

**Review of Proposals****RFP 5-3977, Program Management and Construction Management Services for Improvements to Orange County Transportation Authority's Headquarters Property**

Presented to Finance and Administration Committee - August 13, 2025

**4 proposals were received, 2 firms were short-listed, 1 firm is being recommended**

<b>Overall Ranking</b>	<b>Proposal Score</b>	<b>Firm &amp; Location</b>	<b>Subconsultants</b>	<b>Evaluation Committee Comments</b>
<b>1</b>	<b>82</b>	<b>Griffin Structures, Inc.</b>  Irvine, California	NV5  Twining Consulting  LPA Design Studios  WSP USA, Inc.  Guida Surveying, Inc.  HDR Engineering, Inc.  C Below, Inc.	Highest ranked overall firm.  Firm has recent relevant experience providing program and construction management for projects of similar size and scope.  Well-qualified team, including proposed project manager (PM) whose experience on projects for the County of Orange provides directly applicable experience with the project itself and authorities having jurisdiction.  Comprehensive work plan that demonstrated a clear understanding of the project's needs and provided specific examples of key issues and solutions.  Thorough team presentation and interview with team providing relevant responses based on previous experience to all questions.  Positive references received.
<b>2</b>	<b>76</b>	<b>Jacobs Project Management Co.</b>  Irvine, California	RF10 Inspection, Inc.  Ninyo & Moore  KNRM Solutions  C Below, Inc.	Firm has relevant experience performing construction management services.  Qualified team that meets the requirements of the request for proposals.  Proposed work plan that thoroughly addressed the scope of work, identified key issues with proposed solutions and demonstrated understanding of the project.  Detailed team presentation and interview with adequate responses to interview questions.  Positive references received.

**Evaluation Panel:**

CAMM (1)  
Capital Project Delivery (2)  
Facilities Engineering (1)  
General Services (1)

**Proposal Criteria**

Qualifications of the Firm  
Staffing and Project Organization  
Work Plan

**Weight Factors**

20%  
40%  
40%