



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 VI(f): Consideration of resolution authorizing a contract with TELACU Construction Management for construction management services for completion of 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 completion of the Milton Street Park and Green Street project in an amount not to exceed \$48,026.

Background: Milton Street is currently a wide asphalt-paved street with a sidewalk on the north side and no trees or vegetation present. The Milton Street Park and Green Street project (Project) will add a sidewalk on the south side of the street, install Vegetated Stormwater Curb Extensions (VSCE's) to both sides of the street, and provide native shade trees and a variety of shrubs. The VSCE's will capture, treat and infiltrate wet and dry weather urban runoff as well as runoff from the adjacent Park. They will remove various pollutants including trash, metals, bacteria, and oil which currently flow from 45-acres of tributary area directly into the Creek.

TELACU Construction Management (TCM) was hired in July 2013 to provide construction management services for the Milton Street Park and Green Street project. Both the park and Green Street were originally scheduled to be built in one phase and managed by TCM though due to extended delays in obtaining a Los Angeles City B permit, the Green Street portion was ultimately postponed following completion of Milton Street Park.

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 for the Green Street work. TCM has provided a new proposal for the construction phase based on the staffing level they estimate is necessary to manage the project during the projected 4-month construction and close-out process. The staffing plan reflects the following:

- Project Director (remotely supports the part-time, on-site Project Engineer)
- Part-time, on-site Project Engineer to conduct weekly meetings and perform regular site visits and coordination at critical project junctures
- General Conditions (cost for office trailer, restrooms, water, office supplies, etc.)

TCM will also provide Pre-Construction and Procurement phase services, which are expected to take approximately three months. These services will 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. TCM will be responsible for evaluating the bids and bidders, and determining the lowest responsive and responsible bidder.

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 \$43,660. 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 \$48,026. The subject contract would authorize services for the pre-construction, construction and close-out phase services of the Project.