

# Proposal for Construction Management Services of Lopez Canyon Project for the Mountains Recreation and Conservation Authority

MRCA  
Attachment  
July 6, 2016  
Item XIII



April 22, 2016

To: Brian Baldauf  
Project Manager  
Mountains Recreation and Conservation Authority  
570 West Avenue Twenty-Six  
Suite 100  
Los Angeles, CA 90065

By: TELACU Construction Management  
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Orange, CA 92868  
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April 22, 2016

Brian Baldauf  
Mountains Recreation and Conservation Authority  
Los Angeles River Center & Gardens  
570 West Avenue Twenty-Six, Suite 100  
Los Angeles, CA 90065

Dear Mr. Baldauf:

TELACU Construction Management (TCM) is pleased to present our proposal for Construction Management Services to the Mountains Recreation Conservation Authority (MRCA) for the Lopez Canyon Project.

For the past 20 years, our team of professionals has specialized in the planning and development of California construction projects. Operating as a subsidiary of TELACU, the nation's largest non-profit Community Development Corporation (CDC), TELACU Construction Management carries forward the guiding TELACU principle that business ventures should enhance and positively impact people's lives by providing communities with leadership and innovation in construction and capital improvement projects.

We are confident that the MRCA would benefit from the following TCM strengths:

- Experience, knowledge, and familiarity of MRCA's front end documents, construction contract, and bid process in order to allow for an accelerated public procurement of the construction contract.
- Proven success as a construction manager experienced in the development of community assets in Southern California including five recent parks projects in the County of Los Angeles area.
- A qualified and well-seasoned team of TCM staff professionals with specific experience working on California public works projects utilizing design-bid-build delivery with state and local funds.
- The ability to successfully manage all project phases including programming, planning, design, construction, and closeout.

We are certain that the quality of our staff and our understanding of the various project elements can help the MRCA successfully complete this project and we are excited about the opportunity to provide comprehensive construction management services for your organization again.

Sincerely,

Blaine Yoder  
Project Director I  
TELACU Construction Management  
604 North Eckhoff  
Orange, CA 92868  
Phone: (714) 541-2390  
Email: byoder@telacu.com

# TABLE OF CONTENTS



SECTION	PAGE
A. COVER LETTER	i
B. FEE PROPOSAL SUMMARY	1
C. PROPOSED TIMELINE AND APPROACH	2
D. GENERAL SCHEDULE OF FEES	3



## B. FEE PROPOSAL SUMMARY



TELACU Construction Management utilizes a clear and efficient approach to the costing of our services that allows for transparency and owner control. The fees for our services are typically based on hourly rates for an agreed upon staffing plan for a task, project or program. With this in mind, we have prepared a Staffing Plan and Fee Proposal for the Lopez Canyon Project delineating the total and individual costs for Preconstruction, Construction and Post-Construction Management Services tasks.

It is our understanding that the project is anticipated to receive City of Los Angeles approval within the next few weeks and it is the desire of the MRCA to award a construction contract and begin the work as soon as possible. As such, our Project Director, Blaine Yoder, will provide plan review of the current documents, generate the bid packet, and with the assistance of a Project Engineer, will facilitate the bid process. This scope of work is anticipated to begin in May (contingent upon LADBS approvals) and will include bid document preparation, bid solicitation, conducting pre-bid job walks, running the bid opening, and recommending a contract for award. Once construction begins, TCM is proposing to provide full time on-site services of a Project Engineer who will be responsible for day to day coordination of the contractor, be MRCA's primary contact, and will be responsible for conducting weekly construction meetings, labor compliance, and various project management and document control deliverables. Furthermore, our Project Engineer will be supported remotely by our Project Director who will be available to the Project and MRCA on an as-needed basis during construction, with an anticipated site visit every other week. A detailed breakdown of the proposed staffing and total fee is included in the table below.

PRECONSTRUCTION, PROCUREMENT AND CONSTRUCTION PHASES											
Proposed Staffing And Construction Management Fee		Pre- construction Phase	Procurement Phase			Construction Phase			Close-out	Construction Management Hours	Construction Management Fee
		1	2	3	4	5	6	7			
		Apr -16	May -16	Jun -16	Jul - 16	Aug - 16	Sep - 16	Oct - 16			
POSITION	HR RATE										
Project Executive	No Charge										
Project Director	\$ 180	12	24	24	16	16	16	8	116	\$ 20,880	
Project Manager	\$ 140										
Project Engineer	\$ 110		16	16	160	160	80	8	440	\$ 48,400	
Scheduler	\$ 125										
Estimator	\$ 135										
Project Administrator	\$ 70										
*General Conditions					\$ 2,650.00	\$ 850.00	\$ 2,650.00			\$ 6,150.00	
**Option Cellular Solar Camera					\$ 12,431.00	\$ 600.00	\$ 600.00			\$ 13,631.00	
<b>Total Construction Management Fee</b>									<b>556</b>	<b>\$ 89,061.00</b>	

\*General Conditions are anticipated as a wireless access point, conference table and restroom only. An onsite construction office is not anticipated, existing facilities to be used if possible.

\*\*Option to purchase a Cellular Solar Web Camera - \$5100 Camera, %731 Solar Array, \$1000 Install and \$600/month hosting.

Fee Breakdown		
Preconstruction and Procurement Phase	92	\$ 14,320.00
Construction Phase	464	\$ 61,110.00
Optional Web Camera	n/a	\$ 13,631.00

## C. PROPOSED TIMELINE AND APPROACH



TELACU Construction Management has generated a Preliminary Project Schedule which is attached hereto as an exhibit to our proposal. The schedule recognizes the anticipated milestones that were provided by MRCA and also updates individual activity durations based on our experiences in completing projects of similar scope and value. TELACU Construction Management is highly experienced in all public contract delivery methods and the proposed schedule may be adjusted to accommodate alternate bid strategies.

In addition to the proposed Pre-Construction and Bidding/Procurement schedule, the number of staff hours and turnaround time for the milestone activities identified in the Scope of Services are summarized below. The staff hours reflect TELACU Construction Management's anticipated resources required to complete the key milestone activities for the project but are not in addition to the Fee Proposal Summary.

Milestone Activity	TCM Hours	Duration (Days)
Review of 100% CD's	4	1
Review and Update Project Timeline Based on Local Jurisdiction Approval	2	1
Perform Constructability Review of 100% CD's/LADBS Approved Set	8	2
Review and Provide Assistance on City Plan Check Comments (if required)	16	5
Bid Solicitation, Jobwalk, Addendum Issuance, Bid Opening, Evaluation and Recommend Award	40	30
Finalize Contractor Agreement, Issue NTP, and Conduct Preconstruction Meeting	24	10
Generate/Establish Document Control Systems	2	1
Contract Administration - Daily Reports, Labor Compliance RFI's, Submittals, Schedule Review, Meeting Minutes, etc.	400	3 mo.
Monthly Progress Updates to MRCA	24	3
Labor Compliance Interviews and Management	2/wk	3 mo.
Generate Punchlist, Manage Completion of Corrective Items	16	2
Resolve Contract Issues, Consolidate and Compile Close-out Documents, Prepare Close-out Report and Recommend Notice of Completion	40	10

\* Duration (Days) reflects the turnaround time for the milestones to be performed by the CM firm but does not account for review time and/or acceptance required by outside agencies or consultants.

## D. GENERAL SCHEDULE OF FEES



Presented below are the billing rates for TCM professionals. As requested, these rates include all local travel expenses and necessary equipment to support the activities such as personal computers, printer, fax, copier, scanner, phones, etc.

POSITION HOURLY RATE	
Principal in Charge	\$ 220
Project Director	\$ 180
Sr. Project Manager	\$ 155
Project/Finance/Design Manager	\$ 140
Controls Manager	\$ 135
Sr. Construction Manager	\$ 150
Scheduler	\$ 125
Estimator	\$ 135
Construction Manager	\$ 140
Assistant Construction Manager	\$ 120
Project Engineer	\$ 110
Project Administrator	\$ 70



## TELACU Construction Management: Leading the Way in Design, Management, and Construction

TELACU Construction Management (TCM) is a wholly owned subsidiary of TELACU Industries, the for-profit arm of TELACU, the nation's largest Community Development Corporation (CDC). Founded in 1968, TELACU was formed on the principle that business ventures should enhance the community and positively impact people's lives.

The founders of TELACU recognized the need for the construction of community assets, such as schools, parks, municipal structures, roads, and infrastructure. TCM is committed to providing its clients and their communities with the leadership and innovation required for the management and successful completion of projects and programs.

TELACU recirculates the dollars earned from TCM and its other for-profit companies to fund social initiatives such as a nationally renowned scholarship program, more than 1,600 units of affordable housing, workforce development programs, and a variety of other initiatives to ensure economic equality and social justice.

While the impact of TELACU's social programs are exceptional, each subsidiary must provide world-class service in the technical areas in which they operate. With this in mind, TCM's team of 65 professionals provide superior service to clients in project management, program management, and construction services. TCM is a leader in the planning, design and construction of private and public projects, bringing management expertise to the completion of schools, public buildings, capital improvement projects, transportation, governmental and medical facilities, water transmission and distribution systems, public housing, and recreational centers. Utilizing tested and proven management techniques, TCM directs all project delivery services, including project development, design oversight, project funding, public outreach, and scheduling.