



Next stop: exploring alternatives to the 405.

SEPULVEDA TRANSIT CORRIDOR PROJECT

RFP No. PS66773 Sepulveda Transit Corridor
Pre-Development Agreement (PDA)
Recommendation for Awards



Metro®

March 2021

Recommendation

- > **AUTHORIZING the Chief Executive Officer (CEO) to award the following two (2) Contracts, subject to resolution of protests, if any.**
 - > Contract No. PS66773MRT to LA SkyRail Express for pre-development services for a proposed Monorail technology transit solution concept in an amount not to exceed \$63,605,132.
 - > Contract No. PS66773HRT to Sepulveda Transit Corridor Partners -Bechtel for pre-development services for a proposed Heavy Rail technology transit solution concept in an amount not to exceed \$69,882,427.
- > **APPROVE Contract Modification Authority in the amount of 25% for each of the two contract award values, respectively, and authorize the CEO to execute individual Contract Modifications within the Board-approved Contract Modification Authority.**

PDA Procurement Review

What staff are recommending today:

- > PDA Teams with qualifications and experience aligned with their proposed project design and development approach and project implementation capabilities
- > Transit concept as starting point for development (PDA) work that meets/exceeds Project Goals and adheres to specified Project Parameters
- > Evaluation considered quality of concept, quality of approach, development experience, delivery experience, price components, diversity/inclusion

Award of PDA Contract(s) will allow environmental process to begin

- > Previous Board award of environmental contract and communications contract
- > Once environmental process begins, concept designs for range of alternatives will be advanced/refined through public feedback and technical investigation/analysis
- > Additional concepts to make connections to important destinations (such as UCLA) may also be explored during the PDA and environmental processes



Evaluation Criteria

> **Technical – 630 points**

- Qualifications and experience to support project development (110 points)
- Approach to completing PDA work (290 points)
- Quality of Proposer's Transit Solution Concept (TSC) (230 points)

> **Financial – 230 points**

- Project finance experience, investment capacity, project delivery plan and financial strength (110 points)
- Quality of TSC Financial Feasibility Plan (120 points)

> **PDA Price – 130 points**

- PDA price (100 points)
- Implementation profit margin (30 points)

> **Inclusivity and Diversity – 40 points**

- Contractor Outreach Mentor Protégé Plan (40 points)

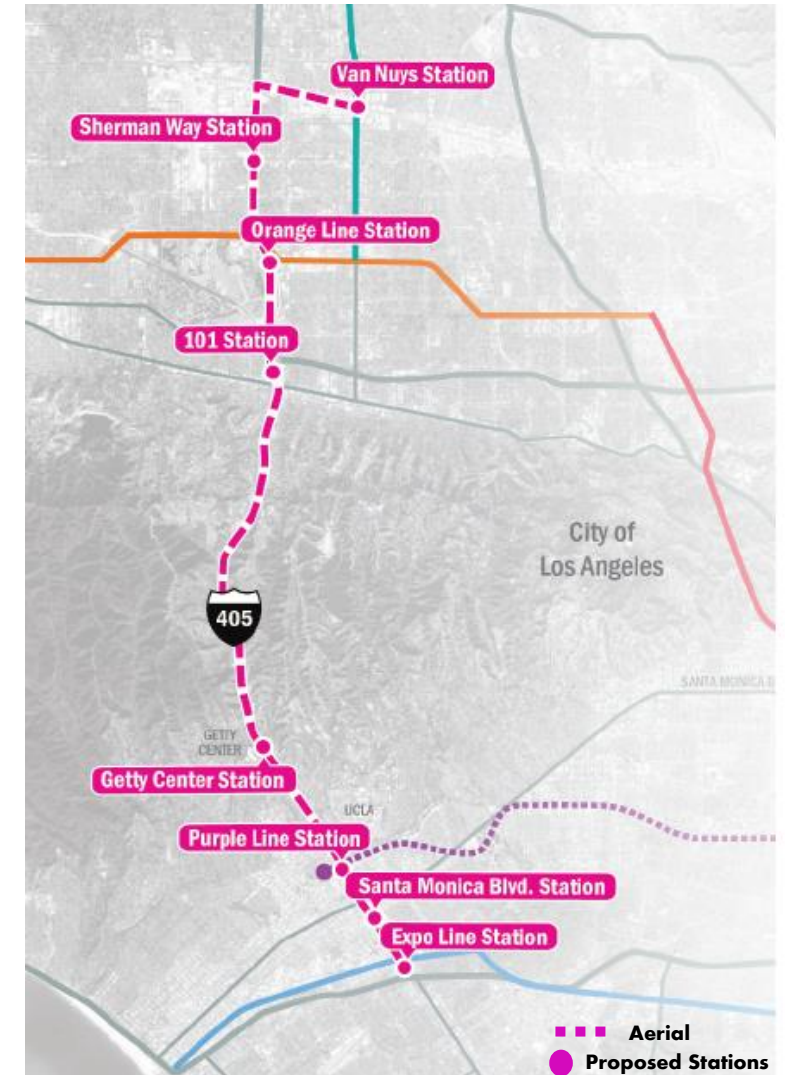
Final Evaluation Scores

Proposer/Mode	Technical (630 points) Financial (230 points) (860 points)	PDA Price (100 points)	Implementation Profit Margin (30 points)	Inclusion and Diversity (40 points)	Grand Total (1030 points)
LA SkyRail Express / MRT	673.14	100.00	26.67	40.00	839.81
STCP Bechtel / HRT	620.93	91.02	30.00	30.00	771.95
Tutor Perini, Parsons & Plenary / HRT	579.02	88.96	30.00	20.00	717.98
STCP Fengate / LRT	638.76	0.00	30.00	35.00	703.76

Recommended Proposer – LA SkyRail Express

Proposal Highlights

- > Mode: Monorail
- > 100% Aerial Alignment (I-405 ROW)
- > Automated Operations
- > Valley to Westside Trip Time: 24 minutes
- > \$6.1 billion (2020\$) Capital Cost (for Baseline proposal)
- > ~\$63m/yr Operating Expenses (2035\$)
- > Team with direct experience with this technology
- > Early consideration of O&M requirements to minimize lifecycle costs
- > Demonstrated financial experience on P3 projects in the US and abroad

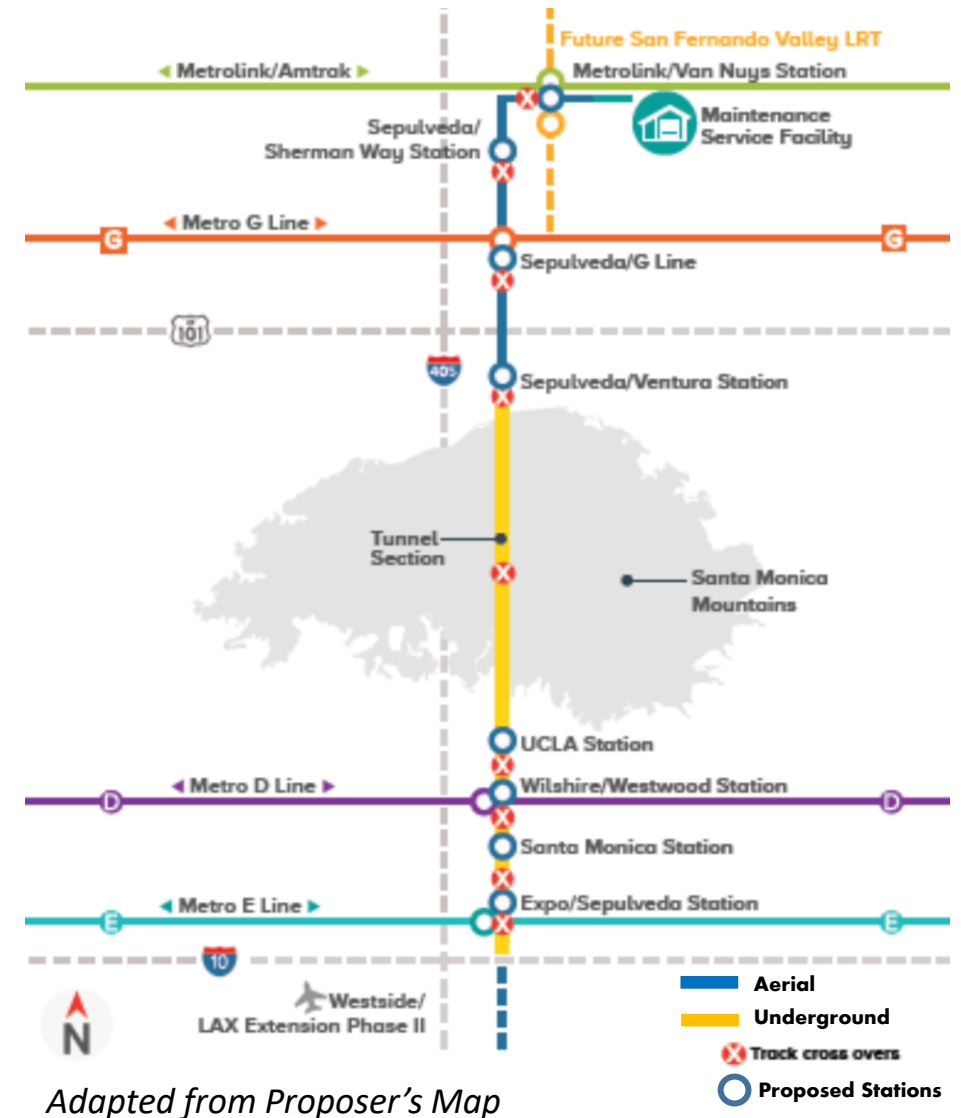


Adapted from Proposer's Map

Recommended Proposer – Sepulveda Transit Corridor Partners (Bechtel)

Proposal Highlights

- > Mode: Heavy Rail
- > 62% of Alignment is Underground/Tunnel
- > Automated Operations
- > Valley to Westside Trip Time: 19.7 minutes
- > \$10.8 billion (2020\$) Capital Cost
- > ~\$118m/yr Operating Expenses (2035\$)
- > Detailed stations plans, connections/transfers, and integration with the surroundings
- > Good understanding of geo-technical issues; well-defined construction approach
- > Demonstrated financial experience across a range of project types of similar complexity



Adapted from Proposer's Map

PDA Structure: Phases of Work

Phase	PDA Activities	Number of PDA Developers	Duration Months*
Alternatives Definition	Refine alternatives and incorporate stakeholder feedback	Up to 2	9
Conceptual Engineering and Analysis	Conceptual engineering and analysis of environmental impacts, performance, constructability, cost, and risk for DEIR	Up to 2	13
Conceptual Engineering to support LPA	Develop indicative performance and cost reports to finalize DEIR and LPA Selection	Up to 2	9
Final Technical Concept	Refine engineering for FEIR, performance analysis, contract terms and conditions, risk allocation, and pricing	1	11
Proposal for Implementation	Finalize FEIR; Issue Metro Request for presumed fixed-price P3 delivery proposal; Evaluate Proposal and close transaction	1	10

**subject to change*

PDA Price by Phase

		PDA Price by Phase		Number of PDA Developers
		LASRE	STCP - Bechtel	
Phase 1	Alternatives Refinement	\$6,445,812	\$6,500,000	Up to 2
Phase 2	Conceptual Engineering & Analysis	\$20,869,629	\$22,494,822	Up to 2
Phase 3	Conceptual Engineering to Support LPA Selection	\$9,784,655	\$9,452,860	Up to 2
Phase 4	Final Technical Concept	\$26,505,036	\$31,434,745	1
Phase 5	Project Implementation Proposal	\$0	\$0	1
	Total	\$63,605,132	\$69,882,427	

Public Feedback and Next Steps

Public interest in project remains high

- > 12,000 stakeholders in project database
- > Press release and Source post generated media coverage in multiple publications

Comments received since February 2021 are a mix of support and concerns for elements of both proposals

- > Feedback consistent with input received during the Feasibility Study
- > Stakeholders generally understand PDA contract awards are the starting point of next phase

Next steps

- > The range of alternatives for environmental review will be presented to the Board in April 2021
- > Prepare for environmental review process and Fall 2021 public scoping period
- > PDA Teams continue to further develop their proposed concepts, which are refined through the environmental process



Thank You

QUESTIONS?