



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: November 5, 2014

SUBJECT: **Agenda Item VI(g): Consideration of resolution authorizing a contract with APSI Construction Management for construction management services for the Compton Creek Natural Park at Washington Elementary, Phase 2 project.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing a contract with APSI Construction Management for construction management services for the Compton Creek Natural Park at Washington Elementary, Phase 2 project in an amount not to exceed \$65,230.

Background: The proposed project is the second phase of a natural park adjacent to Washington Elementary School in the City of Compton, directly adjacent to the Compton Creek Bike Path. The project is a partnership between MRCA, Compton Unified School District and the Los Angeles Conservation Corps (Corps). Phase Two consists of creating an at-risk youth training facility on the site, a public restroom, and a shade structure over the community picnic area. Funding from Los Angeles County Proposition A is in place for Phase 2.

The at-risk youth facility will become the headquarters for the Corps' South Los Angeles programs and has been planned for the Compton Creek area for many years. Once constructed, it will be an approximately 2,000-square foot prefabricated building that will include a flexible classroom, a small office, and storage for maintenance equipment. The building will also include restrooms that will be open to park visitors.

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 September 2014, two of these firms submitted cost proposals for the subject project construction management services during the bidding, permitting, construction, and close-out phases.

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 APSI Construction Management (APSI) for the subject contract. APSI's experience in the construction industry is extensive and diverse and they bring knowledge in a wide variety of project types including local public agency projects. APSI was established in 1990 and has been a leader in providing construction project management, project controls, scheduling, estimating, and claims analysis services. They became leaders in the industry by attracting and retaining highly-trained staff, remaining at the forefront of industry technologies, and by expanding their services to meet the needs of their clients.

APSI submitted a proposal in the amount of \$59,300. 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 APSI Construction Management in an amount not to exceed \$65,230. The subject contract would authorize services for the pre-construction, construction and close-out phase services of the project.