

SUBJECT

LBT2 Lot Expansion Construction Management Services (Staff Representative: Debra Johnson)

RECOMMENDED ACTION

To authorize the President and CEO to exercise contract options with HigginsWorks, LLC, for construction management services for the LBT2 Lot Expansion Project, for an amount of \$42,650, for a total authorization amount not to exceed \$139,490.

BACKGROUND

On January 23, 2020, Long Beach Transit's (LBT) Board of Directors authorized the President and CEO to enter into a contract with PaveWest, Inc., for the construction of a bus parking lot expansion at LBT2 (LBT2 Lot Expansion Project).

The LBT2 facility was constructed in 1998 and situated on approximately 10 acres at 6860 Cherry Avenue, Long Beach, CA 90805. The LBT2 Lot Expansion Project was funded by federal dollars and is subject to Federal Transit Administration (FTA) requirements.

The FTA requires project oversight to ensure that capital projects are executed professionally, efficiently and in conformance with applicable statutes, regulations and sound engineering and project management practices. That oversight is encompassed in pre-construction and construction management functions.

The FTA also requires that projects comply with its Office of Civil Rights requirements. As such, LBT is required to monitor and report labor utilization on all federal-assisted projects including timely verification of wage pay rates and employment eligibility of each worker. These functions are known as labor compliance.

In July of 2019, LBT retained HigginsWorks, LLC, to provide construction management services for the LBT2 Lot Expansion Project. An option for labor compliance services was included in the contract.

LBT has determined the need to exercise the contract option as labor monitoring and labor utilization reporting cannot be assumed by LBT's internal staff.

PROCUREMENT

In May 2019, staff issued a Request for Qualifications (RFQI) for construction management services for the LBT2 Lot Expansion Project. LBT adhered to the Brooks Act of 1972—a federal requirement to select engineering and architecture firms based upon their competency, qualifications and experience rather than by price—to determine the firm most qualified for the award.

Multiple firms were included in the RFQI but only one firm responded. The unresponsive firms either did not have the qualified staff for the requirements or did not have the resources to perform the work within the anticipated project timeline.

The qualification was reviewed by LBT procurement staff and HigginsWorks, LLC, was found to be qualified to perform the work.

Negotiations ensued resulting in the following:

- Phase I
 - Pre-construction at a cost of \$96,840 including:
 - Pre-construction coordination;
 - Day-to-day construction project management; and
 - Project closeout
- Phase II
 - Contract option at a cost of \$42,650 including:
 - Labor compliance services

LBT determined that the required labor monitoring and labor utilization reporting could not be assumed by LBT's internal staff; therefore, exercising the contract option is necessary.

DBE/SBE PARTICIPATION

A Disadvantaged Business Enterprise (DBE) goal of 33 percent was established for this contract. HigginsWorks, LLC, met this goal at 100 percent as it is a DBE-certified professional services firm. Exercising the contract option will increase the total contract amount and overall DBE participation.

ALTERNATIVES CONSIDERED

LBT considered having staff perform all construction management functions.

Currently, LBT does not have staff readily available to perform labor compliance functions; thus to ensure FTA compliance, LBT is exercising the contract option.

BUDGETARY/FISCAL IMPACT

Staff is requesting LBT's Board of Directors to authorize the President and CEO to exercise contract options with HigginsWorks, LLC, for construction management services for the LBT2 Lot Expansion Project, for an amount of \$42,650, for a total authorization amount not to exceed \$139,490.

Funds for this project were included in a capital budget previously approved by the Board.



Kenneth A. McDonald
President and Chief Executive Officer