



Metro

Los Angeles County
Metropolitan Transportation Authority

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**AD HOC CONGESTION PRICING COMMITTEE
MARCH 18, 2009**

**SUBJECT: CONGESTION REDUCTION DEMONSTRATION PROJECT (LA CRD):
EL MONTE TRANSIT CENTER**

**ACTION: AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO NEGOTIATE AND
EXECUTE A PROFESSIONAL SERVICES CONTRACT FOR ADVANCED
CONCEPTUAL ENGINEERING SERVICES FOR THE EL MONTE TRANSIT
CENTER PROJECT**

RECOMMENDATION

Authorize the Chief Executive Officer to:

- A. Negotiate and execute Contract PS0933402345 with RNL Design to provide advanced conceptual engineering (ACE), bid support, and construction support services for the proposed El Monte Transit Center project in an amount not-to-exceed \$2,000,000.
- B. Execute additional contract modifications, if required, to Contract No. PS0933402345 for additional design or professional services for the El Monte Transit Center, if required, in an amount not to exceed \$300,000.

RATIONALE

At its February 2009 meeting, the Board of Directors approved a life of project (LOP) budget for the El Monte Busway Improvements and Transit Center Expansion project, a project which is funded by the Los Angeles Region Congestion Reduction Demonstration Initiative (LA CRD). The project scope includes two primary transit enhancements, construction of a new and expanded El Monte Transit Center, and construction of a new passenger station connecting the El Monte Busway to the Patsaouras Transit Plaza. This item solely relates to the El Monte Transit Center project.

In November 2008, staff initiated procurement activities for the provision of planning and design concept services for the proposed new El Monte Transit Center. Upon completion of the competitive procurement, we awarded Contract OP33440682 to RNL Design, a design and architecture firm headquartered in Denver, Colorado. The scope of work for the original RNL Design contract tasks were completed in January 2009, and additional design concept and planning work will be completed in April 2009 under Contract Modification No. 1.

Since December 2009, RNL Design has coordinated two design workshops with all project stakeholders, including Foothill Transit, the City of El Monte, Caltrans, and the developer of the El Monte Transit Village (Titan), as well as a community meeting to solicit input regarding construction of the new El Monte Transit Center. As of this writing, consensus on a preferred design alternative for the new transit center has been reached, and staff is now ready to proceed with advanced conceptual engineering for the new transit center.

As presently envisioned in the consensus design concept, the new transit center is a two-level structure with 30 bus berths split between a lower “local” level and an upper “express” level used to operate the fare-paid express services (i.e. Metro Express, Silver Streak). Ingress and egress into the Transit Center is through a subway-like entrance portal surrounded by public areas and transit-oriented retail (i.e. Transit Store, Zip Car, Car Sharing/Vanpool, etc.), and is connected with the planned “urban fabric” of the proposed Transit Village. The new transit center will be complete with all the modern amenities typical of a modern BRT transit environment, such as variable message signs, intercoms, CCTV, ticket vending machines, wayfinding equipment and information displays, elevators/escalators, operator restrooms, a transit store, and Sheriff’s substation. The structure will match up structurally with other underground parking planned by the City of El Monte and the Transit Village Developer, and enhances the ingress/egress and development schemes for both Metro and the Transit Village. The structure will be designed and constructed to achieve Leadership in Energy and Environmental Design (LEED) certification with a minimum rating of “Gold”; however, the design team will also attempt to achieve “Platinum” certification as a stretch goal.

In consideration of the extremely aggressive deadline required for completion of the El Monte Transit Center project (December 31, 2010), staff recommends the immediate engagement of RNL Design to move the project forward into the advanced conceptual engineering phase. This engineering and design work is required in order to complete environmental studies and obtain National Environmental Policy Act (NEPA) clearance from the Federal Transit Administration (FTA), and to reach our goal of issuing a design/build procurement package for solicitation of a design/build contractor by August 2009. RNL Design’s scope of work includes, but is not limited to, review of geotechnical reports, survey data, and environmental studies, completion of advanced conceptual engineering drawings and specifications suitable for use in a design/build solicitation, cost estimation, third party coordination, universal fare system and gating coordination, sustainable design services, community meetings, and bid and construction support services. All of the engineering work and professional services, with the exception of bid/construction support, must be complete no later than July 30, 2009, allowing only an extremely short four-month schedule to complete the engineering efforts.

In regards to the schedule for project completion, the plan is to complete the advanced conceptual engineering documents to an approximate level of 30% completion and achieve FTA approval of NEPA documentation by July 2009, prepare a design/build procurement package for solicitation of a design/build contractor by August 2009, award the design/build construction contract by November 2009, and complete construction of the project by December 2010.

FINANCIAL IMPACT

The funding to complete the proposed scope of services for the El Monte Transit Center portion of the project is included in the FY09 Budget in Cost Center 3344, Contracts and Administration, under Capital Project 202286, El Monte Busway Improvements and Transit Center Expansion Project. The funds are a combination of federal and local funds. Since this is a multi-year project, the cost center manager and Chief Operations Officer will be responsible for budgeting project costs in future fiscal years. In addition, award of the bid support and construction support services tasks of this contract is contingent on receiving approval of all NEPA clearance documentation, which is expected to occur no later than July 2009.

ALTERNATIVES CONSIDERED

The Board of Directors may choose not to authorize the contract for advanced conceptual engineering at this time. The Board could elect to: (1) recommend using our staff to engineer, design and support construction of the project; or, (2) not authorize the CEO to award and execute the contract. Both of these options are not viable because we do not have sufficient resources or staff expertise to perform the necessary architectural and engineering services required for a project of this scale. It is therefore necessary to contract with outside architects and engineers for this high priority and much needed transit enhancement project. In addition, if the contract modification is not approved, staff would be unable to complete the project in accordance with the USDOT toll revenue operation deadline of December 31, 2010.

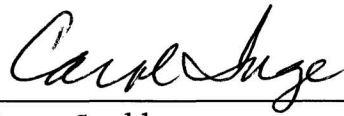
ATTACHMENTS

- A. Procurement Summary
 - A-1. Procurement History
 - A-2. List of Subcontractors

Prepared by: Tim Lindholm, Director of Capital Projects, Facilities-Operations
Stephanie Wiggins, Executive Officer, Congestion Reduction Initiative
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By 
Carolyn Flowers
Chief Operations Officer


Roger Molere
Chief, Real Property Management and Development

for 
Roger Snoble
Chief Executive Officer

**BOARD REPORT ATTACHMENT A
PROCUREMENT SUMMARY**

**CONGESTION REDUCTION DEMONSTRATION PROJECT (LA CRD):
EL MONTE TRANSIT CENTER**

1.	Contract Number: PS0933402345		
2.	Recommended Vendor: RNL Design		
3.	Cost/Price Analysis Information:		
	A. Bid/Proposed Price: \$ TBD	Recommended Price: NTE \$ 2,000,000	
	B. Details of Significant Variances:		
4.	Contract Type: Firm Fixed Price		
5.	Procurement Dates:		
	A. Issued: March 3, 2009		
	B. Advertised: N/A		
	C. Pre-proposal Conference: N/A		
	D. Proposals Due: March 10, 2009		
	E. Pre-Qualification Completed: March 5, 2009		
	F. Conflict of Interest Form Submitted to Ethics: TBD		
6.	Small Business Participation:		
	A. Bid/Proposal Goal: 15% DALP	Date Small Business Evaluation Completed: TBD	
	B. Small Business Commitment: TBD		
7.	Invitation for Bid/Request for Proposal Data:		
	Notifications Sent: N/A	Bids/Proposals Picked up: N/A	Bids/Proposals Received: N/A
8.	Evaluation Information:		
	A. Bidders/Proposers Names: RNL Design	<u>Bid/Proposal Amount:</u> \$ TBD	<u>Best and Final Offer Amount:</u> NTE \$ 2,000,000
	B. Evaluation Methodology: Details are Attach A-1-C		
9.	Protest Information:		
	A. Protest Period End Date: N/A		
	B. Protest Receipt Date: N/A		
	C. Disposition of Protest Date: N/A		
10.	Contract Administrator: Phyllis Walker	Telephone Number: 213/922-1084	
11.	Project Manager: Tim Lindholm	Telephone Number: 213/922-7297	

**BOARD REPORT ATTACHMENT A-1
PROCUREMENT HISTORY**

**CONGESTION REDUCTION DEMONSTRATION PROJECT (LA CRD):
EL MONTE TRANSIT CENTER**

A. Background on Contractor

RNL Design (RNL), founded in 1956, is an international architectural firm, headquartered in Denver, Colorado with offices in Los Angeles, Phoenix, Denver and an affiliate office in Dubai, UAE. RNL is a full service design firm dedicated to long-term environmental sustainability with expertise in green product specifications and energy conversion. They have significant expertise in transportation facilities, joint development and public infrastructure projects. RNL Design has previously provided similar design services to us, including existing Contract OP33440662 for conceptual design services for the El Monte Station Expansion, Master planning for Division 2 reconstruction; Division 3 Master Plan; Division 6 Replacement; Division 7 joint development studies; and the Union Division bus operations and maintenance facility. In addition, services provided to other public agencies include Antelope Valley Transit Authority, Antelope Valley, CA; Regional Transportation Commission in Las Vegas, NV; Caltrans District 7 operations and maintenance facility in Sylmar, CA and East Valley Bus Operations in Tempe, AZ.

Continued past performance of RNL Design is overall satisfactory as demonstrated by their extensive working relationship with us.

B. Procurement Background

Contract No. PS0933402345 for advanced conceptual engineering will be issued to RNL Design on a non-competitive basis. The work is required in order to achieve FTA approval of NEPA documentation, and to complete documents for solicitation of a design/build procurement contract to be released in August 2009 for a contract award in November 2009. The new El Monte Transit Center must be completed no later than December 31, 2010, in accordance with the USDOT toll revenue operation deadline.

C. Evaluation of Proposals

The proposal will be evaluated in accordance with our Procurement Policy and Procedures in relation to overall price, work plan and schedule. A comprehensive technical analysis will be performed.

D. Cost/Price Analysis Explanation of Variances

The price will be negotiated and determined to be fair and reasonable based upon a Management Audit Services (MAS) pre-award audit, independent cost estimate, technical review, fact-finding and negotiations.

BOARD REPORT ATTACHMENT A-2

LIST OF SUBCONTRACTORS

**CONGESTION REDUCTION DEMONSTRATION PROJECT (LA CRD):
EL MONTE TRANSIT CENTER**

PRIME CONTRACTOR – RNL Design

Small Business Commitment

Other Subcontractors

TBD

TBD

Total DBE Commitment 15% (TBD)