

# MOUNTAINS RECREATION & CONSERVATION AUTHORITY

## Proposal for Preconstruction and Construction Management Services for the El Dorado Park Project

Agenda Item VI(g)  
MRCA  
2/7/18



January 5, 2018

Presented to: Mr. Brian Baldauf, Project Manager  
Mountains Recreation & Conservation Authority  
570 W. Avenue 26 Street  
Los Angeles, CA 90065





# 1-1. Cover Letter

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Mr. Brian Baldauf  
Project Manager  
Mountains Recreation & Conservation Authority  
570 W. Avenue 26 Street  
Los Angeles, CA 90065



TELACU Construction Management ("TCM") is pleased to present to the Mountains Recreation & Conservation Authority ("MRCA") our Proposal for Preconstruction and Construction Management Services for the El Dorado Park.

For the past 23 years, our team of construction management professionals have specialized in the planning and construction of California public works projects including schools, parks, infrastructure, and municipal facilities. Operating as a subsidiary of TELACU, the nation's largest nonprofit Community Development Corporation (CDC), TCM 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.

As experienced builders, **we understand the nuances of public contract code and local, state and federal funded projects**, as well as the logistics, planning and collaboration that are required for large scale capital improvement programs and construction projects. Utilizing tested and proven management techniques, TCM is well suited to meet the needs of MRCA and we are confident that MRCA will further benefit from the following TCM key strengths:

- Proven **SUCCESS** as a construction manager experienced in the development of community assets including 18 park projects and over 200 public works projects for 45 different agencies in California.
- The ability to successfully **MANAGE** all project phases including programming, planning, design, pre-construction, contractor procurement, construction, and closeout.
- A **QUALIFIED** and well-seasoned team of TCM staff professionals with experience working on Southern California projects utilizing the design-bid-build delivery with state grants and local funds.
- A **STRONG** track record of completing projects on time, on schedule, and with change orders less than industry standard.

TELACU Construction Management possesses the capabilities to provide the Mountains Recreation & Conservation Authority with an unparalleled level of service and dedication for each and every project. We have truly appreciated our previous experience working for MRCA at both the corporate and individual level and we thank you for your consideration and careful review our firm's proposal. We look forward to **continued collaboration with the Mountains Recreation & Conservation Authority on the successful implementation this project**, and any questions that should arise during the MRCA's evaluation process may be addressed to myself or Blaine Yoder who is authorized to speak for the firm.

Sincerely,

A handwritten signature in black ink, appearing to read "John Clem".

John Clem  
President  
TELACU Construction Management

## 1-1.a Name, address, contact information

TELACU Construction Management, Inc.  
604 North Eckhoff St.  
Orange, CA 92868  
Phone: (714) 5412390  
Fax: (714) 5419411  
www.TELACU.com  
Firm Contact: John Clem, President  
jclem@TELACU.com  
Primary Contact:  
Blaine Yoder, Director  
Phone: (760) 801-3849  
byoder@telacu.com

## 1-1.b Location of Office that will Perform the Work

604 N. Eckhoff St.  
Orange, CA 92868

## 1-1.c thru 1-1.f Firm Information and Background

Type of Organization: Corporation  
Owner/Officer: John Clem  
California Business License: 163096  
Federal Tax I.D. Number: 954528779  
Date Established: February 1995  
Years in Business: 22  
Business Type: General Contractor  
CA Contractor's License: 741851  
License Classification: B  
Date of Issuance: 1997  
DIR Number: 1000012893  
Number of Employees: 65  
Annual Revenues: \$15M-\$20M

## Professional Registrations, Certification, and Affiliations:

- Construction Management Association of America (CMAA)
- Coalition for Adequate School Housing (CASH)
- California Stormwater Quality Association (CASQA)
- American Institute of Architects (AIA)
- National Council of Architectural Registration Boards (NCARB)
- Design-Build Institute of America
- Certified Erosion, Sediment, and Stormwater Inspector (CESSWI)

### 3. Schedule of Rates and Fee Proposal

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TCM considers our client's partners in the development of needed community assets. With this in mind, we have found our approach to fee and fee negotiations a process that builds our relationship with our clients.

Based on our current understanding and review of the El Dorado Park Project documents, and from our previous experience in supporting MRCA on a number of previous projects, we believe that the critical scope of work for Preconstruction Services includes - supporting MRCA and MIG on original scope and project budget validation, providing design management and constructability review services in regards to both cost and quality at the 100% CD Phase, exploring value engineering options in regards to scope and material (as necessary), exploring alternative delivery and/or funding sources, and preparing all front-end documents, generating bidder interest, conducting a job walk with potential bidders, and managing the bid process.

Our Construction Management Services proposal includes one full-time Project Manager on-site throughout the duration of the project, which would be housed in a construction office for an estimated 8 month duration of the project. At this time we understand that MRCA may be exploring a phased CM Contract, one for pre-construction and one for construction management services. As such, on the following Staffing Plan and Fee Proposal we have separated these costs.

Preconstruction and Procurement Phase (Part-Time)													
PROPOSED STAFFING AND PRECONSTRUCTION/ PROCUREMENT MANAGEMENT FEE		Planning, Scope & Budget Review, Constructability				Bid Documents, Bid Solicitation and Contractor Procurement Phase				Bid Review/Contract Award	Pre- construction Hours	Pre- construction Fee	
		1		2		3		4		5			
		Feb-18		Mar-18		Apr-18		May-18		Jun-18			
Position		HR RATE											
Project Executive		No Charge											
Project Director		\$ 180	32	8	16	8	8	8	8	64	\$ 11,520		
Project Manager		\$ 125	16	16	24	8	8	8	8	72	\$ 9,000		
Project Engineer		\$ 110									\$ -		
General Conditions													
PROPOSED PRECONSTRUCTION AMOUNT										136	\$ 20,520		

Construction and Close-out Phase (Full-Time)													
PROPOSED STAFFING AND CONSTRUCTION MANAGEMENT FEE		Construction Phase								Close-out		Construction Phase Hours	Construction Phase Fee
		1	2	3	4	5	6	7	8	9			
		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19			
Position		HR RATE											
Project Executive		No Charge											
Project Director		\$ 180	8	8	8	8	8	8	8	32	64	\$ 11,520	
Project Manager		\$ 125	160	160	160	160	160	160	160	160	1312	\$ 164,000	
Project Engineer		\$ 110										\$ -	
General Conditions*		\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00				
* General Conditions includes onsite Construction Management Office delivery, rental, and removal. Utilities to be provided by Contractor.													
PROPOSED CONSTRUCTION AMOUNT										1376	\$ 175,520		
TOTAL PROPOSED CONTRACT AMOUNT										1512	\$ 196,040		

*“TELACU Construction Management has exhibited strong qualities throughout their time period working with the District and any Districts seeking to hire a professional construction management firm would benefit greatly in bringing on TELACU.”*

Eric Mirabal, Director of Facilities and Operations, CVUHSD