



BRIEFING: JANUARY 18, 2017 BOARD MEETING AGENDA ITEM #6

TO: Chairman Richard and Board Members

FROM: Alan Glen, Director of Real Property

DATE: January 18, 2017

RE: Consider Providing Approval to Release Five Requests for Qualifications for Right-of-Way Engineering and Survey Services for the Silicon Valley to Central Valley Segment

Summary of Requested Action

Staff is recommending that the Board approve the release of five individual Requests for Qualifications (RFQs) for Right-of-Way (ROW) Engineering and Survey Support Services for the Central Valley to Silicon Valley segment in the Northern California region, in order to select a total of five qualified consultants for four-year contracts in the total not-to-exceed amount of \$38,000,000.

Background

The California High-Speed Rail Authority (Authority) is responsible for acquisition of real property along the high-speed rail system. Engineering and survey support services, which are necessary for property acquisition and final design and construction of the civil construction work, are vital to this work. Given the magnitude of the ROW acquisition effort, the Authority has existing contracts with multiple firms.

Currently, the Authority has four contracts for ROW Engineering and Survey Support Services in the Central Valley, which were procured in 2014. The original contract amounts were \$3.2 million for each contract (\$12.8 million total) with an end date of February 28, 2018. As many of the parcels have required mapping changes and other related work due to design refinements recommended by the design-builders, the Authority Board of Directors (Board) approved contract amendments for additional time and budget (up to \$10 million) in March 2016 (Resolution HSRA #16-07). Additionally, in order to maintain the rate of acquisition and meet the schedule for delivering parcels to the design-build contractors due to the volume of changes, the Authority issued an additional \$5 million contract for these services in the Central Valley in the Merced to Fresno and Fresno to Bakersfield sections.

The 2016 Business Plan laid out an implementation plan to construct and begin operating a Silicon Valley to Central Valley Line. This will be achieved, in part, through a series of

construction packages that will connect San Jose and Merced with the ongoing construction in the Central Valley. The Authority is responsible for acquisition of real property currently estimated to be in excess of 1800 parcels for the successful delivery of the Silicon Valley to Central Valley Line in the Northern California region.

The following chart summarizes the approximate number of parcels to be mapped as part of this request to the Board:

| Section Description | Approximate Number of Parcels |
|---|--------------------------------------|
| Ave 19 to Carlucci Road and Ave 19 to Merced Station (2 legs of Wye and section up to Merced) | 400 Parcels |
| Carlucci Road to Diridon Station in San Jose | 1400 Parcels |
| Total Parcels | 1800 Parcels* |

* Refinements to this parcel estimate will occur once a Preliminary Preferred Alignment Alternative for the San Jose to Merced Project Section is identified by the Board.

In order to continue the Authority's acquisition of needed ROW, and deliver the Silicon Valley to Central Valley Line, additional qualified personnel and expertise will be necessary to prepare ROW appraisal maps, legal descriptions, surveys, staking, and exhibits in support of ROW acquisition and other requested services on a task order basis under the direction of the Authority's Director of Real Property. Multiple contracts by geographic area will be required to complete the anticipated work in order to achieve the Authority's goals and obligations related to property acquisition and delivery to the design-builders.

Given the critical nature of ROW acquisition to project delivery, staff recommends initiating the acquisition process before the Record of Decision (ROD) is achieved for this project section. While these ROW activities are planned to start prior to ROD, the Authority has the legal authority to proceed at risk with this work. In order to mitigate this risk, implementation of the work contemplated by these RFQs and the resulting contracts will be carefully staged against, and coordinated with the environmental clearance process, to ensure that ROW activities done in advance of final environmental clearance (e.g., mapping, appraisals of parcels locating in areas with only one horizontal alignment alternative, etc.) do not prejudice or undermine the objectivity of that clearance. Authority staff will closely manage this process to meet the schedule requirements outlined in the 2016 Business Plan.

Prior Board Action

In 2013, the Board approved issuance of a Request for Qualifications (RFQ) in order to procure four or more contracts for ROW Engineering and Survey Support Services (HSR13-63) in the Central Valley (Resolution HSRA #13-33, approved on December 5, 2013). As a result of this

procurement, the Authority entered into five contracts, one of which has since been terminated at the contractor's request.

In March 2016, the Board approved a \$10 million increase to these four existing contracts for a total of \$26 million (Resolution HSRA #16-07).

Discussion

Authority Staff now seeks Board approval to release five individual RFQs for ROW Engineering and Survey Support Services for differing geographic areas in the northern section of the Silicon Valley to Central Valley Line, in order to select a total of five qualified consultants, to enter into four-year contracts with a total not-to-exceed budget of \$38,000,000.). The RFQs will be issued approximately a month or more apart to allow teams to determine their level of interest and workload based upon the status of previous RFQs. The five new contracts would be broken down into the following geographic regions:

1. Pacheco Pass RFQ: Not-to-exceed contract value of \$4 million;
2. Monterey Highway to Morgan Hill RFQ: Not-to-exceed contract value of \$5 million;
3. Morgan Hill to Pacheco Pass RFQ: Not-to-exceed contract value of \$15 million;
4. Foothills and Wye RFQ: Not-to-exceed contract value of \$12 million;
5. San Jose Approach to Monterey Highway RFQ: Not-to-exceed contract value of \$2 million.

These contracts will be in addition to the current ROW Engineering and Survey Support Services contracts serving the Central Valley. The current status of these contracts as of November 1, 2016 is as follows:

| CONSULTANT | CONTRACT 2013 | START DATE | END DATE | AMENDED VALUE | VALUE OF ISSUED TASK ORDERS (IN MILLIONS) |
|---------------------|------------------|---------------|--------------|------------------|---|
| Mark Thomas | HSR13-64 | 3/1/2014 | 2/28/2018 | \$5.0 M | \$3.1 M |
| Hernandez Kroone | HSR13-65 | 3/1/2014 | 2/28/2018 | \$5.3 M | \$4.1 M |
| Chaudhary | HSR13-67 | 3/1/2014 | 2/28/2018 | \$5.0 M | \$3.1 M |
| O'Dell | HSR13-68 | 3/1/2014 | 2/28/2018 | \$5.3 M | \$3.6 M |
| | | | TOTAL | \$20.6 M | \$14.5 M |
| | 2016 | | | | |
| O'Dell | HSR15-129 | 9/2/2016 | 10/31/2020 | \$5.0 M | \$1.75 M |
| | | | TOTAL | \$25.6 M | \$15.65 M |

As this is a public state procurement, it is open for bidding by all interested Offerors, including those consultants with existing contracts. Staff will seek to ensure that capacity to timely and accurately perform the work is addressed within the procurement process.

Scope of Work

The scope of work includes engineering and survey support services, as requested through task orders, for properties located in the northern geographic area of the Silicon Valley to Central Valley Line. The work would include: establishing the horizontal and vertical survey controls; setting and recording of monuments and reference points; preparation of the appraisal and ROW maps; and, provision of legal descriptions, maps and exhibits to support the ROW acquisition program. The draft RFQ for ROW Engineering and Survey Support Services for Pacheco Pass provides a comprehensive list of the scope of work in the draft Agreement, Exhibit A.

Management of these contracts through task orders will emphasize work performance and timely delivery, in addition to implementation of lessons learned on the previous contracts. The resulting contracts will also contain 30-day termination clauses and require compliance with the Authority's Small and Disadvantaged Business Enterprise Program and the applicable 30 percent participation goal for Small Businesses, inclusive of 10% Disadvantaged Business Enterprises and 3% Disabled Veteran Business Enterprises. The ROW engineering and surveying services consultant is required to cooperate and coordinate with the other ROW Services contractors.

A copy of the initial proposed RFQ for the Pacheco Pass geographic section is included for the Board's review. The four additional RFQs would all be virtually similar in scope of work and format, with the exception of differing geographic areas and budget amounts. The RFQs will be released separately on a staggered timeline, depending on work delivery schedules.

Evaluation Criteria

Authority Staff will manage the RFQs consistent with State of California competitive public procurement requirements, PUC Section 185036, applicable Board policies, Government Code, Section 4525, *et seq.*, and State and federal law. The Statement of Qualifications will be technically evaluated by the Authority Selection Committee pursuant to the established Criteria for Awarding Points for the Statement of Qualifications Worksheet:

| These criteria are 60% of the final score | | Maximum Score | Actual Score |
|---|---|---------------|--------------|
| 1. | <p>PAST PERFORMANCE AND EXPERIENCE Has the Offeror successfully delivered on past projects of similar scope and complexity?</p> | 30 | |
| 2. | <p>ORGANIZATION AND KEY PERSONNEL Does the proposed project organization present a clear and logical framework? Does the staffing plan convey the proper level of response for the work at hand? Does it demonstrate a high level of commitment and resource availability? Does it address the full expanse of potential tasks in the scope? KEY PERSONNEL AND ROLES Are the personal qualifications and professional skills of the project</p> | 30 | |

| | | | |
|--|---|------------|--|
| | <p>manager, senior professionals and Key Personnel nominees appropriate for the roles assigned?</p> <p>Is their past experience applicable and indicative of success on this project?</p> <p>Does the project manager have sufficient authority within their organization to effectively lead and manage the project?</p> | | |
| 3. | <p>UNDERSTANDING OF PROJECT REQUIREMENTS</p> <p>Has the Offeror demonstrated a thorough knowledge of the project?</p> <p>Is there sufficient evidence of analysis to lend credibility to the commitments made?</p> <p>Has the Offeror given clear evidence through narratives and examples of prior work that it has the capability to carry out the ROW for a project of this complexity and magnitude with autonomy?</p> | 30 | |
| 4. | <p>SMALL BUSINESS PARTICIPATION</p> <p>Does the approach to Small Business utilization demonstrate the Offeror's responsiveness in meeting the Authority's Small Business goal objectives?</p> | 10 | |
| Total SOQ Score | | 100 | |
| Total Weighed Score with 60% Weighting Factor (SOQ Score x 0.6) | | 60 | |

The Statement of Qualifications evaluation will be followed by oral discussions. The discussions will be scored based on the following Criteria for Evaluation of Discussions and Final Score Worksheet:

| These criteria are 40% of the final score | | Maximum Score | Actual Score |
|--|--|----------------------|---------------------|
| 1. | <p>PRESENTATION</p> <p>Quality and appropriateness of the presentation</p> <p>Logic of the chosen speakers relative to project challenges</p> <p>Project Manager control over the Offeror</p> | 25 | |
| 2. | <p>PROJECT MANAGER PARTICIPATION</p> <p>Quality of presentation and responsiveness to questions</p> <p>Understanding of ROW Engineering and Survey Services challenges and requirements</p> <p>Perceived level of involvement with SOQ structure, content and presentation plan</p> | 25 | |
| 3. | <p>KEY STAFF PARTICIPATION</p> <p>Quality of presentations and responsiveness to questions</p> <p>Understanding of assignment challenges and requirements</p> <p>Perceived level of involvement with SOQs preparation</p> | 25 | |

| | | | |
|--|---|------------|--|
| 4. | UNDERSTANDING OF PROJECT Does the Offeror convey an understanding of the critical project success factors? Is the Offeror able to provide evidence of successful Small Business utilization for this project? Is the Offeror able to provide evidence of prior project experience, including lessons learned or challenges, with projects of this magnitude and complexity? | 25 | |
| Total Discussions Score: | | 100 | |
| Total Weighted Discussion Score with 40% Weighing Factor (Discussion Score x 0.4) | | 40 | |

After the Discussions, the final score and rankings will be established by adding the scores from the Statement of Qualifications (SOQ) evaluation and the Discussions. The Evaluation Selection Committee will then rank the Offerors on the basis of total weighted SOQ score (60 percent) plus total weighted Discussion score (40 percent), and recommend the Offeror with the highest final score for award of the contract.

| Total Score for Statement of Qualifications and Discussion | Maximum Score | Actual Score |
|---|----------------------|---------------------|
| Total Weighted SOQ Score | 60 | |
| Total Weighted Discussion Score | 40 | |
| Final Score | 100 | |

Legal Approval

The Chief Counsel has confirmed that this Board item, including the resulting five RFQs and contracts, comply with all applicable Board policies and Authority regulations, PUC Section 185036, Government Code, Section 4525, *et seq.*, and State and federal law. Separate RFQs by geographic area are required to comport with the March 2, 2007 Board adopted policy for awarding Architectural and Engineering contracts utilizing the RFQ procurement process.

Budget Implications



These five RFQs are consistent with cost projections in the 2016 Business Plan and do not represent any growth of costs associated with delivery of ROW for the Silicon Valley to Central Valley Line. These activities, for work outside the First Construction Section limits, will be funded from State sources.

Recommendations

It is recommended that the Board direct Authority Staff to release five individual RFQs for ROW Engineering and Survey Support Services for the Central Valley to Silicon Valley segment in the Northern California region, in order to select a total of five qualified consultants for four-year

contracts in the total not-to-exceed amount of \$38,000,000. The RFQs and resulting contracts would be in the following geographic areas:

1. Pacheco Pass RFQ: Not-to-exceed contract value of \$4 million;
2. Monterey Highway to Morgan Hill RFQ: Not-to-exceed contract value of \$5 million;
3. Morgan Hill to Pacheco Pass RFQ: Not-to-exceed contract value of \$15 million;
4. Foothills and Wye RFQ: Not-to-exceed contract value of \$12 million;
5. San Jose Approach to Monterey Highway RFQ: Not-to-exceed contract value of \$2 million.

| REVIEWER INFORMATION | |
|---|--|
| Reviewer Name and Title: Russell Fong, CFO | Signature verifying review and approval:  |
| Reviewer Name and Title: Tom Fellenz, Chief Counsel | Signature verifying review and approval:  |

Attachments

- Draft Resolution #HSRA 17-06
- Draft Request for Qualifications for ROW Engineering and Survey Support Services for Pacheco Pass
- Resolution HSRA #13-33, approved in December 2013
- Resolution HSRA #16-07, approved in May 2016