



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: September 18, 2012

SUBJECT: **Agenda Item VI(r): Consideration of resolution authorizing a contract with TELACU Construction Management for construction management services for the Marsh Street Park project.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing contract with TELACU Construction Management for construction management for the Marsh Street Park project in an amount not to exceed \$30,712.

Background: The Marsh Street Park project is currently in the design and planning phase, and will be entering the bidding and permitting phases within the next several months. At this time it is desirable to add a professional construction management consultant to MRCA's team to provide pre-construction services including constructability reviews of plans, cost estimating, preparation of contractor qualification requirements, and bid assistance, among other services.

In May 2011 MRCA issued a Request for Qualifications (RFQ) for Construction Management and Inspection Services. The intent of the RFQ was to develop a list of qualified firms that could be contacted for project-specific cost proposals when the need arose. Fifteen firms responded to the RFQ, and all were determined to be qualified to provide this type of specialized professional services. In July 2012, three of these firms submitted cost proposals specifically for Marsh Street Park pre-construction services.

Section 3.3 of the MRCA's Purchasing and Contracting Procedures states that for professional services contracts:

The Purchasing Agent shall determine demonstrated competence and qualifications of the services at fair and reasonable prices by reviewing the following documents to be submitted by the professional: 1) a list of the names and contact information for clients for which services were performed in the last five years; 2) samples of the services performed including the scope and cost; 3) a disclosure of any actions taken against the professional;

and, 4) a statement of change order(s) to plans or specifications or projects for which services were provided and the reason for the change order(s).

Based on a review of this information, their cost proposal, and past references, staff recommends using TELACU Construction Management (TCM) for construction management services on the Marsh Street Park project. TCM has strong experience working with public agencies as well as with the development of green spaces, and specializes in the planning and development of California construction projects.

TELACU (The East Los Angeles Community Union) is a non-profit Community Development Corporation (CDC) established in 1968. TELACU was initially funded through federal legislation to revitalize urban, underserved communities throughout the United States. The parent, non-profit CDC owns and operates a family of companies called TELACU Industries. These for-profit businesses, including TELACU Construction Management, provide the economic means for TELACU to sustain its non-profit community-focused entities.

TCM submitted a proposal for \$27,920. Staff recommends that the Board approve 10% more than the proposal amount to allow for contingencies and additional required services that are not known at this time.

Consideration: The proposed action would authorize a professional services contract to TELACU Construction Management in an amount not to exceed \$30,712. The subject contract would authorize services for only the pre-construction and bidding/procurement phases only at this time. Subsequent to a construction bid award, a separate proposal for services for construction and close-out phase services will be evaluated and modified if necessary, and brought to the Board for consideration.