



February 8, 2024

To: Transit Committee

From: Darrell E. Johnson, Chief Executive Officer

Subject: Consultant Selection for On-Call Construction Management and Engineering Technical Support Services for Transit Facility Projects

Overview

On September 25, 2023, the Orange County Transportation Authority Board of Directors authorized the release of a request for proposals to retain a consultant to provide on-call construction management and engineering technical support services for transit facility projects. Board of Directors' approval is requested for the selection of a firm to perform the required work.

Recommendations

- A. Approve the selection of Hout Construction Services, Inc., doing business as Hout Engineering, as the firm to provide on-call construction management and engineering technical support services for transit facility projects.
- B. Authorize the Chief Executive Officer to negotiate and execute Agreement No. C-3-2754 between the Orange County Transportation Authority and Hout Construction Services, Inc., doing business as Hout Engineering, to provide on-call construction management and engineering technical support services for transit facility projects for a three-year term, with one, two-year option term.

Discussion

Transit facilities engineering is responsible for the development and implementation of capital rehabilitation, modifications, and new capital projects for Orange County Transportation Authority (OCTA) transit facilities, including five bus bases, five transportation centers, two park-and-ride facilities, and other transit-related projects located throughout Orange County. A construction

management (CM) and engineering consultant supports OCTA with on-call staff assistance and engineering technical support managing and delivering transit facility projects. The consultant provides professional services as needed to OCTA for project matters related to planning and development, environmental clearance, design, engineering, right-of-way, and construction activities associated with OCTA transit facilities. The consultant also provides engineering technical support and staff assistance to help manage development and delivery of capital rehabilitation, facility modifications, and new capital projects for OCTA transit facilities. OCTA is responsible for maintaining transit facilities in a state of good repair in accordance with Federal Transit Administration requirements and guidance.

Transit operations, transportation center, and park-and-ride facility projects may include heating and ventilation unit replacement, pavement striping and marking, pavement maintenance or replacement, upgrades to video, lighting, and electrical systems, and a wide range of other facility needs. Projects typically range in value from \$100,000 to \$4,000,000. Other transit projects may include the new capital improvement projects such as the Transit Security Operations Center, facility condition assessments, and other capital maintenance projects.

Procurement Approach

The procurement was handled in accordance with OCTA's Board of Directors (Board)-approved procedures for architectural and engineering (A&E) services that conform to both state and federal laws. Proposals are evaluated and ranked in accordance with the firm's qualifications, staffing and project organization, and work plan approach. As this is an A&E procurement, price is not an evaluation criterion pursuant to state and federal laws. Proposal evaluations were conducted based on overall qualifications to develop a competitive range of offerors. The highest-ranked firm is requested to submit a cost proposal, and the final agreement is negotiated. Should negotiations fail with the highest-ranked firm, a cost proposal will be solicited from the second-ranked firm in accordance with Board-approved procurement policies.

On September 25, 2023, the Board authorized the release of Request for Proposals (RFP) 3-2754, which was electronically issued on CAMM NET. The solicitation was advertised on September 25 and October 2, 2023, in a newspaper of general circulation. A pre-proposal conference was held on October 4, 2023, with 25 attendees representing 12 firms. Three addenda were issued to make available pre-proposal conference registration sheets, provide responses to questions received, and handle administrative issues related to the RFP.

On October 23, 2023, four proposals were received. An evaluation committee consisting of members from OCTA's Contracts Administration and Materials Management, Safety and Environmental, Facilities Maintenance Administration, and Facilities Engineering departments, met to review all the submitted proposals. The proposals were evaluated utilizing the following Board-approved evaluation criteria and weightings.

- Qualifications of the Firm 25 percent
- Staffing and Project Organization 40 percent
- Work Plan 35 percent

In developing the criteria and weightings, multiple factors were considered. The firm's qualifications and experience in the areas of work identified in the scope of work (SOW) and ability to support the necessary level of effort over the term of the contract are important to the success of the project. Staff assigned the highest weighting to the staffing and project organization criterion, as the qualifications of the construction manager and construction engineer, subconsultant teams, and the key team members must demonstrate experience and ability to work successfully on transit facility projects. The consultant's staff's ability to manage and support a variety of capital improvement projects at various sites is critical to timely project delivery. The work plan criterion was assigned a weighting of 35 percent as the technical approach and project direction is important to developing realistic schedules to complete the work.

On November 15, 2023, the evaluation committee reviewed all four proposals based on the evaluation criteria and found two firms most qualified to perform the required SOW. The most qualified firms are listed below in alphabetical order:

Firm and Location

Hill International, Inc. (Hill)
Irvine, California

Hout Construction Services, Inc. doing business as Hout Engineering (Hout)
Newport Beach, California

On November 28, 2023, the evaluation committee interviewed the two short-listed firms. The interviews consisted of a presentation to demonstrate the firms' understanding of the project's SOW. The firms' construction manager, construction engineer, and key team members presented qualifications and responded to the evaluation committee's questions. Questions were asked

about OCTA construction safety requirements, construction management qualification and experience, approach to resolving construction management issues, and construction engineering field experience. Clarifying questions were asked of each firm related to their submitted proposal. After considering responses to the interview questions from both firms, the evaluation committee adjusted the preliminary scoring for Hout and the firm remained the top-ranked firm with the higher cumulative score.

Qualifications of the Firm

Both short-listed firms are well established firms with experience in construction management and construction field engineering services. Positive references were received for both firms.

Hout was founded in 2007, has eight employees, and serves public work projects by providing comprehensive construction management and engineering services on various types of government agency projects. The firm's proposed team has successfully completed similar assignments described in the SOW. The firm has experience working on OCTA's facility engineering on-call project management and construction management contract for the past five years. In addition to experience at OCTA, the firm has experience with public works projects for the City of Rancho Palos Verdes on-call project management/construction management's task order contract. These projects entailed technical reviews and overseeing construction projects. Hout has design management oversight experience for the Orange County Great Park Corporation in cooperation with the City of Irvine. The firm proposes to utilize three subconsultants to provide right-of-way support, soil and material testing, and mechanical and electrical technical review services.

Hill was established in 1976, specializes in major construction projects and has experience in over 500 transit-related projects with a value of over \$275 billion. Hill employs 3,300 professionals with 170 employees based in Irvine, California, offering a large pool of resources for projects. Experience in transit projects is demonstrated by their work for OCTA on the City of Orange Metrolink Parking Structure Project. Hill also has recent experience in highway and rail public works projects but did not present any recent facility rehabilitation/ modification projects as reference. Hill proposes to utilize four subconsultants to provide construction engineering, surveying, and environmental and inspection services. Hill's key subconsultant, CPM Partners, provided construction management and inspection services on the Irvine Bus Base Wash Rehabilitation and Santa Ana Bus Base Lift Replacement projects for OCTA.

Staffing and Project Organization

Both firms listed key personnel and subconsultants with relevant construction management and construction engineering experience. Each firm proposed staff resources to address the work requirements in the SOW.

Hout proposed the commitment of the required staff as identified in the RFP. The firm submitted a detailed staffing plan proposing experienced key personnel with relevant experience in managing and delivering transit facility-related projects.

The proposed construction manager has over 35 years of experience completing transit facility projects, of which 13 years have been at OCTA. Many of the construction manager's past and current project experience is with bus bases, transportation centers, and park-and-ride facilities. Hout has experience managing OCTA Measure M projects. Hout's proposed construction engineer has 19 years of experience and is committed to working full time at the OCTA administrative office with primary responsibility for facility construction management assignments.

Hill identified proposed staff experienced in public works and government agency projects. These key personnel demonstrate solid construction management experience on a variety of public work projects. Proposed subject matter experts demonstrate good project support services, including safety, project controls, and construction inspection. The proposed construction manager has 38 years of experience in all phases of construction, which meets the SOW requirements. The proposed construction engineers also have the experience required by SOW. However, during the interview it was not clear to the evaluation committee the percentage of time each of the two proposed construction engineers would be available to support facility construction projects, or the difference in their individual roles.

Work Plan

Both short-listed firms met the requirement of the RFP, and each firm discussed its approach to the proposed construction management and engineering technical support services.

Hout's work plan approach demonstrates the firm's clear understanding and focus on key elements of the SOW. The work plan is outlined in detail listing all the tasks needed for the successful completion of a construction project. The work plan demonstrated a solid plan for following a manageable and

sequential task path to complete a project. The work plan addressed the need for all safety protocols to be adhered to at all times. In the interview, the team explained its approach to OCTA's safety requirements by reinforcing the need for safety personnel to be on site at all times.

Hill addressed most tasks needed to complete a transit facility project. Overall, the work plan was structured, organized, and had a good sequence of described tasks. The work plan demonstrated a general understanding of the SOW, although many of the tasks listed were not part of the SOW. The work plan did not list a safety plan; however, the firm was responsive to the evaluation committee's interview questions about OCTA's construction project safety requirements.

Procurement Summary

Based on the evaluation of the written proposals and information obtained from the interviews, the evaluation committee recommends the selection of Hout as the top-ranked firm to provide on-call construction management and engineering technical support services for transit facility projects. The Hout team provided detailed and thorough responses to the interview questions, demonstrated excellent relevant experience, and submitted a comprehensive proposal that was responsive to all requirements of the RFP.

Fiscal Impact

The project is included in OCTA's Fiscal Year 2023-24 Budget, Capital Programs Division, Account No. 1722-7519-D3120-0F3 and is funded with Federal Transit Administration funds.

Summary

Staff requests Board of Directors' authorization for the Chief Executive Officer to negotiate and execute Agreement No. C-3-2754 with Hout Construction Services, Inc., doing business as Hout Engineering, as the firm to provide on-call construction management and engineering technical support services for transit facility projects.

Attachments

- A. Review of Proposals, RFP 3-2754 On-Call Construction Management and Engineering Technical Support Services for Transit Facility Projects
- B. Proposal Evaluation Matrix (Short-Listed Firms), RFP 3-2754 On-Call Construction Management and Engineering Technical Support Services for Transit Facility Projects
- C. Contract History for the Past Two Years, RFP 3-2754 On-Call Construction Management and Engineering Technical Support Services for Transit Facility Projects

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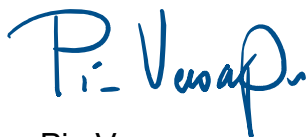


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