ITEM NO.: DRPA-19-022                      SUBJECT: Construction Monitoring and Constructability Review for Contract No. 11-H, PATCO Lindenwold Control Center

COMMITTEE: Operations & Maintenance

COMMITTEE MEETING DATE: March 5, 2019

BOARD ACTION DATE: March 20, 2019

PROPOSAL: That the Board authorizes staff to negotiate an agreement with Jacobs Project Management Company to provide Construction Monitoring and Constructability Review for Contract No. 11-H, PATCO Lindenwold Control Center for the construction of a new control center for the PATCO Speedline.

Amount: $1,481,334.95

Consultant: Jacobs Project Management Co.

Other Consultants: Gannett Fleming, Inc.
Johnson, Mirmiran, & Thomson, Inc.
STV, Inc.

Engineers Estimate: $2,000,000.00

DBE/SBE Goals: DBE: 12%
SBE: 3%

Consultant Proposed
DBE/SBE Commitments: DBE: 13%
SBE: 3%

PURPOSE: The purpose of this project is to build a new PATCO control center within the existing shop and yard complex in Lindenwold, retaining the existing Center Tower in Camden as an emergency, back-up control center.

BACKGROUND: The existing control center at Center Tower dates back to the construction of PATCO. The control center was built atop a traction-power substation for convenience, at the eastern end of the Bridge Line,
PATCO’s predecessor. This was the termination point for all existing communications infrastructure, much of which was to be reused by the PATCO system. With the modern communications now in place, there is no advantage to the current Center Tower location, where the control center is subject to the risks of being atop an electrical substation, is not readily accessible by the transit system it serves, and is remote from the base of PATCO’s management and maintenance personnel in Lindenwold.

The scope of work includes all construction monitoring and constructability review services required to oversee the construction of a new, modern, and fully functional control center in PATCO’s Lindenwold shop and yard complex.

The Authority publicly advertised its intent to retain a consultant and invited interested firms to submit statements of qualifications. Eight (8) firms responded with statements of qualifications on September 26, 2018. Five (5) firms were short-listed and were sent a formal Request for Proposal. Four (4) firms submitted technical proposals. A review committee of three (3) staff members from Engineering evaluated the proposals on the basis of technical merit.

Jacobs Project Management Co. and their subconsultants were ranked highest on technical merit. The team presented several examples of similar type projects and experience, and their staff has great familiarity with the PATCO system and its operation. Overall, the team assembled by Jacobs Project Management Co. was found to possess the necessary experience and qualifications to successfully complete the project.

In accordance with the Delaware River Port Authority’s qualification based selection procedure, the price proposal was evaluated against the engineer’s estimate. Based on this evaluation, Jacobs Project Management Co.’s price was determined to be fair and reasonable.

It is recommended that a professional services agreement be negotiated with Jacobs Project Management Co. for the costs and associated fees not to exceed $1,481,334.95 to provide engineering services in accordance with the Request for Proposal.
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<tr>
<th><strong>SUMMARY:</strong></th>
<th><strong>Amount:</strong></th>
<th>$1,481,334.95</th>
</tr>
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<tbody>
<tr>
<td><strong>Source of Funds:</strong></td>
<td>2018 A Revenue Bonds and General Fund</td>
<td></td>
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<tr>
<td><strong>Capital Project #:</strong></td>
<td>PF1504</td>
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<tr>
<td><strong>Operating Budget:</strong></td>
<td>N/A</td>
<td></td>
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<tr>
<td><strong>Master Plan Status:</strong></td>
<td>N/A</td>
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<tr>
<td><strong>Other Fund Sources:</strong></td>
<td>Federal Transit Administration (80%)</td>
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<tr>
<td><strong>Duration of Contract:</strong></td>
<td>33 months</td>
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<tr>
<td><strong>Other Parties Involved:</strong></td>
<td>N/A</td>
<td></td>
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<tr>
<td><strong>Estimated Number of Jobs Supported:</strong></td>
<td>6</td>
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RESOLUTION

RESOLVED: That the Board of Commissioners of the Delaware River Port Authority accepts the Proposal of Jacobs Project Management Company to provide Construction Monitoring and Constructability Review for Contract No. 11-H, PATCO Lindenwold Control Center and that the proper officers of the Authority be and hereby are authorized to negotiate an Agreement with Jacobs Project Management Company for an amount not to exceed $1,481,334.95, as per the attached Summary Statement; and be it further

RESOLVED: The Chairman, Vice Chairman and the Chief Executive Officer must approve and are hereby authorized to approve and execute all necessary agreements, contracts, or other documents on behalf of the DRPA. If such agreements, contracts, or other documents have been approved by the Chairman, Vice Chairman and Chief Executive Officer and if thereafter either the Chairman or Vice Chairman is absent or unavailable, the remaining Officer may execute the said document(s) on behalf of DRPA along with the Chief Executive Officer. If both the Chairman and Vice Chairman are absent or unavailable, and if it is necessary to execute the said document(s) while they are absent or unavailable, then the Chief Executive Officer shall execute such documents on behalf of DRPA.

SUMMARY:  

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MEMORANDUM

DELAWARE RIVER PORT AUTHORITY
of Pennsylvania & New Jersey

TO: O&M Committee Members
FROM: Michael P. Venuto, Chief Engineer, Engineering
SUBJECT: Professional Service Selection for
Construction Monitoring and Constructability Review for Contract 11-H, PATCO
Lindenwold Control Center
Technical Proposal Evaluation, Findings and Recommendation Report
DATE: February 26, 2019

The Request for Qualifications was posted on the Authority’s website, inviting consultants to submit Statements of Qualifications (SOQs). Eight (8) firms submitted SOQs on September 26, 2018.

Policy 303b outlines the procedure for Request for Proposal selection of consultants utilizing the Brooks Method by the Engineering Department. The SOQ evaluation serves as a method for developing a “short list” of firms to receive a Request for Proposal (RFP). The review committee evaluated the SOQ’s and recommended soliciting technical proposals from the top ranked firms:

- Burns Engineering, Inc.
- Gannett Fleming, Inc.
- Jacobs Project Management Co.
- Johnson, Mirmiran, & Thomson, Inc.
- STV, Inc.

The short listed firms were sent the RFP on November 20, 2018. Four (4) firms submitted technical proposals on January 24, 2019. The review committee, consisting of three (3) Engineering staff members, reviewed and evaluated the technical proposals.

Jacobs Project Management Co. (Jacobs) and their subconsultants were ranked highest on technical merit. The team presented several examples of similar type projects and experience, and their staff has great familiarity with the PATCO system and its operation. Overall, the team assembled by Jacobs was found to possess the necessary experience and qualifications to successfully complete the project.

The review committee recommended that the cost proposal be requested from Jacobs to be evaluated using the Engineer’s Estimate in the amount of $2,000,000.00 as a guide. The price proposal was received on February 19, 2019.
Below are the proposed hours and total cost of the top-ranked firm, along with the Engineer’s Estimate of hours and cost.

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<th>Hours</th>
<th>Total Cost</th>
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<td>Engineer’s Estimate</td>
<td>14,696</td>
<td>$2,000,000.00</td>
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<tr>
<td>Jacobs Project Management Co.</td>
<td>9,090</td>
<td>$1,481,334.95</td>
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Engineering staff reviewed the cost proposal from Jacobs. Jacobs’ estimated man-hours and total price were compared with the Engineer’s Estimate. The review indicated that Jacobs’ total cost was 26% less than the Engineer’s Estimate.

The overhead rate assumptions in the Engineer’s Estimate were 145% for office labor and 100% for field labor based on a rough average of the wide range of overhead rates historically charged by consultants working for the Authority. Jacobs’ overhead rates are far to the lower end of that range, at 114% for office labor and 92% for field labor.

Adjusting the Engineer’s Estimate solely by using Jacobs’ overhead rates instead of the assumed rates, the Engineer’s Estimate drops to $1.7M (rounded), well within a reasonable percentage of Jacobs’ proposed cost.

The discrepancy in man-hours between Jacobs’s Cost Proposal and the Engineer’s Estimate was almost entirely under the category of inspection. A discussion with Jacobs revealed that a full-time Resident Engineer on site at a single, small-footprint area of construction would rely on technical support staff as needed, given the nature of construction occurring at any given time.

The Engineer’s Estimate assumed full-time inspection staff in addition to the full-time Resident Engineer. That assumption appears in hindsight to have been excessive. The approach taken by Jacobs appears to be more efficient.

Based on the review committee’s findings, the price proposal of Jacobs Project Management Co. has been determined to be fair and reasonable. The committee recommends that an Engineering Services Agreement be issued to the highest technically ranked firm, Jacobs Project Management Co.

Based on a review of the review committee’s evaluation and supporting documentation, I concur with the recommendation to engage Jacobs Project Management Co. of Philadelphia, PA, in the amount of $1,481,334.95 for this Agreement.

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