



**February 16, 2021**

**To:** Members of the Board of Directors

**From:** Donna DeMartino, Managing Director *Donna DeMartino*

**Subject:** Approval to Release Request for Proposals to Prepare the Project Report and Environmental Document for the San Diego County Maintenance and Layover Facility Project

### **Overview**

The Los Angeles – San Diego – San Luis Obispo Rail Corridor Agency is the designated lead and implementing agency for the San Diego County Maintenance and Layover Facility Project. The San Diego County Maintenance and Layover Facility Project includes the design and construction of a new maintenance and layover facility in San Diego to increase overnight layover and storage capacity, as well as support servicing and maintenance needs for the Pacific Surfliner intercity passenger rail service. Staff has developed a request for proposals to initiate the competitive procurement process for the preparation of the project report and environmental document.

### **Recommendations**

- A. Approve the proposed evaluation criteria and weightings for Request for Proposals 1-3263 to prepare the project report and environmental document for the San Diego County Maintenance and Layover Facility Project.
- B. Approve the release of Request for Proposals 1-3263 to prepare the project report and environmental document for the San Diego County Maintenance and Layover Facility Project.

### **Discussion**

The Pacific Surfliner intercity passenger rail service is currently supported by three layover facilities located in the cities of San Diego, Goleta and San Luis Obispo, as well as a primary maintenance and layover facility near downtown Los Angeles. The existing layover facility in San Diego, located at the downtown Santa Fe Depot (Attachment A), can store and service up to four train sets each night. The facilities in both Goleta and San Luis Obispo can only support the storage and servicing of one train set each. These locations are

currently operating at capacity, with no ability to expand at the existing San Diego facility. In order to advance service expansion and enhancement goals for the Pacific Surfliner, additional layover and maintenance capacity in San Diego is needed.

In January 2019, the Los Angeles – San Diego – San Luis Obispo (LOSSAN) Rail Corridor Agency (Agency) Board of Directors (Board) approved the selection of a consultant to perform the “LOSSAN Study for San Diego County Layover & Maintenance Facility” (Study) to evaluate potential sites for a new maintenance and layover facility in San Diego. The Study identified a total of 13 potential locations and evaluated them utilizing a set of criteria that were approved by the Project Development Team (PDT). The PDT was comprised of regional LOSSAN rail corridor stakeholders, including the California Department of Transportation, BNSF Railway (BNSF), San Diego Metropolitan Transit System, San Diego Association of Governments, North County Transit District, and Amtrak. Seven of the 13 potential sites met or exceeded the established criteria and were then further evaluated based on both operational and site characteristics. The Study concluded in December 2020, with a preferred site being identified approximately 1.5 miles south of the existing facility at the Santa Fe Depot, on property currently owned by the BNSF, near the intersection of Harbor Drive and Cesar Chavez Parkway in the City of San Diego (Attachment B).

The next step in the San Diego County Maintenance and Layover Facility Project (Project) is the Project Report and Environmental Documentation (PR/ED) phase. Through the PR/ED, there will be the preparation of 35 percent design, and ED of the site ranked highest as part of the Study. The PR/ED phase is estimated to be complete within 18 months.

LOSSAN Agency staff has developed a request for proposals (RFP) to initiate the competitive procurement process to retain consultant services for the PR/ED phase of the Project. The scope includes the following key elements:

- Engage the various project stakeholders in the design and environmental clearance of the Project.
- Perform preliminary engineering (35 percent design), including all appropriate reports and studies.
- Preparation of a draft and final Project report that summarizes existing conditions, the need for the improvement, the alternatives considered, and the recommendation.
- Preparation of environmental document, including conducting environmental evaluation and preparing appropriate technical reports and studies.

On April 21, 2020, the California State Transportation Agency awarded the LOSSAN Agency \$28,439,660 from the 2020 Transit and Intercity Rail Capital Program for the design and construction of a new maintenance and layover facility in San Diego.

### ***Procurement Approach***

The LOSSAN Agency Board-approved procurement policies and procedures require that the Board approve the release of any RFP over \$100,000 and approve the evaluation criteria and weightings. Staff requests Board approval of the draft RFP and evaluation criteria and weights, which will be used to evaluate the proposals received in response to the RFP.

The proposed evaluation criteria and weights are as follows:

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|-------------------------------------|------------|
| • Qualifications of the Firm        | 25 percent |
| • Staffing and Project Organization | 40 percent |
| • Work Plan                         | 35 percent |

Several factors were considered in developing these weights. Qualifications of the firm is weighted at 25 percent because, due to the breadth and depth of the requested services, the successful firm must have a proven track record for meeting the requirements outlined in the scope of work. Staffing and project organization is weighted highest at 40 percent, as the qualifications of the project manager and proposed project team must demonstrate familiarity with required specializations in terms of knowledge, skills, and experience. Work plan is weighted at 35 percent to emphasize the importance of the firm's technical approach to the Project, demonstrating its ability to provide solutions specific to the LOSSAN Agency's needs. As this is an Architectural and Engineering procurement, price is not an evaluation criterion pursuant to state and federal laws.

Staff will release this RFP upon Board approval of these recommendations. The resulting firm-fixed price agreement will be for a term of 18 months.

### **Fiscal Impact**

Funding for this Project is included in the LOSSAN Agency's draft fiscal year 2021-22 budget and is funded with state funds through the 2020 Transit and Intercity Rail Capital Program grant award.

***Summary***

Board of Directors' approval is requested of the proposed evaluation criteria and weightings and to release Request for Proposals 1-3263 for the preparation of the project report and environmental document for the San Diego County Maintenance and Layover Facility Project.

***Attachments***

- A. Site Location of Existing San Diego Layover Facility at the Santa Fe Depot
- B. Location of Preferred Site of the New San Diego County Maintenance and Layover Facility
- C. Draft Request for Proposals (RFP) 1-3263, Consultant Services to Prepare the Project Report and Environmental Document for the San Diego County Maintenance and Layover Facility

**Prepared by:**



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