

MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Proposal for Preconstruction and Construction Management Services for the Caballero Creek Park Project



June 5, 2018

Presented to: Ms. Gabriella Garry, Project Manager
Mountains Recreation & Conservation Authority
570 W. Avenue 26 Street
Los Angeles, CA 90065



1-1. Cover Letter

June 05, 2018

Ms. Gabriella Garry
Project Manager
Mountains Recreation & Conservation Authority
570 W. Avenue 26 Street
Los Angeles, CA 90065

Ms. Garry:

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 Caballero Creek 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,



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)

2-2. Relevant Experience



TCM is a leader in the design, management, and construction of Southern California Public Works Projects. Since 1995, we have brought our expertise to the completion of educational facilities, public buildings, capital improvement projects, transportation, governmental and medical facilities, water transmission and distribution systems, public housing, and recreational centers. What sets us apart is our depth of understanding and our ability to integrate the different facets of a construction project - planning, schedule, budget, accounting, design, procurement, construction, commissioning, and closeout - into one seamless process; providing for standardized technical and management expertise across large multi-phased complex capital improvement projects. Below we have highlighted a few of our top projects in order to provide the Mountains Recreation and Conservation Authority with a better understanding of our depth of project experience.



MILTON STREET PARK, Los Angeles, CA

Project Value: \$1,383,000 (Park); \$510,000 (Green Street)

Architect: SWA Group

Owner: BHRCA

Start Date: August 2014

Completion Date: April 2015

Delivery Method: Design-Bid-Build (Hard Bid)

Contact: Ana Straabe, Deputy Chief of Urban Projects and Watershed Planning, Mountains Recreation Authority

Tel: 323.221.9944 ext. 107 **Email:** ana.straabe@mrca.ca.gov

In July of 2013 TCM was engaged by the Mountains Recreation and Conservation Authority (MRCA) to provide pre-construction and construction management services for the Milton Street Park Project. The 1 acre ¼ mile long park was designed by SWA and with offsite improvements lead by PSOMAS. TCM first supported MRCA with all pre-construction services including plan review, project scheduling and the bid process. Working diligently with MRCA, SWA and PSOMAS TCM provided constructability reviews and logistics planning while simultaneously supporting MRCA on obtaining clearances from multiple agencies to bid both on and offsite improvements.

Construction of the park began in August of 2014 and was completed the following year. The park which parallels the Ballona Creek Bike Path, provides both trail users and local residents a relaxing place to sit and enjoy the local creek wildlife in an urban setting. With extensive decomposed granite pathways, an intricate gabion wall system with integral decorative benches, a wood framed shade structure and deck, and native California shrubs and trees, the narrow project site has created many interesting construction challenges. TCM prepared a phased construction schedule to ensure that all park elements are constructed to maximize efficiency, reduce construction duration, and follow all requirements of the Mitigated Negative Declaration to minimize disturbance to the local residents and surrounding plant and animal life.

TCM recently supported the MRCA in the procurement of the second phase of the project which includes green street improvements paralleling the park encompassing the installation of solar irrigation controller, irrigation, planting, VSCE's and new sidewalk. TCM looks forward to starting and completing construction of this phase in the Summer of 2017.

2-2. Relevant Experience



MARSH PARK, Los Angeles, CA

Project Value: \$3,000,000

Landscape Architect: Melendrez **Owner:** MRCA

Start Date: July 2013

Completion Date: July 2014

Delivery Method: Design-Bid-Build (Hard Bid)

Contact: Laura Saltzman, Associate Landscape Architect
Mountains Recreation Conservation Authority

Tel: 323.221.9944 ext. 186 **Email:** laura.saltzman@mrca.ca.gov

TCM supported the Mountains Recreation and Conservation Authority ("MRCA") as Construction Manager of the new 3 acre Marsh Park Project in the City of Los Angeles along the Los Angeles River. TCM provided all pre-construction services including plan review, project scheduling and bid management, generating a positive bid response of over 20 bidders at values under the proposed budget.

Construction of the modern park consisted of a one-story wood framed open air pavilion with a mission style plaster finish, custom ceramic wall tiles, and exposed tongue and groove wood ceilings. In addition TCM managed the construction of a pre-engineered CMU block restroom and storage buildings for which MRCA contracted directly with a separate vendor. Although containing many standard park elements such as decorative concrete, decomposed granite walkways, a parking lot, and two large turf areas, it also contained some interesting design and construction challenges such as extensive bio swales, a custom decorative iron fence and was wedged between an existing residential neighborhood, skate park, luxury loft apartments and the Los Angeles River on the other. The parks native California plants and outdoor rated fitness equipment stations provide park users with an exciting and healthy way to workout in an outdoor environment.

Despite multiple design and logistic challenges, the park was successfully completed within the original 12 month schedule and with change orders totaling just under 2.8% of the awarded contract value.



FRANKLIN-IVAR PARK, Hollywood, CA

Project Value: \$1,324,070

Architect: Mia Lehrer & Associates

Owner: MRCA

Start Date: January 2014 (Preconstruction)

Completion Date: June 2015

Delivery Method: Design-Bid-Build (Hard Bid)

Contact: Liz Jennings, Project Manager
Mountains Recreation Authority

Tel: 323.221.9944 ext. 185

Email: liz.jennings@mrca.ca.gov

A testament to TCM's Construction Management Services has been our engagement with repeat clients. This is truly the case with the Mountains Recreation and Conservation Authority as TCM was awarded a Construction Management and Inspection Services contract for Franklin/Ivar Park and the Stocker Trailhead Project which our are third and fourth park projects for the agency. TCM provided preconstruction services for the Franklin/Ivar which is a ¾ acre park located in Hollywood directly adjacent to the 101 freeway. Although relatively small, the urban park was originally designed with many unique elements such as a solar canopy, open amphitheater, large retaining walls, and a rock canyon with custom art walls and fog emitters. TCM actively provided value engineering options to ensure that the critical components of the project are still captured in the park construction while the still meeting the \$1.4 million dollar budget. The project began construction in December 2017 and despite heavy rain conditions, we are managing the contractor to complete the project in July 2017.

2-2. Relevant Experience



JACARANDA PARK, Los Angeles, CA

Project Value: \$3,011,700

Landscape Architect: Withers & Sandgren

Owner: Los Angeles Neighborhood Land Trust / LADWP

Start Date: December 2016 **Completion Date:** September 2017

Delivery Method: Design-Bid-Build (Best Value)

Contact: Hope Escario, Project Manager

The Los Angeles Neighborhood Land Trust

Tel: 213.797.6555 **Email:** hescario@lanlt.org

TCM was selected by the Los Angeles Neighborhood Land Trust in October of 2016 in order to provide preconstruction and construction management services for the Jacaranda Park Project. Due to grant funding limitations and timelines, TCM performed an expedited constructability review, developed a "best-value" contractor selection RFP for the LANLT, which was the first for the agency, and provided value engineering and estimating services to bring the construction costs within budget. Ultimately, TCM's projected opinion of probable costs and value engineering solutions were within 3% of the awarded construction contract.

The project has been in construction since December 2016 and includes mass grading to the 3 acre park, two basketball courts, multiple playground structures, shade sails, DG pathways, bio swales, new landscape and irrigation and of course Jacaranda trees. Additionally, as the property is owned by the Los Angeles Department of Water and Power there are multiple site constraints associated with easements and existing 50' electrical towers. The project is one of the first collaborations between LADBS and LA Parks and Recreation that essentially turns unused space (sitting below high voltage power lines) into a beautiful community park. The project is currently ahead of schedule and is anticipated to be completed in the Fall of 2017.



VERMONT MIRACLE PARK, Los Angeles, CA

Project Value: \$1,489,973

Landscape Architect: Hongjoo Kim Landscape Architects

Owner: Los Angeles Neighborhood Land Trust / LADWP

Start Date: December 2016 **Completion Date:** September 2017

Delivery Method: Design-Bid-Build (Best Value)

Contact: Hope Escario, Project Manager

The Los Angeles Neighborhood Land Trust

Tel: 213.797.6555 **Email:** hescario@lanlt.org

Shortly after being engaged for the 3 acre Jacaranda Park Project, TCM was also selected by the Los Angeles Neighborhood Land Trust for preconstruction and construction management services to the .12 acre Vermont Miracle Park Project. Prior to TCM's involvement the LANLT previously bid the Vermont Miracle Park project in October of 2015 which yielded a construction cost of approximately \$2 million dollars. This cost exceeded the available budget by more than 30%. As such, one of TCM's first tasks was to evaluate the previous bids and park design and explore extensive cost savings measures. TCM collaborated with the Landscape Architect and the LANLT to develop multiple design and bid strategies to reduce costs and was successful in bringing the project in under budget in December of 2016. Now in construction, the pocket park, although relatively small, has extensive features - a custom fabricated steel platform structure that elevates visitors 12' off the ground, custom sculptures, bio-swales, dense landscape and irrigation, and intricate concrete and rubberized surface designs below new playground structures. Despite uncovering unforeseen soil and existing conditions during the first week of construction, the project is currently ahead of schedule and tracking towards a June completion date. TCM developed cost effective solutions to work around the existing site conditions to avoid delay and extensive costs to the owner and the project, when complete, will be an excellent addition to the community.

3. Schedule of Rates and Fee Proposal



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 Caballero Creek 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 Blue Green Consulting on project scope and budget validation, providing design management and constructability review services in regards to both cost and quality at the 90% and 100% CD phases, exploring value engineering options in regards to scope and material (as necessary), exploring alternate 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. These Preconstruction Services will be provided on a part-time basis through our Project Director, Blaine Yoder, and Project Manager, Octavio Nava.

Our Construction Management Services proposal includes one full-time Project Manager on-site throughout the duration of the project and General Conditions consisting of an on-site construction office. As Mr. Nava is planned to provide on-site services for the El Dorado Park Project, which is following a similar timeline to that of Caballero, we will source one of our other highly experienced Project Managers as the start of Caballero Creek construction is finalized. Our services during this phase will consist of the day to day oversight of the onsite general contractor, specifically as it relates to cost, quality, and schedule. Further, during this phase we will provide at no additional cost our online project management software to provide all document control procedures to the entire project team. Our Staffing Plan and Fee Proposal for these services are provided below.

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						
		Jul-18	Aug-18	Sep-18	Oct-18	Nov-18						
Position	HR RATE											
Project Executive	No Charge										56	\$ 10,080
Project Director	\$ 180	16	16	16	8	8					\$ 11,000	
Project Manager	\$ 125	32	16	24	8	8					\$ -	
Project Engineer	\$ 110											
General Conditions												
PROPOSED PRECONSTRUCTION AMOUNT										144	\$ 21,080	

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		
		Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Feb-19	Mar-19		
Position	HR RATE											
Project Executive	No Charge										64	\$ 11,520
Project Director	\$ 180	8	8	8	8	8	8	8	8		\$ 164,000	
Project Manager	\$ 125	160	160	160	160	160	160	160	160	32	\$ -	
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										1520	\$ 196,600	

“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