



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
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MEMORANDUM

TO: The Governing Board

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

DATE: May 1, 2013

SUBJECT: **Agenda Item XI: Consideration of resolution augmenting the 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 augmenting the contract with TELACU Construction Management for construction management services for the Marsh Street Park project in the amount of \$397,750.

Background: On September 18, 2012 the Governing Board authorized a contract with TELACU Construction Management (TCM) for the pre-construction and bidding/procurement phase services for the Marsh Street Park project. Those services included a constructability review of plans, cost estimating, preparation of contractor qualification requirements, and bid assistance. TCM also recruited potential bidders, performed value engineering analysis, reviewed MRCA's contract and bidding documents, produced the bid and construction schedules, assisted MRCA staff with various regulatory and permitting requirements, provided detailed review of the pre-engineered structure proposals, and assisted staff with negotiating those contracts with the vendor.

The project was put out for public bid in March 2013, and 21 bids were received from general contractors on April 19, 2013. TCM is responsible for evaluating the bids and bidders, and determining the lowest responsive, responsible bidder. TCM's pre-construction phase scope of work will be complete once a construction contract is awarded.

Staff is highly satisfied with the quality and value of work performed by TCM and recommends that the same firm be retained to provide construction management services throughout the construction of the project. TCM has provided a proposal for the construction phase based on the staffing level they estimate is necessary to manage the project, over an anticipated 12-month construction and close-out process. The staffing plan reflects the following:

- Project Director (supports the on-site project team and attends weekly construction meetings)
- Full Time On-site Project/Construction Manager
- Full Time On-Site Project Administrator
- Offsite Scheduler (as needed support in order to review and comment on the monthly update schedule)
- General Conditions (cost for office trailer, restrooms, water, office supplies, etc.)

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, under-served 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 (TCM), provide the economic means for TELACU to sustain its non-profit community-focused entities.

Consideration: The contract will be augmented by \$397,750 for a total contract amount of \$425,670.00.