



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: July 6, 2016

SUBJECT: **Agenda Item XIII: Consideration of resolution authorizing a contract amendment with TELACU Construction Management for construction management services for Lopez Canyon Park.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing a contract amendment with TELACU Construction Management for construction management services for Lopez Canyon Park in an amount not to exceed \$70,301, for a total contract not to exceed \$84,621.

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

The construction of the project was put out to public bid during June 2016. TCM assisted with evaluating the bids and bidders, and with determining the lowest responsive and 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 during the estimated 4-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 TCM, provide the economic means for TELACU to sustain its non-profit community-focused entities.

TCM submitted a proposal for \$61,110 with an option to install a cellular solar web camera for staff to be able to remotely monitor the construction project. The additional cost of having the camera system on-site is \$2,800, which includes installation of MRCA's web camera, and a monthly hosting fee during Lopez construction. The total cost for TCM's services and the camera is \$63,910. 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 amendment with TCM in an amount not to exceed \$70,301, for a total contract not to exceed \$84,621. The subject contract would authorize services for the construction and close-out phase services of the project.