



**Metro**

Los Angeles County  
Metropolitan Transportation Authority

One Gateway Plaza  
Los Angeles, CA 90012-2952

213.9  
metr **32**

**OPERATIONS COMMITTEE  
MARCH 19, 2009**

**PROJECT: CAPITAL PROGRAM PROCUREMENT SUPPORT**

**ACTION: APPROVE AWARD OF DESIGN-BUILD CONTRACTS FOR BUS  
FACILITIES CAPITAL PROJECTS**

**RECOMMENDATION**

A. The Board finds that awarding design/build contracts pursuant to Public Utilities Code Section 130242(b) will achieve certain private sector efficiencies in the integration of the design, project work and components related to the real property renovation, repair and construction work at transit facilities in Los Angeles County as defined by the projects listed on Attachment A.

Requires 2/3 vote; and

B. Authorize the Chief Executive Officer to solicit and award design-build contracts for renovation, repair and construction at transit facilities, pursuant to Public Utilities Code Section 130242 (a), (c), (d) & (e).

**BACKGROUND**

We have experienced tremendous success with design/build construction contracts in the Capital Program. As such, staff is seeking additional opportunities to expand the use of this procurement delivery system for current and future Capital Program projects.

The attached list describes Capital Program projects previously approved by the Board for facilities improvements budgeted at approximately \$100 million that would benefit from the design/build approach. These projects were selected because:

- A single point of responsibility for both design and construction is preferred.
- Staff project development resources are limited so more budgeted projects can be accomplished by adding design/build capability.
- Agency risk for design is shifted to the design/build contractor; therefore, changes related to design are minimized.

- Agency will achieve schedule efficiency and significant time savings because construction can proceed while design is being finalized.
- Agency will save administrative costs due to combining the solicitation process with design and construction; save construction management and engineering resources during the construction phase; and minimize contractor-generated changes resulting in a reduced contract closeout time.
- Projects as listed on Attachment A, requiring standard or minimal design effort are chosen for design/build, as they are more conducive to being implemented by design/build contractors with general engineering and contracting capacity.

The successful firm(s) will be selected in a two-step process. In response to an Invitation for Bid (IFB), at step one, Design-Build firms will submit a Technical Proposal. Metro at its sole discretion may, during its review of Technical Proposals, have discussions with Bidders for clarification purposes. Technical acceptability will be assessed based on Evaluation Criteria provided in the IFBs. Bidders found to be technically acceptable will submit Price Bids, which will be opened in Public.

The Contract award, if made, will be to the lowest priced responsible Bidder, whose bid is responsive to the criteria set forth in the invitation for bids.

### **FINANCIAL IMPACT**

The funds for the capital projects selected for design-build are included in the FY09 budget. The funding source differs depending on the individual project. Since these will be multi-year contracts, project managers and the Chief Operations Officer will be accountable for budgeting future costs.

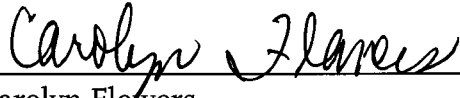
### **ALTERNATIVES CONSIDERED**

This work could be accomplished through separate design and construction contracts or through design prepared by agency staff and bid for construction. Staff does not recommend this approach. Staff believes that for many projects there are distinct and clear advantages to having a single contractor responsible for both design and construction, primarily in the avoidance of certain project management, staff, administration and coordination costs, as well as significant reductions in contract cost and overall project schedule.

### **ATTACHMENTS**

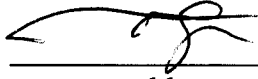
A. Bus Facilities Projects: Delivery Under Design/Build Contracts

Prepared by: Tim Lindholm, Director of Capital Projects, Facilities-Operations



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Carolyn Flowers  
Chief Operations Officer



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Roger Snoble  
Chief Executive Officer

**ATTACHMENT A  
BUS FACILITIES PROJECTS:  
DELIVERY UNDER DESIGN/BUILD CONTRACTS**

PROJECT NAME	PROJECT DESCRIPTION
El Monte Busway Improvements and Transit Center Expansion Project (LA CRD)	Construction of a new El Monte busway passenger station connecting directly to the Patsaouros Transit Center and construction of a new transit terminal in El Monte.
Harbor Transitway Improvements Project (LA CRD)	Improvements to the Harbor Transitway including signage, wayfinding, lighting, CCTV, intercoms, telephones, variable message signs, construction of a Sheriff substation at Artesia Transit Center, and general aesthetic improvements to the transitway stations and park and ride lots.
Bus Washer, Underchassis Washer, Blower, and Vacuum Installation Projects	Installation of new primary and secondary bus washers, underchassis washers, and new vacuum systems at Metro operating divisions. Project also includes installation of air dryers to reduce window spotting.
Division 3 Master Plan Phases II-IV	Project includes improvements to the maintenance and transportation buildings, construction of a shop extension to accommodate articulated buses, and extension of the existing parking structure
Bus Division Maintenance Equipment Replacement Project	Replacement and /or refurbishment of bus maintenance equipment at bus divisions, such as steamers, lathes, lighting, heaters, washers, air compressors, fall protection, and above-ground tankage.
Elevator/Escalator Modernization Projects	Modernization of elevators and escalators at transit facilities to bring equipment into compliance with code requirements, and to provide additional service life to aging systems.
Emergency Generator Replacement Projects	Replacement of outdated and high maintenance emergency generators at Bus Divisions. Emergency generators are required to maintain bus service in the event of an emergency or power outage.
Yard and Terminal Security Upgrades and CCTV Installations	Installation of closed circuit television (CCTV) systems, card readers, and other security measures at Metro bus operating facilities and passenger terminals. The majority of the work is DHS grant-funded.
HVAC Replacement Projects	Replacement of heating, ventilation, and air conditioning units at Metro bus divisions. Replacement is required due to the age of the units, inefficient operation, and the necessity for constant maintenance and repairs.

PROJECT NAME	PROJECT DESCRIPTION
Installation of Fire Alarm Systems	Installation of new fire alarms systems, and upgrades to existing fire alarm systems to ensure all fire protection systems are operational and compliant with code.
Lighting Upgrade and Energy Efficiency Projects	Projects entail upgrades to shop and yard lighting at Metro bus operations and maintenance facilities in order to provide better visual conditions for maintenance and yard work by Metro employees. Projects also include utilization of state-of-the-art energy efficient lighting fixtures to lower electrical costs and carbon emissions, while at the same time improving shop and yard conditions.
Divisions 10 and 18 CNG Fueling Facilities	Project includes installation of new CNG System at Divisions 10 and 18 in Carson, CA. The CNG systems at each division are the first installed by Metro, and are nearing 15 years in age. The CNG systems are well beyond their useful lives, and requires significant maintenance and staff expense to keep operational. The scope of work for the project will include design, equipment specification, and construction. The systems will be designed compliant with current compression technology and regulatory requirements. Equipment replacements will likely include compressors, motor controllers, tanks, and PLC controls, at minimum.
Paving and Concrete Projects	Construction of new parking surfaces for employees and transit vehicles