



March 12, 2020

To: Transit Committee

From: Darrell E. Johnson, Chief Executive Officer

Subject: Selection of Consultants for On-Call Architectural and Engineering Design and Construction Support Services for Transit Facility Projects

Overview

On October 28, 2019, the Orange County Transportation Authority Board of Directors authorized the issuance of a request for proposals for consultants to provide on-call architectural and engineering design and construction support services for transit facility projects. Approval from the Board of Directors is requested for the selection of the firms to perform the required work.

Recommendations

- A. Approve the selection of Stantec Architecture, Inc., Gannett Fleming, Inc., IBI Group, Dahl, Taylor and Associates, Inc., and IDS Group, Inc., as the firms to provide on-call architectural and engineering design and construction support services for transit facility projects.
- B. Authorize the Chief Executive Officer to negotiate and execute Agreement No. C-9-1599 between the Orange County Transportation Authority and Stantec Architecture, Inc., to provide on-call architectural and engineering services for three years and one, two-year option term.
- C. Authorize the Chief Executive Officer to negotiate and execute Agreement No. C-0-2111 between the Orange County Transportation Authority and Gannett Fleming, Inc., to provide on-call architectural and engineering services for three years and one, two-year option term.
- D. Authorize the Chief Executive Officer to negotiate and execute Agreement No. C-0-2112 between the Orange County Transportation Authority and IBI Group, to provide on-call architectural and engineering services for three years and one, two-year option term.

- E. Authorize the Chief Executive Officer to negotiate and execute Agreement No. C-0-2113 between the Orange County Transportation Authority and Dahl, Taylor and Associates, Inc., to provide on-call architectural and engineering services for three years and one, two-year option term.
- F. Authorize the Chief Executive Officer to negotiate and execute Agreement No. C-0-2114 between the Orange County Transportation Authority and IDS Group, Inc., to provide on-call architectural and engineering services for three years and one, two-year option term.

Discussion

The Orange County Transportation Authority (OCTA) owns, operates, and maintains five bus maintenance and operations bases, two park-and-ride facilities, and five transportation centers. The facilities are comprised of 56 buildings and structures totaling over 400,000 square feet and are situated on approximately 89 acres of property throughout Orange County.

Architectural and engineering (A&E) design and construction support services for capital improvements, maintenance projects, facility modifications, and other projects as requested will be necessary to maintain OCTA's transit facilities in a state of good repair. Typical facility projects include repair and/or installation of heating, ventilation, and air conditioning systems, parking lot asphalt and striping, bus fueling systems, and modifications to comply with the Americans with Disabilities Act.

The current on-call agreements were established in 2014 and are scheduled to expire on November 30, 2020. Services provided through the new A&E agreements will be requested on an as-needed basis and authorized through the issuance of contract task orders (CTO's) on a rotational basis. Each CTO will include a site-specific statement of work, staffing plan, project duration, documentation of the agreed-upon price, and any other information that may be required to perform the services.

Procurement Approach

This procurement was handled in accordance with Board of Directors (Board)-approved procedures for A&E services that conform to both federal and state laws. Proposals are evaluated and ranked in accordance with the qualifications of the firm, staffing and project organization, and work plan. As this is a procurement for A&E services, price is not an evaluation criterion

pursuant to federal and state laws. Evaluation of the proposals was conducted based on overall qualifications to develop a competitive range of offerors. The recommended firms are requested to submit cost proposals, and the final agreements are negotiated. The awarded contracts will have a three-year term and one, two-year option term.

The Board authorized the release of Request for Proposals (RFP) 9-1599 on October 28, 2019, which was electronically issued on CAMM NET. The RFP was advertised in a newspaper of general circulation on October 28 and November 4, 2019. A pre-proposal conference was held on November 5, 2019, with 25 attendees representing 20 firms. Two addenda were issued to make available the pre-proposal conference registration sheets and presentation materials, provide responses to questions received, and address administrative issues related to the RFP.

On December 3, 2019, ten proposals were received. An evaluation committee consisting of staff from the Contracts Administration and Materials Management, Facilities Engineering, Facilities Maintenance, Rail Programs, and Scheduling and Bus Operations Support departments met to review all submitted proposals. The proposals were evaluated based on the following Board-approved evaluation criteria and weightings:

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

The evaluation criteria are consistent with the weighting developed for similar A&E services procurements. OCTA staff assigned the greatest importance to staffing and project organization, as the qualifications of the project managers and task leaders are critical to successful completion of the individual CTOs. The next level of importance was given to the qualifications of the firm, since the ability of the firms to perform and support a variety of design projects ensures delivery of effective services. The firm's work plan was weighted lower, as a specific scope of work is defined in each CTO issued. Firms will be evaluated based on a broad understanding of the approach to project management for effective execution of the CTO's.

The evaluation committee reviewed and discussed all proposals based on the evaluation criteria and found five firms most qualified to perform the required services. The most qualified firms are listed below in alphabetical order:

Firms and Location

Dahl, Taylor and Associates, Inc. (Dahl)
Santa Ana, California

Gannett Fleming, Inc. (Gannett)
Irvine, California

IBI Group (IBI)
Irvine, California

IDS Group, Inc. (IDS)
Irvine, California

Stantec Architecture Inc. (Stantec)
Irvine, California

Representatives from the five firms were interviewed by the evaluation committee on January 23, 2020. The interviews included a presentation from each firm to discuss its qualifications and respond to questions from the evaluation committee. Questions were asked relative to each firm's approach for addressing operational needs during project design, cost estimating methodology, and the experience and qualifications of personnel proposed for cost estimating. Firms were asked about how any unforeseen conditions would be addressed during design and construction, and the approach to developing proposals in response to task order proposal requests. Each firm was also asked specific questions to clarify its proposal and/or interview responses.

Based on the final scores, as well as the evaluation of written proposals and information obtained from the interviews, the evaluation committee recommends all five firms for award. Stantec, Gannett, IBI, Dahl, and IDS are all qualified firms with prior experience working with public agencies and are familiar with design projects for transit facilities. The firms demonstrate a sound and thorough understanding of the scope of work and are capable of supporting OCTA's needs. Brief summaries of the evaluation results of the recommended firms follow.

Qualifications of the Firm

All five recommended firms have demonstrated direct relevant experience in working with transit facility projects that are similar to those included in this scope of work. These firms are multi-disciplined performing civil, mechanical, electrical, and structural work. Each firm demonstrated the capabilities to perform varied transit design and upgrade projects. All five firms have proven experience providing similar services to OCTA, public agencies or other transit agencies, such as Foothill Transit, Long Beach Transit, and/or the Los Angeles County Metropolitan Transportation Authority.

Staffing and Project Organization

All firms have adequate staff resources to support on-call services. The proposed teams from each recommended firm have experience that represents various disciplines to support OCTA's broad range of projects for the next three years. The staff of each firm was familiar with the local agencies that have jurisdiction over OCTA's projects and the local permitting processes. Interviews with the firms validated staff credentials and ability to support the varied projects.

The project managers and key personnel proposed by the recommended firms, along with the subconsultant teams, are all qualified and demonstrate extensive knowledge of transit facility projects. The project managers and subcontractors proposed by the recommended firms are experienced and qualified to serve and assist OCTA in facility modification projects and provide the required support services during construction.

Work Plan

The work plan proposed by all the recommended firms conformed to the scope of work identified in the RFP. The firms demonstrated an understanding of the on-call process and showed familiarity with the approach to deliver the work, once it is awarded. In the proposals, the firms demonstrated the ability to prepare the specifications, drawings, and cost estimates for similar projects, as well as manage project schedules and budgets. The firms also elaborated on typical problems encountered on a construction project and solutions for mitigating those problems. In the interview, each firm's quality control processes were discussed, as well as how those processes would assist during the site investigation prior to final design to minimize construction change orders.

Procurement Summary

Based on the evaluation of the written proposals, the qualifications of each firm's team, and information obtained during the interviews, the evaluation committee recommends award of contracts to Stantec, Gannett, IBI, Dahl, and IDS. All five recommended firms have relevant and recent experience in transit facility modification projects and can meet the requirements of the RFP. The teams assembled by the firms consist of highly qualified staff in providing design and construction support services for transit facility modification projects and have prior experience with public agencies. The firms demonstrated a sound and thorough understanding of the scope of work and are capable of supporting OCTA's requirements.

Fiscal Impact

Funding for these services is included in both OCTA's Fiscal Year 2019-20 Budget, Capital Programs, Account 1722-7629-D3107-2BT, and will be funded through local transportation funds. Funding will continue to be included in future budget years under the same account.

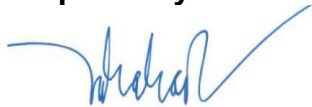
Summary

Staff requests Board of Directors' approval for the Chief Executive Officer to negotiate and execute agreements with Stantec Architecture Inc.; Gannett Fleming, Inc.; IBI Group; Dahl, Taylor and Associates, Inc.; and IDS Group, Inc. to provide on-call architectural and engineering design and construction support services for transit facility projects for a three-year term with one, two-year option term.

Attachments

- A. Review of Proposals - RFP 9-1599 On-Call Architectural and Engineering Design and Construction Support Services for Transit Facility Projects
- B. Proposal Evaluation Criteria Matrix (Short-Listed Firms) - RFP 9-1599 On-Call Architectural and Engineering Design and Construction Support Services for Transit Facility Projects
- C. Contract History for the Past Two Years - RFP 9-1599 On-Call Architectural and Engineering Design and Construction Support Services for Facility Modification Projects

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