

PROCUREMENT SUMMARY

**METRO CENTER STREET PROJECT- DESIGN/BUILD
CONTRACT NUMBER C52151C1169-2**

1.	Contract Number: C52151C1169-2	
2.	Recommended Vendor: S.J. Amoroso Construction Co. LLC	
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: 10/19/18	
	B. Advertised/Publicized: 10/19/18	
	C. Pre-Proposal Conference: 10/30/18	
	D. Proposals Due: 9-2-2020	
	E. Pre-Qualification Completed: 11/15/19	
	F. Conflict of Interest Form Submitted to Ethics: 04/20/19	
	G. Protest Period End Date: 10-23-2020	
5.	Solicitations Picked up: 45	Bids/Proposals Received: 2
6.	Contract Administrator: Rafael Vasquez	Telephone Number: (213) 418-3036
7.	Project Manager: Jeanet Owens	Telephone Number: (213) 418-3189

A. Procurement Background

This Board Action is to approve the award of a design/build, best value solicitation issued in support of the Metro Center Street Project (Formerly known as the Emergency Security Operations Center). Contract No. C52151C1169-2 will provide management, coordination, design, professional services, labor, equipment, materials and all other services necessary to perform the final design and construction of the Metro Center Street Project. Board approval of contract awards are subject to resolution of any properly submitted protest(s). The contract type is a firm fixed price.

A Request For Qualifications (RFQ)/Request For Proposals (RFP) was originally issued on October 19, 2018. A pre-proposal conference was held on October 30, 2018, in the Union Station Conference Room with representatives from approximately 49 firms in attendance.

The RFQ/RFP implemented a two-step negotiated procurement process in accordance with California Public Contract Code §22160-22169 and in accordance with Metro's Acquisition Policy. The first phase of the procurement was an RFQ for Statement of Qualifications (SOQ) to be submitted. Three responsive SOQs were received on November 19, 2018. A prequalification evaluation team evaluated the SOQs.

The three firms that met the RFQ requirements, were designated as qualified parties, and were invited to submit proposals in response to the second phase of the solicitation, the RFP.

- Clark Construction Group-California, LP (Clark).
- S.J. Amoroso Construction Co., Inc (Amoroso).
- Webcor Builders (Webcor)

The prequalified firms submitted technical and commercial questions which were recorded and reviewed by Metro staff. Formal written answers to 65 questions were provided to the prequalified firms and other planholders. After Amendment no.11 was issued, a new round of 44 questions were received and responded accordingly.

Fifteen (15) amendments were issued during the solicitation and evaluation process:

- Amendment No. 1, issued on October 9, 2018, extended the SOQs due date to November 27, 2018; revised the Formal Proposals due date to March 28, 2019; and revised Section 2 Request for Qualifications and percentage of work performed by the Contractor;
- Amendment No. 2, issued on January 18, 2019, revised Formal Proposals due date to April 12, 2019 and revised the Performance Requirements;
- Amendment No. 3, issued on February 6, 2019, extended the Alternative Technical Concepts (ATCs) due date from 30 days to 40 days and revised the Design Requirements and Performance Requirements;
- Amendment No. 4, issued on March 4, 2019, revised Formal Proposals due date to April 26, 2019 and revised Performance Requirements and Schedule of Quantities (SOQs);
- Amendment No. 5, issued April 11, 2019, revised the SOQs and Performance Specifications;
- Amendment No. 6, issued on April 19, 2019, revised Submittal Requirements, SOQs, and Design Requirements;
- Amendment No. 7, issued on May 9, 2019, updated Bidder's Industrial Safety Record Pro-Form 063;
- Amendment No. 8, issued on July 15, 2019, revised Design Requirements Documents and added Early Demolition Work by another Contract;
- Amendment No. 9, issued on August 16, 2019, requested Best and Final Offers (BAFO) and established due date of September 3, 2019 (due date was extended to September 5, 2019), revised SBV/DVBE Forms, SOQS Forms and revised General Requirements, and Performance Specifications;
- Amendment No. 10, issued October 24, 2019, requested Final Revised Proposal and established due date of October 29, 2019.
- Amendment No.11, issued on August 11, 2020; reduced the Scope of Work, and revised Evaluation Criteria, Submittal Requirements, Schedule of Quantities and Prices and requested Final Revised Proposals and established due date of September 2, 2020.
- Amendment No. 12, issued August 19, 2020; revised Proposal Letter-Pro Form 052 and Schedule of Quantities and Prices Forms.
- Amendment No.13, issued August 25, 2020 revised Design Requirements.

- Amendment No.14, issued August 28, 2020 clarified Submittal Requirements, Evaluation Criteria and Schedule of Quantities and Prices.
- Amendment No.15, issued September 1, 2020; revised Performance Requirements specifically the Art Program was clarified.

Proposals were originally received on April 26, 2019 from the following firms:

1. Clark Construction Group-California LP (Clark).
2. S.J. Amoroso Construction Co., Inc. (Amoroso)

Due to the present dire economic circumstances, the original scope of work, design and budget were drastically reduced; and Project Management requested that a new amendment be issued requesting a Final Revised Proposal from both proposers. Amendment No.11 was issued greatly reducing the scope of work and a reduced budget; Metro received Final Revised Proposals from both Proposers on September 2, 2020:

1. Amoroso
2. Clark

B. Evaluation of Proposals

A Proposal Evaluation Team (PET) consisting of staff from Metro Project Management/Regional Rail, Project Management/Construction Management and Operations Liaison and Planning department conducted a comprehensive and robust evaluation of the Final Revised Proposals received, in accordance with the evaluation criteria and sub-criteria set forth in the RFP to assign a score and ranking.

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

- | | |
|---|------------|
| • Skills and Experience of Project Personnel | 10 percent |
| • Project Management Approach | 25 percent |
| • Project Understanding and Technical Approach | 40 percent |
| • Price | 25 percent |
| • A Prompt Payment to Subcontractors Initiative (Bonus) | 5 points |

The Proposers could opt for prompt payment initiative and earn bonus points by agreeing to pay its first-tier subcontractors for work completed prior to submitting its monthly billing to Metro.

Each proposing team was invited to make an oral presentation to the PET for the purpose of clarifying their proposal and demonstrating their understanding of Metro's requirements. The presentation meeting format, the amount of time allowed, and general

questions asked were standardized. Oral presentations were scheduled in June 12, 2019 and July 12, 2019.

Based on a review of the initial proposals and oral presentations by both proposers, the proposals were determined to be within the competitive range. The PET held discussions with each Proposer and confirmed Proposers' understanding of the scope and appropriate approaches and plans to complete the scope of work required before the scope of work was changed in Amendment no. 11.

Amendment no. 11 requested new Revised Proposals based on reduced scope of work and budget. Metro received Proposals from both Proposers on September 2, 2020 and below is the evaluation performed by the PET.

Proposers were qualified and technically capable of performing the design and construction of the Project. S.J. Amoroso Construction Co., Inc Proposal was rated higher for Skills and Experience of Project Personnel. S.J. Amoroso Construction Co., Inc Proposal demonstrated strengths in factors and sub-factors under Project Management and Technical Approach of Proposer's capabilities, skill and experience, management approach, risk management, staffing plan, and price.

Based on the ranking below, S.J. Amoroso Construction Co., Inc offers the Best Value and is the most advantageous to Metro.

1	Firm	Average Score	Factor Weight	Weighted Average Score	Rank
2	S.J. Amoroso Construction Co., Inc.				
3	Skills and Experience of Project Personnel	96.17	10%	9.62	
4	Project Management Approach	83.67	25%	20.92	
5	Project Understanding and Technical Approach	85.00	40%	34.00	
6	Price Proposal	96.2	25%	24.05	
7	CP-5A Voluntary Subcontractor Payment Initiative (5 points Bonus)	5.00	5%	5.00	
8	Total		105%	93.59	1
9	Clark Construction Group-California LP				

10	Skills and Experience of Project Personnel	75.83	10%	7.58	
11	Project Management Approach	90.23	25%	22.56	
12	Project Understanding and Technical Approach	86.10	40%	34.44	
13	Price Proposal	92.96	25%	23.24	
14	CP-5A Voluntary Subcontractor Payment Initiative (5 Point Bonus)	5.00	5%	5.00	
15	Total		105%	92.82	2

C. Cost/Price Analysis

The recommend award price is determined to be fair and reasonable based on adequate price competition. The recommended award price to Amoroso Construction is approximately \$4.2 million lower than the second Proposer or 5% lower than Clark’s price.

Proposer Name	Proposal Amount	Metro ICE	Award Amount
Amoroso Construction	\$81,487,000	\$62,600,000	\$81,487,000*(1)

Note¹: The Award Price only includes Base Work and Provisional Sums and does not include options.

D. Background on Recommended Contractor

Amoroso is the Design-Builder and General Contractor, and Owen Group is the Principal Engineer and Architect of Record. Amoroso was founded in 1939 in San Francisco, CA and was incorporated in 1959 as S.J. Amoroso Construction Co., Inc. In June of 2008, Amoroso completed a 221,000 sq. ft. Emergency Operations Center that included a Medical Services Division, a Central Fire Station and parking structure for the City of Los Angeles in June of 2008.

In addition, Amoroso has completed two design build projects for Metro. The first was the Blue Line Station Refurbishments and Improvements project that involved the renovation of 21 stations along the Metro Blue Line corridor. The second project was the Bauchet Street Storage and Facilities Maintenance project included a design-build of a two-story 62,398 sq. ft. pre-engineered metal building. Other design build projects that Amoroso has completed include LA City College Student Union, a multi-story 60,000 sq. ft. building, a LEED Silver certified building.

Amoroso has partnered with the Owen Group to provide architectural and engineering services. The Owen Group, Inc. is a multidisciplinary design and construction services

firm. Founded in 1981 and has been ranked by ENR as a Top 500 Engineering firm and as a Top 100 Construction Management for Fee firm. Owen Group provided design/build services for Metro Division 3 Parking Structure Expansion project. Owen Group is providing full-service architecture and engineering energy efficient and sustainable designs, energy audits, Facility Condition Assessments (FCA), ADA accessibility compliance evaluations and design upgrades at the Union Station Gateway Building Engineering Management Services.