



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
570 West Avenue Twenty-six, Suite 100
Los Angeles, California 90065
Phone (323) 221-9944

MEMORANDUM

TO: The Governing Board

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

DATE: March 13, 2014

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

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing a contract with TELACU Construction Management for construction management services for the Milton Street Park and Green Street project in an amount not to exceed \$180,972.

Background: MRCA currently has a contract with TELACU Construction Management (TCM) for the pre-construction and bidding/procurement phase services for the Milton Street Park and Green Street project. These contracted services include a constructability review of plans, cost estimating, preparation of contractor qualification requirements, and bid assistance. TCM will also assist with recruiting potential bidders, performing value engineering analysis (if needed), reviewing MRCA's contract and bidding documents, producing the bid and construction schedules, and assisting MRCA staff with various regulatory and permitting requirements.

The project will be put out for public bid in the next few months. There is a possibility that the green street portion of the project will be bid out separately depending on the timing of permitting by the City of Los Angeles. TCM will be responsible for evaluating the bids and bidders, and determining the lowest responsive and responsible bidder.

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 during the estimated 9-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
- 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.

TCM submitted a proposal for \$164,520. 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 with TELACU Construction Management in an amount not to exceed \$180,972. The subject contract would authorize services for the construction and close-out phase services of the project.