



**Metro**

**SYSTEM SAFETY AND OPERATIONS COMMITTEE  
OCTOBER 17, 2013**

**SUBJECT: REPAIR/REPLACE GATEWAY PLAZA PAVER SYSTEM**

**ACTION: APPROVE USE OF DESIGN-BUILD CONTRACTING DELIVERY  
APPROACH**

**RECOMMENDATION**

- A. Adopt the finding that the use of a design-build process pursuant to Public Utilities Code Section 130242(a) will achieve certain private sector efficiencies in the integration of the design, project work and installation of the repair/replacement of the Gateway Plaza drainage and paver systems towers. (Requires two-thirds vote); and
- B. Further adopt the finding that the use of the design-build process pursuant to Public Contract Code 20209.5 et seq. will accomplish a reduction in project costs and expedite project completion. (Requires two-thirds vote); and
- C. Authorize the Chief Executive Officer to execute the competitively bid design-build contract to the proposer who will provide the best value to Metro for an amount not-to-exceed the previously Board approved Life-of-Project budget of \$9,093,000.

**RATIONALE**

The paver and drainage systems on the Patsaouras Transit Plaza are failing. Several remediation measures to address the pavers, including use of asphalt in damaged areas, have been ineffective. The continued collapse of the paver surface has resulted in damage to the drainage system. Improper drainage results in water intrusion that threatens the structural integrity of the garage below. The current condition is not acceptable and a permanent fix is required.

The design-build contractor will design potential solutions to the paver and drainage issue, construct and install test panels to evaluate the durability of design alternatives. After a 6 -12 month test period, one solution will be selected. At that time, the design-build contractor will install the selected solution for the entire plaza.

Metro is authorized to enter into design-build contracts pursuant to Public Utilities Code Section 130242 and Public Contract Code Section 20209.5 et seq. The primary benefit of the design-build process is a shortened project schedule along with Metro reduced liability. This process allows the contractor to start construction prior to the design being complete. This approach delivers the project ahead of a traditional design-bid-build approach and therefore, should result in a lower total project cost. Other possible benefits include a reduction in the number of changes and claims from multiple prime contractors, additional efficiencies in contractor's innovation, project management, administration and coordination, and design features not achievable through the design-bid-build method. This Section requires that the Board make the finding set forth in Recommendation A.

Public Contract code Section 20209.5 et seq. allows for the negotiation and award of a design-build contract to a proposer whose proposal is determined to be the best value to Metro. This Section requires that the Board make the findings set forth in Recommendation B.

The design-build delivery approach will be used for the project scope of work for repairing/replacing the Gateway plaza pavers and drainage system.

### **DETERMINATION OF SAFETY IMPACT**

Repair and replacement of Patsaouras Transit Plaza pavers and drainage system will mediate the safety hazard of bricks rising and striking buses and patrons and prevent further damage to the drainage system and parking structure.

### **FINANCIAL IMPACT**

The funding of \$500,000 for this project is included in the FY14 budget, in project 210137 "Bus Plaza Paver Retrofit", in cost center 6430, "Building Services", account 53102 "Acquisition of Equipment".

Since this is a multi-year contract, the cost center manager and Executive Officer, Administration will be accountable for budgeting the cost in future years.

### **Impact to Budget**

The source of funds for this project is a combination of funds that are eligible for bus and rail operating and capital funds. No other sources of funds were considered because these funds are programmed for agency-wide use.

## **ALTERNATIVES CONSIDERED**

The Board may reject the recommendations to use design-build contracting for the paver/drainage system repair/replacement project. This alternative is not recommended because the cost, schedule and liability benefit of a design-build process would not be realized.

The Board may choose to use a design-bid-build project delivery approach. However, this alternative is not recommended because this approach would require a procurement of a final design consultant and subsequent completion of final design before starting the solicitation for a construction contractor. Paver and drainage repair/replacement is a unique trade and not all contractors have the expertise to complete the project. It is important for the success of this project for the engineering contractor to work in conjunction with the construction contractor to determine the best solution to the existing issue.

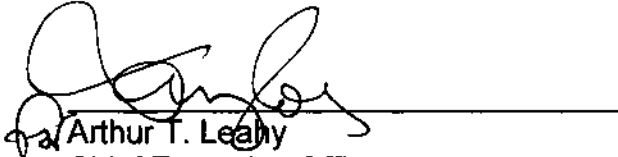
## **NEXT STEPS**

Staff will prepare a design-build solicitation package for this project and proceed accordingly as directed.

Prepared by: Phyllis Meng, Deputy Executive Officer, General Services  
(213) 922-2375



Michelle Lopes Caldwell  
Chief Administrative Services Officer



Arthur T. Leahy  
Chief Executive Officer