

Review of Proposals
RFP 5-4109 Property Management Services
Presented to Finance and Administration Committee - September 10, 2025
6 proposals were received, 2 firms were non-responsive, 3 firms were interviewed, 1 firm is being recommended

Overall Ranking	Proposal Score	Firm & Location	Subcontractors	Evaluation Committee Comments	Total Proposed Fees for Initial Term
1	78	Lincoln Property Company Newport Beach, California	None	Highest ranked firm. Qualified firm with large national platform, local presence and experience providing property, lease, and constructions management. Comprehensive and detailed work plan with phased transition process, advanced sustainability program, and robust risk management. Proposed team includes a senior property manager with seven years of experience at the firm and an assistant property manager with one year at the firm, each committing 50 percent of their time to Orange County Transportation Authority (OCTA). Significant corporate resources in accounting, engineering, leasing, and construction, with technology tools (WorkSpace, Happy Inspector) for real-time tracking. Currently manages OCTA's headquarters and is familiar with OCTA's operational systems and requirements Received positive responses from references.	\$999,170
2	74	The Muller Company Irvine, California	None	Experienced firm with over 40 years of experience in commercial real estate investment, development, and management local presence. Previously owned and currently manages OCTA's future headquarters, maintaining both LEED and ENERGY STAR certifications, along with a comprehensive understanding of the building's systems, operations, and site conditions. Proposed team includes a senior property manager with 17 years at the firm, committed at 30 percent, and an assistant property manager with two years at Muller, committed at 40 percent. Firm is still becoming familiar with certain public sector requirements, including procurement processes and prevailing wage obligations Received positive responses from references.	\$927,989
3	72	Total Commercial Real Estate, Inc. Redondo Beach, California	None	Experienced firm with large public agency projects, notably for LADWP's headquarters renovation, handling tenant relocation, lease terminations, and LEED re-certification. Proposed team includes three qualified professionals, each with over 20 years of experience at the firm. Management team lead and individual time commitments to OCTA unclear. Received positive responses from references.	\$713,538

Evaluation Panel:

General Services (1)
Express Lanes Programs (1)
Information Systems (1)
Health, Safety, and Environmental Compliance (1)
Accounting and Financial Reporting (1)
Contracts Administration and Materials Management (1)

Evaluation Criteria:

Qualifications of the Firm
Staffing and Project Organization
Work Plan
Cost and Price

Weight Factors

25%
30%
20%
25%