



**OPERATIONS COMMITTEE
FEBRUARY 15, 2007**

PROJECT: CAPITAL PROGRAM PROCUREMENT SUPPORT

**ACTION: APPROVE AWARD OF DESIGN-BUILD CONTRACTS FOR BUS
FACILITIES CAPITAL PROJECTS**

RECOMMENDATION

A. The Board finds that awarding design/build contracts pursuant to Public Utilities Code Section 130242(b) will achieve certain private sector efficiencies in the integration of the design, project work and components related to the real property renovation, repair and construction work at Metro facilities in Los Angeles County as defined by the projects listed on Attachment A.

Requires Two-Thirds vote; and

B. Authorize the Chief Executive Officer to solicit and award design-build contracts for renovation, repair and construction at Metro facilities, pursuant to Public Utilities Code Section 130242 (a), (c), (d) & (e).

BACKGROUND

Design/Build is a method of project delivery in which the owner contracts directly with a single entity that is responsible for both design and construction services for a construction project. Metro has experienced success with design/build construction contracts in the Capital Program. Staff is seeking opportunities to expand the use of this delivery system for current and future Capital Program projects.

The attached list describes \$25 million in Capital Program projects that would benefit from the design/build approach. These projects were selected because:

- They were previously approved by the Board.
- A single point of responsibility for both design and construction is preferred.
- Staff project development resources are limited so more budgeted projects can be accomplished by adding design/build capability.
- Agency risk for design is shifted to the design/build contractor; therefore, changes related to design are minimized.

- The Agency will achieve schedule efficiency and significant time savings because construction can proceed while design is being finalized.
- The Agency will save administrative costs by combining the solicitation process with design and construction; construction management and engineering resources during the construction phase; and minimize contractor-generated changes resulting in a reduced contract closeout time.
- Projects listed on Attachment A, require standard or minimal design effort and are therefore more conducive to being implemented by design/build contractors with general engineering and contracting capacity.

The successful firm(s) will be selected in a two-step process. In response to an Invitation for Bid (IFB), at step one, Design-Build firms will submit a Technical Proposal. Metro, at its sole discretion may, during its review of Technical Proposals, have discussions with bidders for clarification purposes. Technical acceptability will be assessed by Metro based on evaluation criteria provided in the IFBs. Bidders found to be technically acceptable will submit Price Bids, which will be opened in public.

The Contract award, if made, will be to the lowest priced responsible Bidder, whose bid is responsive to the criteria set forth in the IFB.

FINANCIAL IMPACT

There is no financial impact resulting from this action. Funds for selected projects are included in the FY07 budget. In subsequent years, cost center managers and the Chief Operations Officer will be accountable for budgeting future costs.

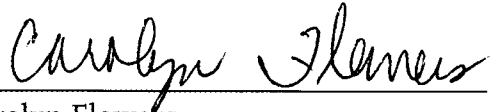
ALTERNATIVES CONSIDERED

This work could be accomplished through separate design and construction contracts or through design prepared by agency staff and bid for construction. This is not recommended. There are advantages to Metro to have a single contractor responsible for all design and construction including the avoidance of certain project management, staff, administration and coordination costs, significant cost reductions in contracting, and reductions in the overall project schedule.

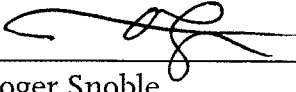
ATTACHMENT

A. Bus Facilities Projects: Delivery Under Design/Build Contracts

Prepared by: Stephen Goodwin, Contracts Administration Manager
Tim Lindholm, Director of Capital Projects, Facilities-Operations



Carolyn Flowers
Chief Operations Officer



Roger Snoble
Chief Executive Officer

**ATTACHMENT A
BUS FACILITIES PROJECTS:
DELIVERY UNDER DESIGN/BUILD CONTRACTS**

| PROJECT NAME | PROJECT DESCRIPTION |
|---|--|
| In-Ground Bus Hoist Replacement Project, Phase II | Testing, repair, refurbishment, and/or replacement of malfunctioning or non-operational hoists at bus divisions. |
| Bus Washer, Underchassis Washer, and Blower Installation Projects | Installation of new primary and secondary bus washers and underchassis washers at Metro operating divisions. Project also includes installation of air dryers to reduce window spotting. |
| Division 18 Solar Generation project | Installation of rooftop and shade structure solar photovoltaic panels at Division 18. |
| Paint Booth Retrofit and Construction Project | Installation and/or refurbishment of bus division paint booth equipment to ensure compliance with South Coast Air quality Management District emissions guidelines. |
| Elevator Modernization Projects | Modernization of elevators at Metro facilities to bring elevators into compliance with ADA code requirements, and to provide additional service life to aging elevator systems. |
| Installation of Bus Exhaust Systems | Installation of automatic bus exhaust systems, used to vent exhaust outside of the shop buildings when transit vehicles are being serviced. |
| Yard Security Upgrades and CCTV Installations | Installation of closed circuit television (CCTV) systems and other security measures at Metro bus operating facilities and passenger terminals. The majority of the work is DHS grant-funded. |
| HVAC Replacement Projects | Replacement of heating, ventilation, and air conditioning units at Metro bus divisions. Replacement is required due to the age of the units (over 25 years), inefficient operation, and the necessity for constant maintenance and repairs. |
| Bus Division Maintenance Equipment Replacement Project | Replacement and /or refurbishment of bus maintenance equipment at Metro's bus divisions, such as chassis washers, steamers, and bus washers. |
| Lighting Upgrade and Energy Efficiency Projects | Projects entail upgrades to shop and yard lighting at Metro bus operations and maintenance facilities in order to provide better visual conditions for maintenance and yard work by Metro employees. Projects also include utilization of state-of-the-art energy efficient lighting fixtures to lower electrical costs, while at the same time improving shop conditions. |
| Division 7 Sound Wall | Project entails design and construction of an 800-foot long 16-foot high sound wall between Metro's Division 7 facility and neighboring Huntley Drive, in West Hollywood, California. |

| PROJECT NAME | PROJECT DESCRIPTION |
|--|---|
| Division 10 Brake Pit, Brake Testing Facility, and Detail Cleaning Canopy Projects | Construction of a brake pit and testing facility, and a detail cleaning canopy, at Division 10 in Los Angeles, California. |
| Emergency Generator Replacement Projects | Replacement of outdated and high maintenance emergency generators at Bus Divisions. Emergency generators are required to maintain bus service in the event of an emergency or power outage, and most of Metro's existing units are greater than 20 years old. |

