



# CITY OF INGLEWOOD

## OFFICE OF THE CITY MANAGER



**DATE:** May 17, 2022

**TO:** Mayor and Council Members

**FROM:** Public Works Department

**SUBJECT:** Shortlisting of Qualified Respondents for Design Build Finance Operate and Maintain (DBFOM) Services for the Inglewood Transit Connector Project

---

### **RECOMMENDATION:**

It is recommended that the Mayor and Council Members approve the shortlisting determinations of qualified responders to the RFQ-0129 (“RFQ”) for Design Build Finance Operate and Maintain (DBFOM) Services for the Inglewood Transit Connector Project (“Project”).

### **BACKGROUND:**

The Project is an approximately 1.6-mile long, three station, fully elevated, electrically powered automated transit system that will connect passengers directly from the Metro K Line’s Downtown Inglewood station to new housing and employment centers, and sports and entertainment venues in the City of Inglewood (“City”), including the Forum, the Los Angeles Sports and Entertainment District at Hollywood Park/SoFi Stadium and the Inglewood Basketball and Entertainment Center, including the Intuit Dome. The Project will also create a new transit connection to the Opening and Closing Ceremonies of the 2028 Summer Olympic Games at SoFi Stadium. The Project includes the construction of three stations (Market Street / Florence Avenue Station; Prairie Avenue / Pincay Drive Station; and Prairie Avenue / Hardy Street Station) with an off-line Maintenance and Storage Facility and two power substations.

The Project will also support the City’s ongoing economic revitalization and growth opportunities for transit-oriented development (TOD) within the Downtown TOD plan area.

Staff considered several procurement methods for delivery of the Project and ultimately identified a Design-Build Finance Operate and Maintain (DBFOM) approach as the best method. The DBFOM uses a project delivery method in which a private developer team is competitively selected to enter into a single contract to perform design, construction, finance, maintenance, and operation of a project over a contractually defined term.

The procurement is a two-step process where the City 1) establishes a pool of eligible transit technology suppliers and a shortlist of qualified DBFOM services providers; and 2) issues Request for Proposals (“RFP”) to integrated proposer teams formed by the shortlisted DBFOM services providers and eligible transit technology suppliers. Under a separate eligibility evaluation process “RFQ-0128”, the City has established a list of eligible transit technology suppliers.

DR-3

Each shortlisted Responder will form an integrated proposer team with their choice of eligible transit technology supplier. Each integrated proposer team will submit their proposal in response to the RFP. The RFP is under development and the industry review draft of the RFP is anticipated to be issued in the summer of 2022. Responses to the RFP will require a technical proposal and a hard-bid commercial/financial proposal for the Project delivery and subsequent operations and maintenance services. The City will select the proposer that offers the “best value,” taking into account the contract affordability limits, confidence in delivering a federally compliant project, schedule commitments, technical capabilities in delivering the Project, and project enhancements.

This procurement approach is intended to assist the City in appropriately allocating and managing Project risks and to provide enhanced value for money opportunities relative to traditional project delivery methods.

**DISCUSSION:**

On April 6, 2021, Ordinance No. 21-07 (authorizing alternative procurement, contracting, and financing methods specifically for the Project) was introduced at the City Council meeting and a public hearing was held. On April 13, 2021, the City Council voted to adopt the ordinance, which became effective on May 13, 2021.

Using the authority granted under Ordinance No. 21-07, on December 6, 2021, the City issued the RFQ to shortlist DBFOM services providers by posting on the City’s PlanetBids website. The RFQ was also advertised in the City’s adjudicated newspaper on December 2, 2021.

On March 2, 2022, the City received statement of qualifications (“SOQs”) from the following five responders (“Responders”) (full details of the Responder teams including their advisors and subcontractors are set forth in Attachment No. 1):

1. Champions CONNECT
2. Elevate Inglewood Partners
3. Envision Inglewood Connected
4. Envision Transit Partners
5. Inglewood Community Connectors

In order to carry out the SOQ evaluations, the City established a five-member scoring committee (“Scoring Committee”) with representation from the City, Los Angeles Metropolitan Transit Authority and Los Angeles World Airports to provide a broad range of expertise and perspectives in the evaluation of the SOQs. The Scoring Committee was supported by fact-finding subject matter advisors focused on administrative, financial and technical aspects of the SOQ submittals. The subject matter panels reviewed and analyzed the administrative, financial and technical aspects of the SOQ submittals and provided the Scoring Committee with fact-based findings based solely on the content of the SOQs. The

Scoring Committee independently evaluated the SOQs with the fact-finding subject matter panels available to support the Scoring Committee's deliberations. The Scoring Committee made consensus findings on "Pass/Fail" criteria, as well as adjectival scorings on the scored evaluation criteria. The SOQs were scored on "Team Organization and Key Personnel," "Applicable Experience and Capabilities," "Project Understanding," "Financial Qualifications," and their statement of the "Proposed Benefits of Equity to Project."

The consensus findings and scores from the Scoring Committee's evaluations resulted in a shortlist of the following three Responder teams. A summary description of each Responder team member is set forth below:

**1. Elevate Inglewood Partners**

Equity Members: Plenary Americas US Holdings, Inc., MJE-Loop Capital Partners, LLC

Lead Contractor: Tutor Perini Corporation

Lead Designer: Parsons Transportation Group, Inc.

Lead O&M Provider: ACI Plenary JV (Alternate Concepts, Inc. Plenary Americas US Holdings, Inc.)

- Plenary Americas is an investor, developer and operator of public infrastructure in the health, transportation, education, defense, justice, energy and government accommodation sectors.
- MJE-Loop Capital Partners LLC provides wealth management services. The company offers investment banking, brokerage, trading, analytical, transition management, financial planning, and investment advisory services.
- Tutor Perini offers general construction, construction management, program management, design-build, and public-private partnership services to execute large, complex projects.
- Parsons Transportation Group provides engineering, construction, management, and maintenance services for infrastructure projects including airports, railroads, highways, and tunnels. It also has experience in revenue collection and management systems, communication and control systems engineering, and transportation planning services.
- ACI is a US-based private operator of passenger rail services. ACI works with public and private clients to plan, finance, manage and provide bus and rail operations and maintenance services.

**2. Envision Inglewood Connected**

Equity Members: Cintra Infrastructures SE, John Laing Limited, Alstom Transportation Inc.

Lead Contractor: Ferrovial Construction US Corp., Griffith Company

Lead Designer: Arcadis U.S., Inc., SENER Engineering and Systems, Inc., Gruen Associates

Lead O&M Provider: Cintra Infrastructures SE, Bombardier Transportation (Holdings) USA Inc.

- Cintra Infrastructures is a private-sector transportation infrastructure company, delivering solutions specializing in highway development.
- John Laing is an international investor and manager of public-private partnership projects and infrastructure businesses across a range of sectors.
- Alstom is a mobility technology provider in the U.S. with experience in building and repairing rail cars and locomotives, supplying signaling solutions and turnkey transit systems.
- Ferrovial is a Spanish multinational company involved in the design, construction, financing, operation and maintenance of transport infrastructure and urban services.
- Griffith Company provides resources and engineering expertise and specializes in grading and paving, concrete flatwork, structural concrete, among other services.
- Arcadis delivers design, engineering, and consultancy solutions for natural and built assets.
- SENER provides engineering solutions focused on the areas of transport, water, environment, processes, gas, power generation, aerospace, safety and defense, and marine engineering.
- Gruen is an international firm headquartered in Los Angeles providing services in the areas of architecture, planning, interiors, landscape architecture, transportation design and planning, and urban design.
- Bombardier operates as a holding company and is part of Alstom Transportation.

**3. Inglewood Community Connectors**

Equity Members: ACS, Phoenix  
Lead Contractor: Dragados USA, Inc.  
Lead Designer: IBI Group, AZTEC Engineering  
Lead O&M Provider: ACS

- ACS is an infrastructure construction company with public-private partnership investment and delivery experience.
- Phoenix is an investment firm focused on investment opportunities across infrastructure asset classes.
- Dragados is a construction company owned by ACS. Dragados has experience with integrated management of infrastructure through conception, financing, design, construction, operation and maintenance.
- IBI Group is a company that specializes in urban design, architecture, civil engineering, transportation, urban geography, real estate, landscape and communications, among others.
- AZTEC Engineering is an engineering and environmental consulting firm assisting public and private clients to plan, develop, design, construct, and maintain infrastructure projects around the United States.

Each shortlisted Responder, upon forming an integrated proposer team with an eligible transit technology supplier of their choice, will continue to the next step of the procurement process.

**FINANCIAL/FUNDING ISSUES AND SOURCES:**

To date, the City has secured a total of approximately \$350 million, of which \$595 million is from California State Transportation Authority's Transit and Intercity Rail Capital Program; \$230 million from Metro Measure R Sales Tax Revenue; and an estimated \$25 million from existing and new projected City revenue streams.

In addition, the City is pursuing \$650 million from the Federal Transit Administration's Capital Investment Grant New Starts Program along with other federal and local sources. The City is also currently seeking \$400 million from the state budget through additional TIRCP grants, the Solutions for Congested Corridors Program with Caltrans and other anticipated state funds.


**DESCRIPTION OF ANY ATTACHMENTS:**

Attachment No. 1 – List of Responders to RFQ-0129: DBFOM Services for the ITC Project

**Mayor and Council Members**  
**Shortlisting for DBFOM Services for ITC Project**  
**May 17, 2022**

Page 6 of 7

**PREPARED BY:**


Louis A. Atwell, Assistant City Manager/Public Works Director 

**COUNCIL PRESENTER:**

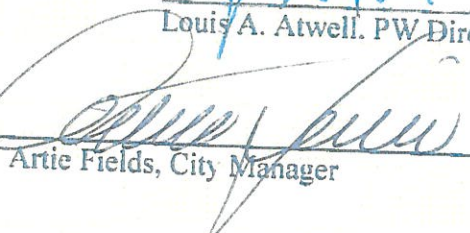
Louis A. Atwell, Assistant City Manager/Public Works Director

APPROVAL VERIFICATION SHEET

DEPARTMENT HEAD/  
ASSISTANT CITY MANAGER APPROVAL:

  
Louis A. Atwell, PW Director/Asst. City Mngr.

CITY MANAGER APPROVAL:

  
Artie Fields, City Manager

# **ATTACHMENT NO. 1**



**1. Champions CONNECT**

Equity Members: Fengate Asset Management, Acciona Concesiones, RATP DEV USA

Lead Contractor: Acciona, Security Paving

Lead Designer: TY Lin

Lead O&M Provider: RATP DEV USA, Acciona Concesiones

Subcontractors: Stantec, Foster + Partners

External Advisor: Agentis Capital Advisors

**2. Elevate Inglewood Partners**

Equity Members: Plenary Americas US Holdings, Inc., MJE-Loop Capital Partners, LLC

Lead Contractor: Tutor Perini Corporation

Lead Designer: Parsons Transportation Group, Inc.

Lead O&M Provider: ACI Plenary JV (Alternate Concepts, Inc. Plenary Americas US Holdings, Inc.)

Subcontractors: M. Arthur Gensler, Jr. & Associates, Inc., Plenary Americas USA Ltd., Modern Times, Inc., PDA Consulting Group, Inc., CM Solutions, Transit Safety and Security Solutions, Inc.

External Advisor: Fasken Martineau DuMoulin LLP

**3. Envision Inglewood Connected**

Equity Members: Cintra Infrastructures SE, John Laing Limited, Alstom Transportation Inc.

Lead Contractor: Ferrovial Construction US Corp., Griffith Company

Lead Designer: Arcadis U.S., Inc., SENER Engineering and Systems, Inc., Gruen Associates

Lead O&M Provider: Cintra Infrastructures SE, Bombardier Transportation (Holdings) USA Inc.

Subcontractors: Anderson Barker Architects, Inc., Brasfield & Associates, Inc., Capo Projects Group, LLC, Fryman Management, Inc., PacRim Engineering, Inc., PSOMAS, Rosendin Electric, Inc., TEC Constructors & Engineers, Inc.

External Advisors: Citigroup Global Markets Inc. / National Bank of Canada Financial Inc., White & Case LLP

**4. Envision Transit Partners**

Equity Members: Star America ITC, LLC, Aberdeen

Lead Contractor: Skanska USA Civil West California District Inc.

Lead Designer: Biggs Cardosa Associates, Inc., Moffat & Nichol

Lead O&M Provider: Herzog Transit Services, Inc.

Subcontractors: VIA – a Perkins Eastman Studio, Transit Systems Engineering, Inc., V&A INC

External Advisor: MUFG Bank, Ltd.

**5. Inglewood Community Connectors**

Equity Members: ACS, Phoenix

Lead Contractor: Dragados USA, Inc.

Lead Designer: IBI Group, AZTEC Engineering

Lead O&M Provider: ACS

Subcontractors: BA, Inc., Fryman Management Inc., Fugro USA Land, Inc., NCM Engineering Corp., RAW International, Inc., Safe Utility Exposure, Inc., Steiner Consulting

External Advisor: N/A