses incurred by METRO including but not limited to appraisals, research and/or market data, negotiations support, and other administrative costs expended in the evaluation of the proposal.

d. METRO shall deliver upon written request by the developer any existing METRO-owned information, studies, reports, site and construction plans.

F. Conformity with Design Criteria for METRO Park and Ride and Transit Center Facilities

These policies and procedures shall be implemented, as appropriate, in conjunction with the "Design Criteria for METRO Park and Ride and Transit Center Facilities dated November 2000" as shown in Exhibit "B" and as amended. This manual establishes the design criteria for transit operations for all construction over, under or adjacent to a METRO transit facility or structure.

G. Statutory Authority and Governing Legislation

Metropolitan Transit Authority of Harris County, Texas was created by and exists under Chapter 451 of the Texas Transportation Code.
JOINT DEVELOPMENT EVALUATION FORM

TO BE COMPLETED BY DEVELOPER:

DEVELOPER DATA

Name of Firm: ____________________________

Mailing Address: ____________________________

Phone Number: ____________________________

Principal: ________________________________

Other Participants (Names and Addresses):

PROJECT DATA

Project Site: ______________________________

Time to Construct Project: ____________________

Proposed Completion date: ____________________

Brief Project Description:

Additional land/parking requirements:

Ground Space Area (Square Feet): ________________

Total Structure Area (Square Feet): ________________

EXHIBIT “A”

Page 1 of 2
JOINT DEVELOPMENT EVALUATION FORM

Developer's Name: ________________________________

Proposals will be evaluated using the following criteria:

<table>
<thead>
<tr>
<th>Evaluation</th>
<th>Maximum Score</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. 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.</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>2. Description of experience in financing projects of similar caliber.</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>3. Evidence of commitment to using small businesses in the development process.</td>
<td>15</td>
<td></td>
</tr>
<tr>
<td>4. Description of your company's experience with community planning and urban design.</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>5. Examples of completed transit oriented development projects.</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>6. Examples of successful ground leases / joint ventures.</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>7. Evidence of lease up, property sales schedules and property management experience.</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td>8. Description of your company’s internal capabilities vs. externally contracted service.</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>9. References of public agencies who partnered with the developer in a joint development project.</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>10. Experience in developing projects in Houston, Texas.</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL SCORE</strong></td>
<td><strong>100</strong></td>
<td></td>
</tr>
</tbody>
</table>

EXHIBIT “A”

Page 2 of 2