

PROCUREMENT SUMMARY

LOS ANGELES UNION STATION FORECOURT AND ESPLANADE
IMPROVEMENTS/AE39616001

1.	Contract Number: AE39616001	
2.	Recommended Vendor: Gruen Associates	
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: March 21, 2017	
	B. Advertised/Publicized: March 20, 2017	
	C. Pre-Proposal Conference: March 29, 2017	
	D. Proposals Due: May 5, 2017	
	E. Pre-Qualification Completed: August 15, 2017	
	F. Conflict of Interest Form Submitted to Ethics: May 25, 2017	
	G. Protest Period End Date: November 17, 2017	
5.	Solicitations Picked up/Downloaded: 70	Proposals Received: 3
6.	Contract Administrator: Lily Lopez	Telephone Number: (213) 922-4639
7.	Project Manager: Elizabeth Carvajal	Telephone Number: (213) 922-3084

A. Procurement Background

This Board Action is to approve Contract No. AE39616001 issued to provide Architectural and Engineering (A&E) services in support of the Los Angeles Union Station (LAUS) Forecourt and Esplanade Improvements Project. The selected firm will assist Metro in transforming the passenger experience for those travelling to and from LAUS as pedestrians and bicyclists in order to re-establish the connection between LAUS and the surrounding communities. Board approval of contract awards are subject to resolution of any properly submitted protest.

The Request for Proposals (RFP) was issued in accordance with Metro's Acquisition Policy and the contract type is firm fixed price. The RFP was issued with a DBE goal of 12%.

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

- Amendment No. 1, issued on March 23, 2017, provided revised documents related to the DBE program;
- Amendment No. 2, issued on March 25, 2017, provided Caltrans Forms.

A pre-proposal conference was held on March 29, 2017, attended by 20 participants representing 18 firms. There were 35 questions asked and responses were released prior to the proposal due date.

A total of 70 firms downloaded the RFP and were included in the plan holders list. A total of three proposals were received on May 5, 2017 from the following firms:

1. Gruen Associates (Gruen)
2. RNL Interplan, Inc. (RNL)
3. SWA Group, Inc. (SWA)

B. Evaluation of Proposals

A Proposal Evaluation Team (PET) consisting of staff from Metro's Countywide Planning and Facilities 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:

- Skills and Experience of Team 45%
- Effectiveness of Management Plan and Quality 25%
- Understanding of Work and Appropriateness of Approach for Implementation 25%
- Innovation and Creativity 5%

Several factors were considered when developing these weights, giving the greatest importance to the skill and experience of the team. The PET evaluated the proposals according to the pre-established evaluation criteria.

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

During the week of May 29, 2017, the PET completed its independent evaluation of the three proposals received and determined all three firms to be qualified to provide the services required.

After evaluations of the written proposals, the PET determined that oral presentations by the three firms were required. During the week of June 5, 2017, the firms were scheduled for oral presentations. The firms' 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 team addressed the requirements of the RFP, experience with all aspects of the required scope, and stressed each firm's commitment to the success of the project. Each team was asked questions relative to each firm's proposed staffing plans, perceived project issues, implementation of similar projects and previous experience.

The final scoring, after the oral presentations, determined Gruen to be the highest technically qualified firm.

Qualifications Summary of Recommended Firm:

Gruen is a Los Angeles-based architecture planning, urban design and landscape architecture firm with experience in designing facilities in Los Angeles and will be the prime contractor for the project, in collaboration with multiple experienced subcontractor firms. The firm will also provide technical expertise, integrate landscape/streetscape design, provide landscape architecture and urban design for Alameda Street, Los Angeles Street and Arcadia Street and will be the Architect of Record. Subcontractor Mia Lehrer will provide landscape services for the Forecourt and Father Serra Park. Subcontractor Grimshaw will provide design continuity with LAUS and design the pavilion structure. Additionally, the team will consist of other expertise from Psomas, Fehr & Peers, Diaz Yourman & Associates, VCA Engineers, The Robert Group and nine other subcontractors.

Gruen demonstrated a strong understanding of the project area, therefore, resulting in a seamless interconnection to the project by the team as one entity, while maintaining its ability to meet schedule by leveraging its experience in building interagency consensus with multiple stakeholders, such as City of Los Angeles, El Pueblo de Los Angeles, Caltrans and the community. The composition of the team has robust experience working in the area and its established relationships enable streamlining of critical functions such as the permitting process.

Gruen’s key active transportation and transit related projects of similar scale, complexity and interagency coordination, include the Union Station Master Plan, Connect US Action Plan, Airport Connector, Mid-City/Exposition Light Rail Transit Line, Rosemead Boulevard Safety Enhancements and Beautification, LA River Valley Bikeway and Greenway Design and Completion Project.

Following is a summary of the PET scores:

1	Firm	Average Score	Factor Weight	Weighted Average Score	Rank
2	Gruen				
3	Skills and Experience of Team	86.67	45.00%	39.00	
4	Effectiveness of Management Plan and Quality	90.00	25.00%	22.50	
5	Understanding of Work and Appropriateness of Approach for Implementation	89.32	25.00%	22.33	
6	Innovation and Creativity	90.00	5.00%	4.50	
7	Total		100.00%	88.33	1
8	SWA				
9	Skills and Experience of Team	83.89	45.00%	37.75	

10	Effectiveness of Management Plan and Quality	81.16	25.00%	20.29	
11	Understanding of Work and Appropriateness of Approach for Implementation	76.00	25.00%	19.00	
12	Innovation and Creativity	70.00	5.00%	3.50	
13	Total		100.00%	80.54	2
14	RNL				
15	Skills and Experience of Team	76.67	45.00%	34.50	
16	Effectiveness of Management Plan and Quality	73.32	25.00%	18.33	
17	Understanding of Work and Appropriateness of Approach for Implementation	72.68	25.00%	18.17	
18	Innovation and Creativity	63.40	5.00%	3.17	
19	Total		100.00%	74.17	3

C. Cost Analysis

The recommended price of \$2,910,657 has been determined to be fair and reasonable based upon Metro's Management and Audit Services Department (MASD) audit findings, an independent cost estimate (ICE), the Project Manager's technical analysis, a cost analysis, fact finding, and negotiations.

Proposer Name	Proposal Amount	Metro ICE	Negotiated
Gruen	\$3,452,584	\$1,350,468	\$2,910,657

The ICE did not adequately estimate the actual level of effort that this project would require. The enhanced focused internal and interagency coordination with organizations such as Caltrans, El Pueblo de Los Angeles and various departments within the City of Los Angeles, including the Bureau of Engineering and the Department of Water and Power, require a much greater level of effort and resources to build consensus for design concepts and maintenance discussions. Additionally, the ICE underestimated overhead costs and support services, such as translation services, permitting, plan check, and final approvals.

The procurement has experienced some delays as a result of Caltrans audit requirements. In accordance with Caltrans Local Assistance Procedures Manual, Metro is required to submit cost factor information to Caltrans from Gruen for review and approval. Metro has worked closely with Caltrans and Gruen to fulfil these audit requirements.

D. Background on Recommended Contractor

The recommended firm, Gruen, headquartered in Los Angeles, has been in business since 1946 and is an architecture planning, urban design and landscape

architecture firm. Gruen and its team of experienced and qualified consultants have expertise in various fields, such as landscape architecture, design architect, civil engineering, utilities and survey and community outreach. The proposed team is comprised of staff from Gruen and 16 subcontractors, of which six are Metro certified DBEs.