

Request for Information (RFI) Title: Third-Party Analysis for Future Transit-Oriented Community Development (TOCD) Facilities

1. Introduction

The Kansas City Area Transportation Authority (KCATA) is seeking information from qualified vendors to provide a comprehensive third-party analysis focused on the Return on Investment (ROI) and the Internal Rate of Return (IRR) for developers of future Transit-Oriented Community Development (TOCD) facilities. This analysis is crucial to ensuring the financial viability and attractiveness of TOCD projects.

2. Purpose

The purpose of this RFI is to gather information from experienced vendors that can perform detailed ROI and IRR analyses specific to TOCD projects. The KCATA upon final vendor selection will require the “standard analysis template and fee structure” to be used and paid directly through the TOCD applicant/developer for their proposed Facility analysis. This information will help KCATA in planning and decision-making processes for upcoming TOCD initiatives.

3. Background

KCATA is committed to promoting and developing TOCD facilities to enhance public transportation efficiency and community development. Understanding the financial outcomes of these projects is essential for attracting developers and ensuring sustainable growth.

4. Scope of Work

The vendor will be responsible for providing an in-depth analysis of the following:

- 1. Return on Investment (ROI): With or without financial incentives**
 - Evaluate the overall financial performance of the TOCD facility.
- 2. Internal Rate of Return (IRR): With or without financial incentives**
 - Determine the projected IRR for developers participating in TOCD projects.
 - Analyze the sensitivity of IRR to various factors such as changes in construction costs, market conditions, and operational expenses.
- 3. Comparative Analysis:**
 - Provide comparative data
 1. Is the ROI market appropriate?
 1. Provide a range of appropriate ROI in the region fitting the financing term and associated development risks to undertake the proposed facility.

5. Submission Requirements

Interested vendors are requested to submit the following information:

1. Company Profile:

- Overview of the company, including history, size, and expertise in financial analysis for TOCD projects.

2. Relevant Experience:

- Details of previous projects involving ROI and IRR analysis for TOCD or similar real estate developments.
- Case studies or examples demonstrating the ability to perform the required analysis.

3. Methodology:

- Description of the approach and methodologies to be used for conducting ROI and IRR analyses.
- Tools and software to be employed in the analysis process.

4. Team Qualifications:

- Bios and qualifications of key personnel who will be involved in the analysis.
- Relevant certifications or professional accreditations.

5. Timeline and Cost Estimates:

- Estimated timeline for completing each TOCD Facility analysis.
- Preliminary cost estimates for providing the services.