



Metropolitan
Transportation
Authority

One Gateway Plaza
Los Angeles, CA
90012-2952

**SUBJECT: DESIGN/BUILD ADVISORY PANEL SERVICES
FOR THE EASTSIDE LIGHT RAIL TRANSIT
PROJECT**

**ACTION: AUTHORIZE THE CEO TO AWARD A CONTRACT
TO THE DESIGN BUILD CONSULTING GROUP IN
AN AMOUNT NOT TO EXCEED \$1,059,840**

RECOMMENDATION

Authorize the Chief Executive Officer to award a **six-year** contract, No. MC066, with Ed Wundram, dba The Design Build Consulting Group, to be the Design/Build manager for the Eastside Light Rail Transit Project in the amount not-to-exceed \$1,059,840 for Design/Build Advisory Panel services.

RATIONALE

Consultant will provide technical advice and support to the MTA by reviewing the work of the MTA staff and external consultants for the design, contracting and construction of Light Rail projects, specifically in the area of design/build delivery systems. This will include performing a number of related tasks to implement this objective. In addition, the consultant will provide on-going advice and reports to MTA Management, and upon request, to the MTA Board of Directors, regarding issues and subjects within this Scope of Work and provide ad hoc advice and reports on issues developed or arising from the process of design/build contracting strategy.

The Eastside Light Rail Transit Project will utilize a design/build contracting delivery method. In September 2001, staff informed the Board of the Eastside LRT Implementation Plan, which stated, "The MTA will retain the services of an experienced Design/Build Manager for the life of the project to further evaluate the implementation plan and to oversee the preparation and performance under the design/build contract." The Design/Build Manager will be established as the Design/Build Advisory Panel, hereinafter, the "Panel", consisting of one or two highly-qualified, experienced design/build professionals. The Panel will initially examine the level of design completion required for all project elements and provide recommendations to the CEO.

The Eastside Light Rail Transit Project includes a Design/Build Contract No. C0801 Stations, Trackwork and Systems, that is currently in the preliminary engineering stage. At the February 2002 MTA Board meeting, the Board approved the MTA staff recommendation to authorize the CEO to solicit a design/build contract, pursuant to Public Utilities Code Section 130242. The forecast date to complete the Invitation For Bids package is February 2003. It is therefore necessary to have a Panel under contract to the MTA by October, to allow the Panel sufficient time to review the design/build documents and make recommendations.

FINANCIAL IMPACT

The funding of \$200,000 for the Design/Build Advisory Panel services is included in the FY03 budget in Cost Center 8510, Construction Contract/Procurement, under project number 800088 - Eastside Light Rail Transit Project. Since this is a multi-year contract, the cost center manager and Executive Officer will be accountable for budgeting the cost in future years, including any option exercised.

ALTERNATIVES CONSIDERED

The MTA Board may reject this recommendation. However, to do so would preclude the benefit of obtaining an independent assessment by a Design/Build expert to review the level of design completion required prior to the solicitation of C0801 Design/Build contract that is scheduled for advertisement in February 2003.

ATTACHMENTS

- A Procurement Summary
- A-1 History

Prepared by: DonCosta Seawell

Maria A. Guerra

Maria A. Guerra
Chief of Staff

Roger Snoble

Roger Snoble
Chief Executive Officer

**BOARD REPORT ATTACHMENT A
PROCUREMENT SUMMARY**

Eastside Light Rail Transit Project

1.	Contract Number: MC066		
2.	Recommended Vendors: Design Build Consulting Group		
3.	Contract Number: MC066		
	A. Proposed Price: \$1,059,840	Recommended Price: \$1,059,840	
	B. Details of Significant Variances: N/A		
4.	Contract Type: Labor Hour		
5.	Procurement Dates:		
	A. Issued: August 1, 2002		
	B. Advertised: See Procurement Background in A-1		
	C. Pre-proposal Conference: N/A		
	D. Proposals Due: August 30, 2002		
	E. Pre-Qualification Completed: September 11, 2002		
	F. Conflict of Interest Form Submitted to Ethics: September 16, 2002		
6.	Small Business Participation:		
	A. Bid Goal: No Goal Recommended	Date Small Business Evaluation Completed: N/A	
	B. Small Business Commitment: No Goal Recommended		
7.	Request for Proposal Data:		
	Notifications Sent: August 1, 2002	RFP Packages Picked up: 31	Proposals Received: 2
8.	Evaluation Information:		
	A. Proposers Names: The Design Build Consulting Group; Dominion Project Management, Inc.	Proposal Amount: \$188/hour; \$234/hour	Best and Final Offer Amount: \$188/hour
	B. Evaluation Methodology: Qualification and price		
9.	Protest Information:		
	A. Protest Period End Date: October 15, 2002		
	B. Protest Receipt Date: N/A		
	C. Disposition of Protest Date: N/A		
10.	Contract Administrator: Don Costa E. Seawell	Telephone Number: 922-1056	
11.	Project Manager: Dennis Mori	Telephone Number: 922-7238	

BOARD REPORT ATTACHMENT A-1

PROCUREMENT HISTORY

Eastside Light Rail Transit Project

A. BACKGROUND ON CONTRACTOR

The Design Build Consulting Group consists of a single design professional that associates with other architects and engineers on a project-by-project basis. The firm's professional activities are limited to the organization and administration of design and design-build competitions for major public facilities. Its principal has practiced exclusively in this area for over twenty years, and has developed procedures and techniques that can greatly leverage the public owner's position in the design and construction marketplace. The decision to focus on the design-build process was made after years of experience in performance-based public procurement of buildings and infrastructures. This specialization, in turn, has allowed the firm the opportunity to develop a particular approach to facility acquisition that builds on the unique aspects of each project's needs, resources, market position and its physical, financial and legal constraints. The Design Build Consulting Group is a sole proprietorship with a single principal, Ed Wundram, and no employees. Founded in 1980, the firm maintains an office in Beaverton, Oregon.

Mr. Wundram has a Bachelor of Science in Architecture from the Georgia Institute of Technology and over 40 years of experience in the design and procurement of major public facilities, including 25 years utilizing performance based specifications for the acquisition of building systems and complete facilities. Mr. Wundram has considerable experience managing large public projects as the design coordinator of an international architectural, engineering and project management firm. He was the administrator for a systems building program for the Portland Public Schools in 1970-72, and was responsible for the start-up of an Anglo-American construction management firm in London in 1976-77. Since 1980, Mr. Wundram has been a sole proprietor and principal of his own firm, limiting his professional practice to project management and the administration of design and design-build competitions for public facilities. As an advisor to the Board of Directors of the Design-Build Institute of America (DBIA), and Chairman of their Policy & Process Committee (1995-96), he authored their DBIA Manual of Practice publications Design-Build RFQ/RFP Guide for Public Sector Projects, Design-Build RFQ/RFP Guide for Small to Medium Projects, and the contract form, Contract for Design-Build Consultant Services. He was the co-chairman of DBIA's Manual of Practice Task Force (1996-98) and is currently the chair of the Institute's Policy Committee (1998-2002).

The Source Selection Committee recommended that the MTA award a contract to Ed Wundram, as the most qualified proposer at the best price to perform the work. This is based upon the Committee's evaluation of the respective strengths and weaknesses of the competing proposers. Mr. Wundram demonstrated superior capability in the areas of design/build knowledge and experience related to the services requested in the RFP. Although both proposers lacked design/build experience in major transit projects, Mr. Wundram demonstrated superior and more extensive design/build knowledge and experience and he proposed a lower hourly rate.

B. PROCUREMENT BACKGROUND

On August 1, 2002 the RFP was issued to thirty-one (31) potential proposers identified from a market research for firms and individuals that may qualify for and have an interest in this procurement. The date for receipt of proposals was August 30, 2002 and on or before that date two (2) proposals were received and evaluated by the Source Selection Committee. As a result of that evaluation, one proposer was selected for award. An audited labor hour rate will be negotiated with the successful proposer.

C. EVALUATION OF PROPOSALS

The Source Selection Committee was comprised of representatives from the Office of the CEO, Engineering, Construction, Project Controls and Procurement. The Committee selected Ed Wundram, with a Blue rating, as the most qualified proposer. The competing proposer was rated Yellow.

D. PRICE ANALYSIS

PROPOSED AMOUNT	MTA ESTIMATE	RECOMMENDED AMOUNT
\$188 per hour	N/A	\$188 per hour

The recommended labor rate has been determined to be fair and reasonable, based upon a price analysis and an audit performed by Management Audit Services Department (MASD) that complies with all requirements of MTA Procurement.

E. SMALL BUSINESS PARTICIPATION (Contract #MC066)

The Diversity and Economic Opportunity Department did not recommend a Disadvantaged Business Enterprise (DBE) goal for this procurement. However, should the Prime utilize the services of subcontractors, Good Faith Efforts (GFE) documentation is required throughout the life of the contract.

