



ITEM ID: 2023-303-0

TRANSMITTAL DATE: September 1, 2023

MEETING DATE: September 8, 2023

TO: Contracts, Operations, Maintenance, and Safety Committee

FROM: Arnold Hackett, Chief Financial Officer

SUBJECT: IFB C3154-23 - Refurbishment of Metrolink Operations Center (MOC) Restrooms and Locker Room Conversion - Recommendation to Award - MLC Constructors, Inc.

Issue

The Authority requires the refurbishment of Metrolink Operations Center (MOC) facility restrooms to comply with the requirements of ADA with replacing all restroom equipment, accessories, flooring and internal drainpipes. The work includes the remodeling of one (1) women's restroom, one men's restroom and one (1) locker room that will be converted to office space.

Recommendation

It is recommended that the Committee recommend the Board authorize the Chief Executive Officer to award Contract No. C3154-23 Refurbishment of Metrolink Operations Center (MOC) Restrooms and Locker Room Conversion to the responsive and responsible bidder, MLC Constructors, Inc. in the amount of \$558,246 plus 15% contingency of \$83,736, for a total not-to-exceed amount of \$641,982.

Strategic Commitment

This report aligns with the Strategic Business Plan commitment of:

- **Modernizing Business Practices:** We will improve our operational efficiency through

transparency, objective metrics and streamlined governance, reducing over-reliance on subsidy while bringing our system into a state of good repair and investing in the development of our employees. This project provides more efficient facility setup and addresses state of good repair of the restroom.

Background

The project is located at 2558 Supply St, Pomona, CA 91767, MOC. The offices have a capacity of 57 employees. Associated restroom requires state of good repair refurbishment work. The current restrooms have plumbing issues as well as floor finishing defects that need renovation.

The restrooms will be remodeled to meet ADA requirements. The project also includes removal and replacement of plumbing fixtures & accessories. Additionally, the adjacent locker room, which has not been used in several years will be converted into an office with the required alterations in HVAC, electrical, telecommunication, IT connections, walls, doors, windows, and flooring.

The project will be completed while the facility is in operation and without disturbance to the working environment. The facility will be supported with portable toilets during the entire duration.

Discussion

On April 28, 2023, Procurement staffed issued an Invitation for Bids (IFB) for Remodeling of MOC Restroom services for a contract term of nine (9) months. The solicitation was posted on the Authority's e-procurement system and advertised in publications in the five-member counties. Notices were also sent directly to firms registered in the Authority's online vendor database. Thirty-three firms downloaded the solicitation. Representatives from two interested firms attended the pre-bid meeting conducted on May 2, 2023.

One (1) bid proposal was received on the due date of June 10, 2023. On June 14, 2023, the Contract Administrator conducted a survey of bidders who downloaded the solicitation and physically attended the pre-bid meeting/walkthrough. Responses resulting from the inquiries included: (1) the lack of participation of subcontractors made impossible for contractors to give a comprehensive bid, (2) another advised that it was an issue with timing, they were in the process of moving offices.

A contract specific goal of 3.05% has been established for this U.S. Department of Transportation (DOT) assisted contract. MLC Constructors, Inc. was responsive to the DBE requirements and committed to meeting the DBE goal.

This project has gone through three independent procurement efforts, made over a period of 14 months. In each case, the bid was significantly higher than the ICE. Staff performed a cost estimate and found that the following areas appeared to be underestimated in the ICE: insurance bond, design/build risk transfer, removal of existing structure, and completion of finish work.

Since the bid cycle occurred in an inflationary period, staff believe that the costs submitted within MLC Constructors' proposal were reasonably close to market rates and that additional procurement efforts would yield similar results. For this reason, recommendation was made to accept the bid.

Budget Impact

The amounts for which contract authority is requested are in the adopted Capital budget of FY2018-19 (\$709,240): Bid amount of \$558,246 plus \$83,736 (15%) contingency.

Next Steps

Upon Board approval, the contract will be executed, and staff will provide a Notice to Proceed.

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Approved by: Arnold Hackett, Chief Financial Officer