



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: December 2, 2015

SUBJECT: **Agenda Item VI(f): Consideration of resolution authorizing a contract with TELACU Construction Management for construction management services for the Joughin Ranch Road Rehabilitation Project.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing a contract with TELACU Construction Management for construction management services for the Joughin Ranch Road Rehabilitation Project in an amount not to exceed \$53,856.

Background: The Joughin Ranch Road Rehabilitation Project is expected to be ready for bidding this winter. The project is a significant capital improvement that will allow the continued use of the roadway. The improvements to Browns Canyon Road will protect natural and developed resources of the park and will support providing safe recreational access for the public, and to provide fire and life safety access to the undeveloped open spaces of the Santa Susana Mountains. Construction work includes demolition of a portion of road that is heavily weathered and distressed, followed by necessary soil compaction/stabilization, laying new aggregate base, and repaving with asphalt concrete.

Staff has been highly satisfied with the quality and value of work performed by TELACU Construction Management (TCM) on several other MRCA projects, including Marsh Park and Milton Park, and recommends that they be retained to handle the construction management and inspection services for the Joughin Ranch road rehabilitation project. TCM's services will include creation of the bid documents and specifications, soliciting bids and overseeing the bid process, administering the construction contract, and monitoring construction progress and performance. The construction complexity does not warrant a full-time on-site construction manager, but TCM staff will conduct weekly meetings at the site and provide oversight and coordination throughout the duration of construction.

TELACU (The East Los Angeles Community Union) is a non-profit Community Development Corporation (CDC) established in 1968. TELACU was initially funded

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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 \$48,960. 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 \$53,856.