



Departments of Public Works and Transportation

**AUTHORIZE THE CITY MANAGER TO ENTER INTO A
CONTRACT WITH PCL CONSTRUCTION SERVICES, INC.
FOR CONSTRUCTION MANAGER AT-RISK PHASE 1
PRECONSTRUCTION, DESIGN-ASSIST, AND GUARANTEED
MAXIMUM PRICE DEVELOPMENT SERVICES
AND PHASE 1A DEMOLITION SERVICES FOR AN AMOUNT
NOT TO EXCEED \$11,147,338 FOR THE TRANSIT OPERATIONS
AND MAINTENANCE FACILITY PROJECT**

City Council
September 29, 2026
Item #7





Table of Contents

Departments of Public Works and Transportation

1 Background

2 Construction Manager At-Risk
Project Delivery

3 Selection of the CMAR for the
Transit Operations and
Maintenance Facility

4 Project Budget and
Future Funding

5 Next Steps

6 Fiscal Impact

7 Recommendation

8 Questions



Background

Departments of Public Works and Transportation

Existing Transit Facility



Leased transit yard at
303 North Allen Avenue

Current services

Pasadena Transit
and Dial-A-Ride

Lease expiration

June 30, 2028



Background

Departments of Public Works and Transportation

Pasadena Transit and a Purpose-Built Operating Facility



HDR concept rendering • Building exterior • Subject to final design



Background

Departments of Public Works and Transportation



**Maintenance • Wash
Dispatch • Training**

Zero-emission fleet readiness

Hydrogen and CNG-bus maintenance;
and battery-electric charging

On-site renewable energy

Photovoltaic systems;
battery storage under evaluation

Water conservation

Wash-water reclamation
and stormwater management

HDR concept rendering • Subject to final design • Hydrogen fueling is a separate project



Construction Manager At-Risk Project Delivery

Departments of Public Works and Transportation

THIS ACTION

Phase 1 | Preconstruction

Estimate • Review • Bid • Plan • GMP

Phase 1A | Early Construction

Demolition • Remediation • Site preparation



Phase 2

Construction

Separate GMP
and Council
authorization

Early work advances while design and bidding continue.



Selection of the CMAR for the Transit Operations and Maintenance Facility

Departments of Public Works and Transportation

2026 procurement • Competitive selection and oversight

APRIL 9



APRIL 28



JUNE 8

RFP issued

**Mandatory site
tour**

**Five proposals
received**

Procurement Oversight Committee

Procedural compliance
and transparent selection

Selection Committee

Proposal review and
interviews of all five firms



Selection of the CMAR for the Transit Operations and Maintenance Facility

Departments of Public Works and Transportation

PCL ranked first overall | 127 of 150 points

Proposer	Proposal	Interview	Total / 150
PCL Construction	78.5	48.5	127.0
Hensel Phelps	71.9	44.0	115.9
Charles Pankow Builders	73.4	39.1	112.5
Balfour Beatty	69.0	39.5	108.5
W.E. O'Neil	69.4	33.0	102.4

Source: Attachment A • Final evaluation totals as reported; displayed component scores may reflect rounding.



Selection of the CMAR for the Transit Operations and Maintenance Facility

Departments of Public Works and Transportation

PCL's project-specific delivery approach

Operations experience

LAX Consolidated Rent-A-Car operations and maintenance

Early procurement

Early bidding, phased packages and long-lead coordination

Operational readiness

Commissioning, owner training and a planned transition



PCL at Central Library — prior City CMAR experience



Selection of the CMAR for the Transit Operations and Maintenance Facility

Departments of Public Works and Transportation

LOCAL PARTICIPATION

10%+

**Of total direct
construction cost
value in Pasadena's
economy**



Prior PCL workforce orientation • May 27, 2025

**Recruit before
trade awards**

**Track resident
craft participation**

**Verify actual
local spending**



Project Budget and Future Funding

Departments of Public Works and Transportation

\$100M

Adopted CIP project estimate

~\$91M

Current total-project forecast with contingency

\$72.62M appropriated

~\$18.4M

Funds the CIP's previously unfunded portion.

Additional appropriation anticipated

Total-project forecast includes construction, design, equipment, property acquisition, contingency, and other project costs.



Project Budget and Future Funding

Departments of Public Works and Transportation

Metro Measure R MIP

\$65.4M in existing TOMF appropriations from this program

- 1** LATE NOV. 2026 **Public Works + design consultants**
Updated project estimate
- 2** DOT REQUEST **Department of Transportation**
Request additional Metro MIP funds
- 3** METRO ACTION **Metro**
Review and allocate funding
- 4** COUNCIL ACTIONS **City Council**
Appropriation; separate Phase 2 authorization

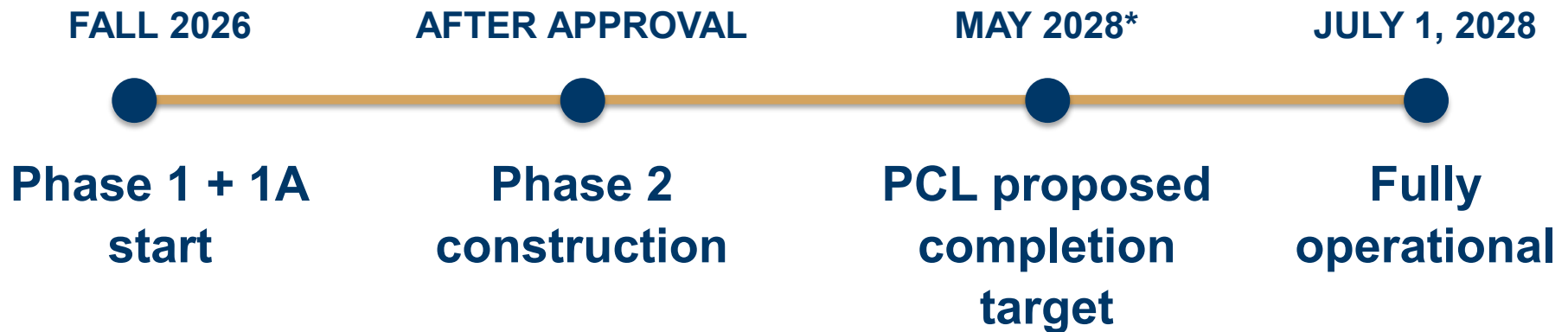
Additional funding is anticipated, not yet awarded; Metro and subsequent Council dates remain subject to approval.



Next Steps

Departments of Public Works and Transportation

Early work now. Operational readiness at turnover.



Commissioning • Staff training • Move-in planning

*Proposed May target is subject to schedule validation, funding, permits, procurement and GMP approval.



Phase 1 + Phase 1A contract authorization

Phase 1 preconstruction, design-assist, Initial GMP	\$999,362
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Phase 1A demolition	\$9,134,581
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Contract contingency	\$1,013,395
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TOTAL NOT-TO-EXCEED	\$11,147,338
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Existing CIP 75707 appropriations, including Metro Measure R MIP
Expenditures anticipated through FY 2027

No General Fund impact from this action.



Recommendation

Departments of Public Works and Transportation

- 1 Find the proposed contract categorically exempt under CEQA Section 15332, Class 32 (In-Fill Development Projects).

- 2 Authorize the City Manager to enter into a contract with PCL for Phase 1 preconstruction, design-assist, and GMP development services and Phase 1A early construction services.

Total not-to-exceed: \$11,147,338

Phase 2 requires separate City Council authorization.



Questions

Departments of Public Works and Transportation

Transit Operations and Maintenance Facility



HDR concept rendering • Subject to final design