



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: February 7, 2018

SUBJECT: **Agenda Item VI(g): Consideration of resolution authorizing a professional services contract with TELACU Construction Management for Pacoima Wash Greenway-El Dorado Park.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing a professional services contract with TELACU Construction Management for Pacoima Wash Greenway-El Dorado Park in the amount of \$215,644.

Background: The Pacoima Wash Greenway-El Dorado Park project is currently in the permitting phase. The proposed project will convert a 1.2-acre site owned by the City of Los Angeles (City) adjacent to the Pacoima Wash into a natural park. The project is part of a larger vision to create a network of parks along a future Pacoima Wash bikeway connecting to the National Angeles Forest. Once constructed, it will provide multiple-benefit parkland with educational opportunities, water quality improvements, flood protection, and habitat restoration within a disadvantaged community. The project is a partnership between the MRCA, the City's Department of Recreation and Parks and Bureau of Sanitation.

At this time it is desirable to add a professional construction management consultant to MRCA's team to provide pre-construction services including constructability reviews of plans, cost estimating, preparation of contractor qualification requirements, and bid assistance, among other services. Construction phase services will also be eventually needed, and these are included in the subject authorization.

Section 3.3 of the MRCA's Purchasing and Contracting Procedures states that for professional services contracts:

The Purchasing Agent shall determine demonstrated competence and qualifications of the services at fair and reasonable prices by reviewing the

following documents to be submitted by the professional: 1) a list of the names and contact information for clients for which services were performed in the last five years; 2) samples of the services performed including the scope and cost; 3) a disclosure of any actions taken against the professional; and, 4) a statement of change order(s) to plans or specifications or projects for which services were provided and the reason for the change order(s).

Based on a review of this information, their cost proposal, and past performance, staff recommends using TELACU Construction Management (TCM) for construction management services on the El Dorado Park project. Staff has been highly satisfied with the quality and value of work performed by TCM on several other projects, finding their services to consistently be of good value.

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 has provided a proposal for the complete preconstruction and procurement, construction, and close-out phases of the project based on the staffing level they estimate is necessary to manage the project during the estimated 5-month preconstruction and procurement and 8-month construction and close-out process. The staffing plan reflects the following:

- Project Director (Preconstruction/Procurement-Planning Scope, Budget Review, Constructability, Bid Documents, Solicitation, Procurement, Bid Review/Contract Award; Construction-supports the on-site project team and attends weekly construction meetings)
- Project/Construction Manager (Preconstruction/Procurement-Planning Scope, Budget Review, Constructability, Bid Documents, Solicitation, Procurement, Bid Review/Contract Award; Construction-Fulltime on-site)
- 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.)

TCM submitted a proposal for \$196,040 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 \$215,644. The subject contract would authorize services for the preconstruction and procurement, construction, and close-out phase services of the project.

Fiscal Impact: The contract will be funded through existing reimbursable grants, and was included in the fiscal year 17/18 budget. Construction is not expected to be complete until approximately fiscal year 19/20 and maintenance funding will be the responsibility of the City of Los Angeles. The proposed contract has no impact on the general fund.