

PROCUREMENT SUMMARY

ABOVE GROUND FACILITIES IMPROVEMENTS & REPAIRS/OP133873(2)000

1.	Contract Number: OP133873(2)000	
2.	Recommended Vendor: Craft Construction & Development Inc.	
3.	Type of Procurement (check one): <input type="checkbox"/> IFB <input checked="" type="checkbox"/> RFP <input type="checkbox"/> RFP-A&E <input type="checkbox"/> Non-Competitive <input type="checkbox"/> Modification <input type="checkbox"/> Task Order	
4.	Procurement Dates:	
	A. Issued: 9/30/2025	
	B. Advertised/Publicized: 9/30/2025	
	C. Pre-Proposal Conference: 10/6/2025	
	D. Proposals Due: 10/30/2025	
	E. Pre-Qualification Completed: 11/24/2025	
	F. Ethics Declaration Forms submitted to Ethics: 10/31/2025	
	G. Protest Period End Date: 2/24/2026	
5.	Solicitations Downloaded: 23	Bids/Proposals Received: 2
6.	Contract Administrator: Antranik Banalian	Telephone Number: (213) 922 - 5223
7.	Project Manager: Rudy Loera	Telephone Number: (213) 617- 6225

A. Procurement Background

This Board Action is to approve Contract No. OP133873(2)000 issued to support Los Angeles Metro's Infrastructure Maintenance & Engineering (IM&E) Department in advancing improvements to primarily above-ground bus and rail facilities. Board approval of contract award is subject to the resolution of any properly submitted protest(s), if any.

Request for Proposals (RFP) No. OP133873(2) was issued in accordance with Metro's Acquisition Policy and the contract type is an Indefinite Quantity/Indefinite Delivery (IDIQ). The Diversity and Economic Opportunity Department (DEOD) established an 8% Disadvantaged Business Enterprise (DBE) goal for this solicitation, however, the U.S. Department of Transportation (USDOT) issued an Interim Final Rule (IFR) that made changes to the DBE Program, including suspension of goals and enforcement, effective October 3, 2025. DBE participation was therefore not a factor in the award, however the recommended Prime contractor is a certified Small Business Enterprise (SBE).

One amendment was issued during the solicitation phase of this RFP:

- Amendment No. 1, issued on October 10, 2025 amended the DBE requirements.

A virtual pre-proposal conference was held on October 6, 2025, and was attended

by 7 participants representing 6 firms. There were 3 questions received for this RFP, and responses were provided prior to the proposal due date.

A total of two proposals were received on the due date of October 30, 2025, from the following firms listed below in alphabetical order:

1. Craft Construction & Development Inc.
2. Metro Builders & Engineers Group, Ltd.

Staff conducted a market survey to request information from prospective proposers to determine why no additional proposals were submitted. Of the 23 firms that downloaded the solicitation, 5 firms responded stating that their company did not meet the contractor licensing requirements or that the type of work was outside the firm's area of expertise. The results of the market survey indicated that factors beyond Metro's control caused the potential sources not to submit bids and that there were no restrictive elements in the solicitation documents that prevented competition.

B. Evaluation of Proposals

A diverse Proposal Evaluation Team (PET) consisting of staff from Facilities Maintenance and Operations Engineering was convened and conducted a comprehensive technical evaluation of the proposals received.

The proposals were evaluated based on the following evaluation criteria and weights:

▪ Summary of Current/Past Work	15%
▪ Key Staff Resume	15%
▪ Detailed Schedule	15%
▪ Relevant Transit Work Experience	15%
▪ Task Order Narrative	15%
▪ Cost Proposal	25%

The evaluation criteria are appropriate and consistent with criteria developed for other, similar maintenance and repair type procurements. Several factors were considered when developing these weights, giving the greatest importance to the contractor's skillset.

During the evaluation period, the evaluation committee conducted an evaluation of the proposals submitted by Craft Construction & Development Inc. and Metro Builders & Engineers Group, Ltd. The PET reviewed the proposer's qualifications, capabilities, key personnel resume, understanding of the scope of services, and proposed approach.

Upon conclusion of the evaluation, it was determined that only one proposer, Craft Construction & Development Inc., was within the competitive range. The remaining firm, Metro Builders & Engineers Group, Ltd. was determined to be outside the competitive range and were not included for further consideration.

Qualifications Summary of Firms within the Competitive Range:

Craft Construction & Development Inc.

Craft Construction is a California-based general contractor specializing in public works, commercial, and institutional projects. The firm has over 7 years of experience delivering construction services, including renovations, tenant improvements, and infrastructure upgrades, with an emphasis on safety and timely completion. Craft Construction is led by Owner and Project Manager Ken Fujii and Raymond Clantz, each having over 20 years of experience in construction management and construction estimating.

The following is a summary of the evaluation scores.

1	Firm	Subtotal Score	Factor Weight	Weighted Average Score	Rank
2	Craft Construction & Development Inc.				
3	Summary of Current/Past Work	93.33	15.00%	14.00	
4	Key Staff Resume	100.00	15.00%	15.00	
5	Detailed Schedule	80.00	15.00%	12.00	
6	Relevant Transit Work Experience	93.33	15.00%	14.00	
7	Task Order Narrative	86.67	15.00%	13.00	
8	Price Proposal	100.00	25.00%	25.00	
9	Total		100.00%	93.00	1

C. Cost/Price Analysis

The difference between Metro’s Independent Cost Estimate (ICE) and the proposal is due to methods of calculation. The ICE was developed as the Not-To-Exceed (NTE) amount based on the projected maintenance and repair needs of the Agency over the life of the contract. The RFP requested the proposers to submit fully burdened hourly rates for the classifications of Supervisor, Journeyman, Apprentice, and Laborer across twenty-one (21) trades for a five-year base period and three (3) one-year option periods. This was done in order to permit the evaluation of proposals, however, the proposal amount is not indicative of the work that will be conducted, as all work will be issued through individual task orders, as needs arise.

The difference between the originally proposed amount and the recommended NTE amount is due to the addition of estimated supervision to more accurately reflect costs for non-self-performed tasks for the Prime as well as the addition of Project Labor Agreement (PLA) requirements.

	Proposer Name	Proposal Amount	Metro ICE	NTE Amount
1.	Craft Construction & Development Inc.	\$158,923,166.31	\$176,000,000.00	\$167,059,800.21

D. Background on Recommended Contractor

Craft Construction & Development Inc. is a California-based general contractor specializing in public works, commercial, and institutional projects. The firm has over 7 years of experience delivering construction services, including renovations, tenant improvements, and infrastructure upgrades, with an emphasis on safety and timely completion. Craft Construction is led by Owner and Project Manager Ken Fujii and Raymond Clantz, each having over 20 years of experience in construction management and construction estimating.

Craft Construction & Development Inc. maintains a long-standing working relationship with LA Metro, having completed a wide range of projects as both a prime contractor and subcontractor. These efforts have included facility improvements, pavement replacement, renovations, and expansions in support of both the Bus and Rail Divisions.