



## MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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### MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: May 4, 2011

SUBJECT: **Agenda Item XV: Consideration of resolution authorizing a contract with Big-D Construction for the Santa Monica Mountains National Recreation Area Visitor Center at King Gillette Ranch.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing a contract with Big-D Construction Corp. for the Santa Monica Mountains National Recreation Area Visitor Center at King Gillette Ranch.

Background: The new Interagency Visitor Center at King Gillette Ranch will serve as the main information and interpretive center for the Santa Monica Mountains National Recreation Area (SMMNRA). The Visitor Center will provide orientation, interpret the Santa Monica Mountains, and introduce visitors to the varied park resources available to them. It will be jointly managed by four agencies that collectively manage natural lands within the SMMNRA-California State Parks, National Park Service (NPS), Santa Monica Mountains Conservancy, and Mountains Recreation and Conservation Authority.

MRCA managed the initial design work on the Visitor Center project with funds provided by the National Park Service from their Centennial program. NPS then received a significant amount of funding from the American Reinvestment and Recovery Act (ARRA) to undertake the construction of the Visitor Center. The ARRA funding required NPS to manage the project directly and to award and obligate all the funds in a very short time.

Through a competitive process following federal contracting requirements, NPS selected the design-build team of Big-D Construction and AJC Architects in mid-2010. That selection process began with a nation-wide Request For Qualifications solicitation from design-build teams. Proposals were then solicited from the most qualified teams. MRCA staff participated in the selection process with NPS at both stages.

After NPS was awarded ARRA funds and took over project management, NPS and MRCA agreed that \$500,000 of the Centennial Funds would be reserved for

*A local public agency exercising joint powers of the Santa Monica Mountains Conservancy, the Conejo Recreation & Park District, and the Rancho Simi Recreation & Park District pursuant to Section 6500 et seq. of the Government Code.*

construction expenses. These funds represent the project's contingency budget. Construction of the project began in February 2011. MRCA has been using these funds as needed for extra work and has budgeted \$200,000 for riparian restoration work required by the Environmental Assessment.

The first extra scope of work needed is addition of a new water line for fire protection. The fire protection line is a requirement of the Las Virgenes Municipal Water District, because the existing water lines do not provide sufficient water pressure and flow for the new fire hydrant. The costs for this new line were not anticipated by NPS and are not in the scope of work included in the NPS/Big-D agreement. Other unfunded items may come up as construction moves forward. NPS does not have another funding source to cover contingencies.

In order to be able to authorize Big-D Construction Corp. to perform extra work, an agreement between MRCA and Big-D is needed. Once the agreement is in place, MRCA will be able to authorize specific scopes of work as needed. NPS will continue to manage the project directly.

Consideration: Staff estimates that the total of extra work authorized will not exceed \$200,000.