

## PROCUREMENT SUMMARY

WILLOWBROOK/ROSA PARKS STATION IMPROVEMENT  
PROJECT DESIGN AND ENGINEERING SERVICES

1.	<b>Contract Number:</b> AE354280011791 (RFP No. AE11791)	
2.	<b>Recommended Vendor:</b> RNL Interplan, Inc.	
3.	<b>Type of Procurement (check one):</b> <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.	<b>Procurement Dates:</b>	
	<b>A. Issued:</b> May 1, 2015 LA Daily News, La Opinion and The Daily Breeze	
	<b>B. Advertised/Publicized:</b> May 1, 2015	
	<b>C. Pre-proposal/Pre-Bid Conference:</b> May 12, 2015	
	<b>D. Proposals/Bids Due:</b> June 10, 2015	
	<b>E. Pre-Qualification Completed:</b> August 20, 2015	
	<b>F. Conflict of Interest Form Submitted to Ethics:</b> June 11, 2015	
	<b>G. Protest Period End Date:</b> October 20, 2015	
5.	<b>Solicitations Picked up/Downloaded:</b> 162	<b>Bids/Proposals Received:</b> 4
6.	<b>Contract Administrator:</b> Aielyn Dumaua	<b>Telephone Number:</b> (213) 922-7320
7.	<b>Project Manager:</b> Wells Lawson/Nick Saponara	<b>Telephone Number:</b> (213) 922-7217

**A. Procurement Background**

This Board Action is to approve Contract No. AE354280011791 to advance the existing conceptual engineering design documents (60% design development drawings) for the Willowbrook/Rosa Parks Station Improvements Project, and one of two optional tasks to advance the design to the construction document stage through either i) a Design/Build project delivery method; or ii) a Design/Bid/Build project delivery method.

The RFP was issued as an Architect and Engineer (A&E) qualifications based competitive procurement in accordance with Metro's Acquisition Policies and Procedures and the contract type is a Firm Fixed Price.

Three amendments were issued during the solicitation phase of this RFP:

- Amendment No. 1, issued on May 14, 2015 provided copies of the Plan-Holders' List, sign-in sheets and presentation materials for the pre-proposal conference and prevailing wage flyer.
- Amendment No. 2, issued on May 22, 2015 provided changes to Exhibit A - Statement of Work, Tasks 8.2 and Deliverables for Tasks 8.1 through 8.3, revised the submittal requirements to exclude resumes from the 60-page limit for Volume 1 - Technical Proposal, and responded to proposer questions.
- Amendment No. 3, clarified changes issued in Amendment No. 2 and responded to additional proposer questions.

A pre-proposal conference was held on May 12, 2015, and was attended by 43 participants representing 36 firms. Forty-three questions were received and responses were released prior to the proposal due date.

A total of four proposals were received by the due date, June 10, 2015, from:

1. Owen Group Inc.
2. RAW International
3. RNL Interplan Inc.
4. Rosa Parks Joint Venture Partners

## **B. Evaluation of Proposals/Bids**

A Proposal Evaluation Team (PET) consisting of staff from Metro's Countywide Planning & Development Department, Facilities Engineering Operations, Rail Operations, and the County of Los Angeles Regional Planning Department was convened and conducted a comprehensive technical evaluation and review of the proposals received.

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

- |   |     |
|---|-----|
| • Degree of Skills and Experience of the Team                       | 40% |
| • Experience and Capabilities of Personnel on the Contractor's Team | 20% |
| • Management Plan   | 20% |
| • Understanding of Work and Approach for Implementation             | 20% |

For A&E procurements, price cannot be used as an evaluation factor pursuant to state and federal law. The evaluation criteria are appropriate and consistent with criteria developed for similar design and engineering services procurements. Several factors were considered in developing these weights, giving the greatest importance to the degree of skills and experience of the team.

Of the four proposals received, one was deemed non-responsive for failure to provide valid joint venture and pre-qualification documentation as required by the RFP.

On June 11, 2015, the PET met to review the evaluation criteria package, process confidentiality and conflict of interest forms, and take receipt of the three responsive proposals to initiate the evaluation phase. Evaluations were conducted from June 11, 2015 through June 29, 2015.

On June 29, 2015, the PET reconvened and determined that all three firms, listed in alphabetical order below, were within the competitive range:

1. Owen Group Inc.
2. RAW International
3. RNL Interplan Inc.

On July 9, 2015, proposers in the competitive range were invited to make oral presentations. The project manager and key team members of each firm presented their team's qualifications, experience with required tasks, and responded to the evaluation committee's questions.

At the conclusion of the evaluation process, including oral presentations, RNL Interplan, Inc. was determined to be the highest technically qualified firm in support of this project.

The following is a summary of PET scores:

	<b>FIRM</b>	<b>Weighted Average Score</b>	<b>Factor Weight</b>	<b>Average Score</b>	<b>Rank</b>
<b>1</b>	<b>RNL Interplan, Inc.</b>				
<b>2</b>	Degree of Skills and Experience of the Team	85.38	40%	34.15	
<b>3</b>	Experience and Capabilities of Personnel on the Contractor's Team	88.38	20%	17.68	
<b>4</b>	Management Plan	89.50	20%	17.90	
<b>5</b>	Understanding of Work and Approach for Implementation	87.00	20%	17.40	
<b>6</b>	<b>Total</b>			<b>87.13</b>	<b>1</b>
<b>7</b>	<b>RAW International</b>				
<b>8</b>	Degree of Skills and Experience of the Team	78.19	40%	31.28	
<b>9</b>	Experience and Capabilities of Personnel on the Contractor's Team	85.88	20%	17.18	
<b>10</b>	Management Plan	84.00	20%	16.80	
<b>11</b>	Understanding of Work and Approach for Implementation	83.88	20%	16.78	
<b>12</b>	<b>Total</b>			<b>82.04</b>	<b>2</b>
<b>13</b>	<b>Owen Group, Inc.</b>				
<b>14</b>	Degree of Skills and Experience of the Team	79.19	40%	31.68	
<b>15</b>	Experience and Capabilities of Personnel on the Contractor's Team	79.38	20%	15.88	
<b>16</b>	Management Plan	79.50	20%	15.90	
<b>17</b>	Understanding of Work and Approach for Implementation	83.00	20%	16.60	
<b>18</b>	<b>Total</b>			<b>80.06</b>	<b>3</b>

**Qualifications Summary of Recommended Firm:**

**RNL Interplan, Inc.**

The recommended firm, RNL Interplan, Inc. (RNL), is a multi-disciplined architecture, interior design and engineering firm. The firm's local office in Los Angeles, California, specializes in

transit facility design, with emphasis on blending transit into Transit Oriented Development (TOD) settings. Over the past 40 years, RNL has built a transportation practice with experience on over 20 TOD and intermodal transit centers and over 150 operations and maintenance facilities, all with sensitive issues in designing facilities that enhance community development.

The RNL team is composed of transit and building design experts with deep understanding of the community and experience in working with Metro and other local, regional and national transit agencies. RNL has staffed the project with specific expertise necessary to deliver a high-functioning and pedestrian friendly transit station. RNL’s strengths were in their depth of expertise and experience in the design and architecture of multi-modal transit facilities, experience working with transit agencies, proposed management plan, strong key personnel, project delivery techniques, and a clear understanding of the statement of work. Their expertise in sustainable design as well as their experience with the LEED rating system provides additional insight to this project.

**C. Cost Analysis**

The recommended price has been determined to be fair and reasonable based upon MASD audit findings, an independent cost estimate, cost analysis, technical analysis, fact finding, and negotiations.

The primary basis for the decrease in the proposal amount is the reduction of project community outreach efforts since this work is anticipated to be performed by either Metro or the future construction contractor. In addition, costs were significantly reduced by clarifying the nature of design administration support required during construction.

The negotiated amount includes labor escalation over the term of the contract, additional insurance coverage required by Metro due to the complexity of the project, and project management and coordination with subcontractors. These costs were not considered in the development of Metro’s independent cost estimate, thus resulting in a higher negotiated price.

<b>Proposer Name</b>	<b>Proposal Amount</b>	<b>Metro ICE</b>	<b>Negotiated amount</b>
RNL Interplan, Inc.	\$8,956,824	\$5,239,898	\$5,756,068

**D. Background on Recommended Contractor**

RNL, in business for 59 years, is an international architecture, interior design, landscape architecture, and planning firm headquartered in Denver, Colorado with offices in Los Angeles, Denver, Phoenix, Washington D.C., and Abu Dhabi.

RNL’s project manager has more than 33 years of experience as an architect and has been involved in the planning and design of transit facilities for over 25 years. He has extensive experience working on complex projects that require coordination between multiple stakeholders.

RNL has partnered with Metro for over 15 years. It was the design architect and owner’s representative for Metro’s El Monte Transit Station, completed in 2012. RNL is currently

working on the Division 13 Bus Operations and Maintenance Facility and the Expo Line Light Rail Maintenance Facility. RNL's performance on Metro projects has been satisfactory.