

PROCUREMENT SUMMARY

**LINK UNION STATION CONSTRUCTION MANAGEMENT SUPPORT SERVICES
(CMSS) / AE127279MC084**

1.	Contract Number: AE127279MC084	
2.	Recommended Vendor: T.Y. Lin International, Inc.	
3.	Type of Procurement (check one): <input type="checkbox"/> IFB <input type="checkbox"/> RFP <input checked="" type="checkbox"/> RFP-A&E <input type="checkbox"/> Non-Competitive <input type="checkbox"/> Modification <input type="checkbox"/> Task Order	
4.	Procurement Dates:	
	A. Issued: November 27, 2024	
	B. Advertised/Publicized November 23, 2024	
	C. Pre-Proposal Conference: December 11, 2024	
	D. Proposals Due: February 7, 2025	
	E. Pre-Qualification Completed: April 16, 2025	
	F. Ethics Declaration Forms submitted to Ethics: February 7, 2025	
	G. Protest Period End Date: October 21, 2025	
5.	Solicitations Downloaded: 195	Bids/Proposals Received: 3
6.	Contract Administrator: Kenneth Stewart	Telephone Number: 213-925-9377
7.	Project Manager: Scott McConnell	Telephone Number: 213-922-4980

A. Procurement Background

This Board Action is to approve the award of Contract No. AE127279MC084 to provide Construction Management Support Services (CMSS) for the Link Union Station CM/GC- Phase A Project. Board approval of contract award is subject to resolution of any properly submitted protest(s), if any.

The CMSS consultant will support Metro in the construction management and administration of the Link Union Station CM/GC- Phase A Project ensuring that it is completed in compliance with contract requirements and government regulations.

The Request for Proposals (RFP) was issued on November 27, 2024, and is an Architecture and Engineer (A&E), qualifications-based procurement performed in accordance with Metro Acquisition Policy and California Government Code §4525-4529.5 for Architectural and Engineering services. The contract type is a Cost-Plus Fixed Fee (CPFF) for a base term of two (2) years, plus four (4), one-year options.

The Diversity & Economic Opportunity Department recommended a Small Business Enterprise (SBE) goal of 25%, with 3% designated for Micro Business (MB), a Disabled Veteran Business Enterprise (DVBE) goal of 3% and a Disadvantaged Business Enterprise (DBE) goal of 10%.

A virtual pre-proposal conference was held on December 11, 2024, and was attended by 78 participants from various firms. There were 25 questions received for this RFP and responses were provided prior to the proposal due date. There were 195 downloads recorded for the RFP that were included on the planholders' list.

One (1) Amendment was issued during the solicitation phase of this RFP:

- Amendment No. 1, was issued on January 14, 2025, to extend the Proposal Due Date to February 7, 2025, revise the estimated Contract value range, update the Critical Dates table, correct a title in the Table of Contents, and revise an RFP numbering on a section heading.

Three (3) proposals were received on February 7, 2025 from the firms listed below in alphabetical order:

1. Anser Advisory Management, LLC
2. Jacobs Project Management Co.
3. T.Y. Lin International, Inc.

B. Evaluation of Proposals

A diverse Proposal Evaluation Team (PET) consisting of staff from Metro's Alternative Delivery/Construction, Regional Rail, and Countywide Planning and Development Departments was convened and conducted a comprehensive technical evaluation of the proposals received.

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

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|--|------------|
| • Experience and Capabilities of Firms on the Team | 33 percent |
| • Experience and Capabilities of the Key Personnel | 28 percent |
| • Project Understanding and Approach | 39 percent |

The evaluation criteria are appropriate and consistent with criteria developed for other, similar A&E procurements. Several factors were considered when developing the weighting, giving the greatest importance to Project Understanding and Approach.

This is an A&E, qualifications-based procurement; therefore, price could not be used as an evaluation factor pursuant to state and federal law.

All three proposals were determined to be responsive and within the competitive range. On August 14 and 15, 2025, the Proposers made oral presentations to the PET. The Proposers' project managers and key team members had an opportunity to present each team's qualifications and respond to the PET's questions. In general, each Proposer's presentation addressed the requirements of the RFP,

experience with all aspects of the required services, and stressed each Proposer's commitment to the success of the project. Also highlighted were staffing plans, work plans, and perceived project issues. Each Proposer was asked questions relative to each firm's proposed alternatives and previous experience.

Sealed cost proposals were received from the three (3) proposers at the time of Oral Presentations.

Qualifications Summary of Recommended Consultant:

T.Y. Lin International, Inc. presented a very strong project management team with alternative construction delivery, CM/GC contracting, cost control, and price negotiation experience. They demonstrated particularly strong stakeholder, third party, risk reduction, quality, safety, and contract change/claims support backgrounds. The team has extensive experience and expertise in construction management for complex bridge and transit projects, providing stakeholder coordination, negotiating Guaranteed Maximum Price (GMP) for CM/GC contracts, managing CM/GC quality assurance and control, proactive safety programs and other support services similar to the services that were included in the RFP. They clearly demonstrated a thorough understanding of their role as CMSS resources for Metro.

The team will be managed by a Professional Engineer with 33 years of construction management and inspection experience on similar projects including the Sixth Street Bridge Replacement for the City of Los Angeles, utilizing the CM/GC method and is very familiar with local needs having worked on several Caltrans project locations nearby.

The Proposal Evaluation Team (PET) evaluated the three Proposals and assessed the major strengths, weaknesses and associated risks of each of the proposers to determine the most qualified firm. The final scoring was based on evaluation of the written proposals, as supported by oral presentations, and clarifications received from the Proposers. The results of the final scoring are shown below:

Firm	Average Score	Factor Weight	Weighted Average Score	Rank
T.Y. Lin International Inc.				
Experience and Capabilities of Firms on the Team	83.58	33%	27.58	
Experience and Capabilities of the Key Personnel	85.69	28%	23.99	
Project Understanding and Approach	82.22	39%	32.07	
Total		100.00%	83.64	1
Jacobs Project Management Co.				
Experience and Capabilities of Firms on the Team	81.06	33%	26.75	
Experience and Capabilities of the Key Personnel	82.14	28%	23.00	
Project Understanding and Approach	79.23	39%	30.90	
Total		100.00%	80.65	2
Anser Advisory Management LLC				
Experience and Capabilities of Firms on the Team	72.76	33%	24.01	
Experience and Capabilities of the Key Personnel	74.71	28%	20.92	
Project Understanding and Approach	74.95	39%	29.23	
Total		100.00%	74.16	3

C. Cost Analysis

A cost analysis of all elements of cost, direct labor rates, indirect cost (overhead, etc.) rates and other allowable direct costs was performed in accordance with Metro's Acquisition Policy, including fact finding, and clarifications to determine the costs are fair and reasonable. Metro negotiated indirect cost rates as provisional rates, plus a fixed fee factor to establish a fixed fee amount based on the total estimated cost to perform the Scope of Services. Metro confirmed indirect cost rates based on current audits by a cognizant agency or CPA in accordance with FAR Part 31 to establish provisional indirect cost rates for the first year of the contract. Where indirect cost rates were not supported by a current audit, Metro negotiated provisional indirect rates so as not to delay the award of the contract awaiting audit. Actual indirect rates will be determined after the conclusion of each year of the contract term.

The difference between the Metro ICE and negotiated amount is a reduction in level of effort to reflect work that has already been performed that was originally included in the ICE and realizing cost efficiencies through negotiations.

Proposer Name	Proposal Amount	Metro ICE	Negotiated Amount
T.Y. Lin International	\$89,592,738	\$80,617,821	\$63,430,537

D. Background on Recommended Contractor

The recommended firm, T.Y. Lin International, Inc (T.Y. Lin), located in Los Angeles, CA with their headquarters in San Francisco, CA, has been in business for approximately 70 years. Supported projects have included the Sixth Street Viaduct Replacement Project, the Mid-Coast Corridor Transit Improvement Project, the North Atwater Non-Motorized Multimodal Bridge and other infrastructure improvements for municipalities such as the Cities of Irvine, Norwalk, Chula Vista, La Quinta, Jurupa Valley, and Cathedral City.