



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

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

DATE: August 8, 2018

SUBJECT: **Agenda Item VI(c): Consideration of resolution authorizing a contract with TELACU Construction Management for construction management services for the Caballero Creek Park project, Los Angeles.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing a contract with TELACU Construction Management for the construction management services for the Caballero Creek Park project, Los Angeles, in the amount of \$216,260.

Background: The Caballero Creek and Los Angeles River Confluence Park project is currently in the design and planning phase. The proposed project will convert a 1.6-acre site owned by the City of Los Angeles (City) and County of Los Angeles (County) adjacent to the confluence of the Los Angeles River and Caballero Creek into a natural park. The project is part of a larger vision to create a network of parks along a future Los Angeles River bikeway connecting the San Fernando Valley to Long Beach. Once constructed, it will provide multiple-benefit parkland with educational opportunities, water quality improvements, flood protection, and habitat restoration serving a disadvantaged community. The project is a partnership between MRCA, the City's Department of Recreation and Parks, the City's Bureau of Sanitation, and the County's Department of Public Works.

At this point in the planning process, the project would benefit from the professional services of a construction management consultant. The consultant will perform pre-construction services including constructability review of the plan set, establishing contractor qualifications, competitive bid oversight, and permit coordination. Construction phase services are included in the consultant's proposal, which includes a on-site project manager that provides day to day construction oversight of the general contractor, cost, quality of construction, and construction schedule.

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 for the services at a fair and reasonable prices by reviewing the following documents to be submitted by the professional: 1) a list of names and contact information for clients for which services were performed in the last five years; 2) samples of the services performed including scope and cost; 3) a disclosure of any actions taken against the professional; 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 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 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. TCM's proposal for these services is \$196,600. 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 \$216,260. 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 anticipated in the fiscal year 18/19 draft budget. Construction is not expected to be complete until approximately fiscal year 19/20 and maintenance will be the responsibility of the City of Los Angeles. The proposed contract has no impact on the general fund.