

Proposal for Construction Management and Inspection Services for the Mountains Recreation and Conservation Authority Park to Playa – Stocker Corridor Trailhead Project

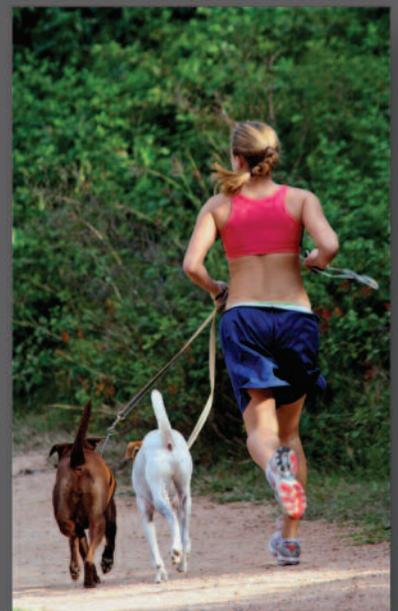
MRCA
Attachment
January 7, 2015
Agenda Item VII(b)



July 3rd, 2014

To: Ana Straabe
Mountains Recreation & Conservation Authority
Los Angeles River Center and Gardens
570 West Avenue 26, Suite 100
Los Angeles CA 90065

By: TELACU Construction Management
604 N. Eckhoff St.
Orange, CA 92868
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July 3, 2014

Ana Straabe
Mountains Recreation and
Conservation Authority
Los Angeles River Center and Gardens
570 W. Avenue 26, Suite 100
Los Angeles, CA 90065

Dear Ms. Sraabe:

TELACU Construction Management (TCM) is pleased to present our proposal for Construction Management and Inspection Services to the Mountains Recreation & Conservation Authority (MRCA) for the Park to Playa – Stocker Corridor Trailhead Project.

Our team of professionals specializes in the planning and development of California construction projects. Operating as a subsidiary of TELACU, the nation's largest non-profit Community Development Corporation (CDC), TELACU Construction Management 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.

We are confident that MRCA would benefit from the following TCM strengths:

- Extensive experience in the development of community assets in Southern California
- Experience working with outside local and governmental agencies and MRCA staff
- Experience in the development of green spaces including three current MRCA Projects at Marsh Park, Milton Street and Franklin/Ivar Park
- A strong track record of planning and executing projects on time and within budget.

We are assured that the quality of our staff and our understanding of the various project elements can help MRCA successfully complete this project and we are excited about the opportunity to work with your organization again.

Sincerely,



Jay Bell
Senior Vice President
TELACU Construction Management



FEE PROPOSAL SUMMARY

TELACU construction management utilizes a clear and efficient approach to the costing of our services that allows for transparency and owner control. The fees for our services are typically based on hourly rates for an agreed upon staffing plan for a task, project or program. With this in mind, we have prepared a Staffing Plan and Fee Proposal for the Park to Playa – Stocker Corridor Trailhead Project delineating both Preconstruction and Construction Management/ Inspection Services activities. As TCM has been fortunate enough to provide similar services to the MRCA, and will be on-site managing construction activities for Milton Street Park which is located less than miles from Park to Playa, we have generated an aggressive staffing plan and fee proposal that allows for resource sharing between these projects. Our Preconstruction Team will be lead by our Project Director, Blaine Yoder and supported by Project Manager, Eli Belknap. Both Mr. Yoder and Mr. Belknap are currently providing similar services to MRCA and collectively bring twenty years of construction management experience including multiple park projects to the team. While Mr. Yoder and Mr. Belknap will continue to support the construction activities for Park to Playa our Project Engineer, Timothy Spencer, will provide day to day full-time management of the project.

PRECONSTRUCTION AND PROCUREMENT PHASE											
Proposed Staffing And Preconstruction/Procurement Management Fee		Preconstruction and Agency Approvals Phase			Procurement Phase		Construction Phase (See Below)			Pre- Construction Hours	Pre- Construction Fee
		1	2	3	4	5	6	7	8		
		Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15		
Position	HR RATE										
Project Executive	No Charge										
Project Director	\$180	16	16	16	16	16			80	\$14,400	
Project Manager	\$140	8	8	8	8	8			40	\$ 5,600	
Project Engineer	\$110										
Scheduler	\$125										
Estimator	\$135										
Project Administrator	\$ 70										
General Conditions											
Preconstruction Fee Subtotal									120	\$ 20,000	

CONSTRUCTION AND CLOSE-OUT PHASE												
Proposed Staffing And Construction Management Fee		Construction Phase								Close- Out	Construction Phase Hours	Construction Phase Fee
		1	2	3	4	5	6	7	8			
		Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15			
Position	HR RATE											
Project Executive	No Charge											
Project Director	\$180	2	2	2	2	2	2	2	2	16	\$ 2,880	
Project Manager	\$140										\$ 0	
Project Engineer	\$110	160	160	160	160	160	160	160	160	1280	\$140,800	
Scheduler	\$125											
Estimator	\$135											
Project Administrator	\$ 70											
General Conditions		\$2,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$2,000		\$ 10,000	
Construction Fee Subtotal									1296	\$153,680		



PROPOSED TIMELINE

TELACU Construction Management has generated a Preliminary Project Schedule which is attached hereto as an exhibit to our proposal. The schedule recognizes the anticipated milestones that were provided by MRCA in the Park to Playa – Stocker Corridor Trailhead RFP and also updates individual activity durations based on our experiences in completing projects of similar scope and value. Most notably, our proposed schedule has extended the City of LA Plan Check Review timeline and pre-bid activities to allow for constructability review, value engineering, and plan check comments to be incorporated prior to bid. That said, should the milestones delineated in the RFP in regards to completion of 100% Construction Documents and Plan Check Approvals be met, the durations for these tasks can be accelerated. Additionally, based on initial review of the 90% Construction Documents, size, and scope of the project we have generated a proposed construction duration. It should be understood that this duration may be modified during the course of preconstruction contingent upon any required construction phasing activities or project specific timelines that may be required, however TCM finds that an 8 month construction schedule utilizing a single contract delivery is achievable. TELACU Construction Management is highly experienced in all public contract delivery methods and the proposed schedule may be adjusted to accommodate alternate bid strategies.

In addition to the proposed Pre-Construction and Bidding/Procurement schedule, the number of staff hours and turnaround time for the milestone activities identified in the Scope of Services are summarized below. The staff hours reflect TELACU Construction Management’s anticipated resources required to complete the key milestone activities for the project but are not in addition to the Fee Proposal Summary.

Milestone Activity	Anticipated TCM Staff Hours	Duration (Days)
Review 90% Construction Documents	60	10
Review Existing Cost Estimate	24	3
Develop Value Engineering Options	24	5
Review City of LA Back-Check Plan Check Comments	16	2
Incorporate Plan Check Comments in 100% Construction Set Documents	16	10
Review Front-end Documents and Develop Bid Documents	40	5
Reconcile 100% CD Estimate with Budget - Develop Bid Alternates	40	5 to 10
Prepare Bid Schedule and Finalize Bid Documents	20	5
Bid Project (Contractor Pre-qual, Advertise, Job Walk, Bid Opening, etc.)	40	50
Evaluate Bids	16	5
Recommend and Award Construction Services Contract	4	1

* Duration (Days) reflects the turnaround time for the milestones to be performed by the CM firm but does not account for review time and/or acceptance required by outside agencies or consultants. Please refer to Pre-construction and Bidding Timeline for overall durations.

