



May 8, 2025

To: Transit Committee

From: Darrell E. Johnson, Chief Executive Officer

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

A handwritten signature in blue ink, appearing to read "Darrell E. Johnson", is written over the "From:" line of the memo.

Overview

On January 13, 2025, the Orange County Transportation Authority Board of Directors authorized the issuance of a request for proposals to retain consultants to provide on-call architectural and engineering design and construction support services for transit facility projects. Board of Directors' approval is requested to select the firms to perform the required work.

Recommendations

- A. Approve the selection of Stantec Architecture Inc., M. Arthur Gensler, Jr. & Associates, Inc., Anil Verma Associates, Inc., STV Incorporated, Dahl, Taylor & Associates, Inc., and IDS Group, Inc., in the aggregate amount of \$3,000,000, 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-4-2610 between the Orange County Transportation Authority and Stantec Architecture Inc., to provide on-call architectural and engineering services for a three-year initial term, and one, two-year option term.
- C. Authorize the Chief Executive Officer to negotiate and execute Agreement No. C-5-4060 between the Orange County Transportation Authority and M. Arthur Gensler, Jr. & Associates, Inc., to provide on-call architectural and engineering services for a three-year initial term, and one, two-year option term.

- D. Authorize the Chief Executive Officer to negotiate and execute Agreement No. C-5-4061 between the Orange County Transportation Authority and Anil Verma Associates, Inc., to provide on-call architectural and engineering services for a three-year initial term, and one, two-year option term.
- E. Authorize the Chief Executive Officer to negotiate and execute Agreement No. C-5-4062 between the Orange County Transportation Authority and STV Incorporated, to provide on-call architectural and engineering services for a three-year initial term, and one, two-year option term.
- F. Authorize the Chief Executive Officer to negotiate and execute Agreement No. C-5-4063 between the Orange County Transportation Authority and Dahl, Taylor & Associates, Inc., to provide on-call architectural and engineering services for a three-year initial term, and one, two-year option term.
- G. Authorize the Chief Executive Officer to negotiate and execute Agreement No. C-5-4064 between the Orange County Transportation Authority and IDS Group, Inc., to provide on-call architectural and engineering services for a three-year initial term, and one, two-year option term.

Discussion

The Orange County Transportation Authority (OCTA) owns, operates, and maintains five maintenance and operations bus 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. The structures 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 by OCTA, will be necessary to maintain OCTA's transit facilities in a state of good repair. Typical facility projects include repair and/or installation of bus hoists, elevators, heating ventilation and air conditioning systems, parking lot concrete and asphalt pavement and striping, roof replacements, zero-emission bus fueling systems, and facility modifications for compliance with the Americans with Disabilities Act.

The current bench of five on-call consultant agreements was established in 2020, and the agreements are scheduled to expire starting August 31, 2025. The new on-call list of firms will replace the existing bench. Services provided under this new on-call bench of agreements will be requested on an as-needed basis and authorized through the issuance of contract task orders (CTO). Each CTO will include a site-specific statement of work to establish the project duration, document the agreed-upon price, and provide any other information that may be required to perform the services.

Procurement Approach

This procurement was handled in accordance with OCTA’s 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, as well as work plan. As this is an A&E procurement, price is not an evaluation criterion pursuant to state and federal 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 contracts awarded will have a three-year initial term, and one, two-year option term.

On January 13, 2025, the Board authorized the release of Request for Proposals (RFP) 4-2610, which was electronically issued on CAMM NET. The Project was advertised in a newspaper of general circulation on January 13 and January 20, 2025. A pre-proposal conference was held on January 21, 2025, with 25 attendees representing 17 firms. Three addenda were issued to provide a copy of the pre-proposal conference registration sheets and presentation, provide responses to questions received, and handle administrative issues related to the RFP.

On February 12, 2025, seven proposals were received. An evaluation committee consisting of staff from the Contracts Administration and Materials Management, Facilities Engineering, Health, Safety, and Environmental Compliance, Capital Project Delivery, and Maintenance-Administration departments met to review the proposals received. The proposals were evaluated based on the following Board-approved evaluation criteria and weightings:

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

In developing the criteria weightings, several factors were considered. The qualifications of the firm was assigned a high level of importance since firms with a variety of design and project experience are advantageous to the project. The greatest importance was assigned to staffing and project organization, as the qualifications of the project manager and task leaders are critical to successful completion of the individual CTO. The firms' work plan has the lowest weighting and will broadly evaluate the proposed project management approach and processes necessary for effective execution of the CTOs. As this is an A&E procurement, price was not an evaluation criterion pursuant to state and federal laws.

The procurement sought to establish a pool of qualified firms to perform the required services. Once the pool of qualified firms is established, specific work assignments will be made via the issuance of CTOs on a rotational basis, in accordance with OCTA's procurement policies and procedures.

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

Firm and Location

Anil Verma Associates, Inc. (AVA)
Headquarters: Los Angeles, California
Project Office: Los Angeles, California

Dahl, Taylor & Associates, Inc. (DTA)
Headquarters: Santa Ana, California
Project Office: Santa Ana, California

IDS Group, Inc. (IDS)
Headquarters: Irvine, California
Project Office: Irvine, California

M. Arthur Gensler, Jr. & Associates, Inc. (Gensler)
Headquarters: Newport Beach, California
Project Office: Los Angeles, California

Stantec Architecture Inc. (Stantec)
Headquarters: Edmonton, Alberta, Canada
Project Office: Los Angeles, California

STV Incorporated (STV)
Headquarters: New York, New York
Project Office: Irvine, California

On March 24, 2025, the evaluation committee interviewed the six short-listed firms. The interviews consisted of a presentation allowing each team to discuss its qualifications, highlight its personnel, and respond to the evaluation committee's questions. Questions were asked relative to each team's role on transit facility projects similar those identified in the RFP scope of work, the responsibilities of the proposed project manager during the CTO, experience working with proposed subconsultants, and the strategy for ensuring health, safety, and environmental compliance across multiple project sites. Each firm was also asked specific clarification questions related to 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 six firms for award. Each of the six firms demonstrated qualifications and experience successfully delivering projects of the same and/or similar nature for transit facilities with public agencies. The firms demonstrated a sound and thorough understanding of the scope of work, the various project types, and the ability to meet OCTA's needs. Brief summaries of the evaluation results of the recommended firms follow.

Qualifications of the Firm

All six recommended firms demonstrated substantial and directly relevant experience successfully providing design and construction support services on similar transit facility projects. These firms demonstrated expertise in civil, mechanical, electrical, and structural design, as well as zero-emission fueling technology and other required technical specialties.

These multidisciplinary firms demonstrated robust capabilities in both design and construction support for a wide range of transit facility design projects. All recommended firms have successfully provided similar services for OCTA and/or other public agencies, having delivered hundreds of transit facility projects for public agencies such as the Los Angeles County Metropolitan Transportation Authority, Bay Area Rapid Transit, San Diego Metropolitan Transit System, City of Los Angeles Department of Transportation, and Santa Barbara Metropolitan Transit District.

Staffing and Project Organization

All firms have adequate staff resources to support on-call services. The recommended firms proposed experienced teams that represent 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 OCTA's anticipated 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. All recommended firms proposed experienced and qualified project managers and other key personnel, as well as supporting technical personnel, to serve and assist OCTA in facility modification projects and provide the required support services during construction. The proposed availability of each team's key personnel met OCTA's anticipated projects.

Work Plan

The work plans submitted by the recommended firms fully align with the scope of work outlined in the RFP. Each firm demonstrated a comprehensive understanding of the on-call process by outlining a complete and logical methodology for executing each CTO. The proposals effectively addressed critical elements such as project scheduling, communication protocols, quality assurance/quality control, safety measures, and budget management. Additionally, the firms exhibited a strong commitment to designing projects that meet anticipated project needs while staying within budget.

Procurement Summary

Based on the evaluation of the written proposals, and information obtained during the interviews, the evaluation committee recommends award of contracts to Stantec Architecture Inc., M. Arthur Gensler, Jr. & Associates, Inc., Anil Verma Associates, Inc., STV Incorporated, Dahl, Taylor & Associates, Inc., and IDS Group, Inc. All six recommended firms proposed highly qualified personnel, demonstrated relevant and recent experience in transit facility modification projects, and a sound and thorough understanding of the scope of work. All six firms conducted interviews that demonstrated an understanding of the overall requirements of the RFP.

Fiscal Impact

Funding for this project is included in the OCTA Proposed Fiscal Year 2025-26 Budget, Capital Programs Division, Account No. 1722-7629-D3107-2BT, and will be funded through local transportation funds.

Summary

Staff requests Board of Directors' approval for the Chief Executive Officer to negotiate and execute agreements with Stantec Architecture Inc., M. Arthur Gensler, Jr. & Associates, Inc., Anil Verma Associates, Inc., STV Incorporated, Dahl, Taylor & Associates, Inc., and IDS Group, Inc., in the aggregate amount of \$3,000,000, as the firms 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.

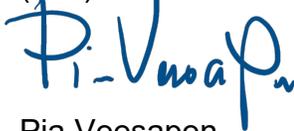
Attachments

- A. Review of Proposals - RFP 4-2610 On-Call Architectural and Engineering Design and Construction Support Services for Transit Facility Projects
- B. Proposal Evaluation Criteria Matrix (Short-Listed) - RFP 4-2610 On-Call Architectural and Engineering Design and Construction Support Services for Transit Facility Projects
- C. Contract History for the Past Two Years - RFP 4-2610: On-Call Architectural and Engineering Design and Construction Support Services for Transit Facility Projects

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