

Proposal for Construction Management Services of Milton Green Street Project

Attachment
MRCA Agenda item VI(f)
July 6, 2016



January 22, 2016

To: Laura Saltzman
Associate Landscape Architect
Mountains Recreation and Conservation Authority
570 West Avenue Twenty-Six
Suite 100
Los Angeles, CA 90065

By: TELACU Construction Management
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A. COVER LETTER



January 22, 2016

Laura Saltzman
Mountains Recreation and Conservation Authority
Los Angeles River Center & Gardens
570 West Avenue Twenty-Six, Suite 100
Los Angeles, CA 90065

Dear Ms. Saltzman:

TELACU Construction Management (TCM) is pleased to present our proposal for Construction Management Services to the Mountains Recreation Conservation Authority (MRCA) for the Milton Green Street Project. We appreciate the opportunity to work with the MRCA on another great project, and are particularly excited about the Milton Green Street having previously developed the bid for this scope of work and managed the construction of the adjacent Milton Street Park.

For the past 20 years, our team of professionals has specialized 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 the MRCA would benefit from the following TCM strengths:

- Experience, knowledge and familiarity of the specifics of the Milton Green Street Project including: coordination of construction elements and existing conditions that allow for a complete understanding of how the improvements associated with the two parks are to be integrated together.
- Proven success as a construction manager experienced in the development of community assets in Southern California including five recent parks projects in the County of Los Angeles area.
- A qualified and well-seasoned team of TCM staff professionals with specific experience working on California public works projects utilizing design-bid-build delivery with state and local funds.
- The ability to successfully manage all project phases including programming, planning, design, construction, and closeout.

We are certain that the quality of our staff and our understanding of the various project elements can help the MRCA successfully complete this project and we are excited about the opportunity to provide comprehensive construction management services for your organization again.

Sincerely,

Blaine Yoder
Project Director I
TELACU Construction Management
604 North Eckhoff
Orange, CA 92868
Phone: (714) 541-2390
Email: byoder@telacu.com

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B. 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 Milton Green Street Project delineating the total and individual costs for Preconstruction, Construction and Post-Construction Management Services tasks.

As TCM has been fortunate enough to provide similar services to the MRCA, and will be on-site managing construction activities for various projects for the agency, 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 Engineer, Carlos Fornelli. Both Mr. Yoder and Mr. Fornelli were actively involved with the Milton Street Park Project and have extensive knowledge of the project site, existing conditions, and potential challenges.

As the project construction value is relatively small, TCM is proposing to provide part time on-site services which will consist of a Project Engineer conducting weekly meetings and performing regular site visits and coordination at critical phases of the project. Furthermore, our Project Engineer will be supported remotely by our Project Director who will lead the preconstruction phase and be available to the Project and MRCA on an as-needed basis during construction. A detailed breakdown of the proposed staffing and total fee is included in the table below.

PRECONSTRUCTION, PROCUREMENT AND CONSTRUCTION PHASES											
Proposed Staffing And Construction Management Fee		Pre- construction Phase	Procurement Phase		Construction Phase			Close- out	Construction Management Hours	Construction Management Fee	
		Feb -16	Mar -16	Apr -16	May - 16	Jun - 16	Jul - 16	Aug - 16			
POSITION	HR RATE										
Project Executive	No Charge										
Project Director	\$ 180	16	24	16	8	8	8	8	88	\$ 15,840	
Project Manager	\$ 140										
Project Engineer	\$ 1108		16	16	48	48	48	16	192	\$ 21,120	
Scheduler	\$ 125										
Estimator	\$ 135										
Project Administrator	\$ 70										
*General Conditions					\$ 3,000.00	\$ 350.00	\$ 350.00	\$ 350.00		\$ 6,700.00	
									Total Construction Management Fee	280	\$ 43,660.00

**General Conditions are anticipated as a CM Office Only and will be billed as a reimbursable at cost to MRCA. If onsite office is not required or funds not expended cost will be returned to MRCA.*

C. PROPOSED TIMELINE AND APPROACH



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 and also updates individual activity durations based on our experiences in completing projects of similar scope and value. 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 of 95% CD's	16	5
Review and Update Project Timeline Based on Local Jurisdiction Approval	8	3
Perform Constructability Review of 95%/100% CD's	24	5
Review and Provide Assistance on City Plan Check Comments (if required)	16	5
Bid Solicitation, Jobwalk, Addendum Issuance, Bid Opening, Evaluation and Recommend Award	40	30
Finalize Contractor Agreement, Issue NTP, and Conduct Preconstruction Meeting	24	10
Generate/Establish Document Control Systems	8	3 mo.
Contract Administration - Daily Reports, Labor Compliance RFI's, Submittals, Schedule Review, Meeting Minutes, etc.	160	3 mo.
Monthly Progress Updates to MRCA	24	3
Labor Compliance Interviews and Management	2/wk	3 mo.
Generate Punchlist, Manage Completion of Corrective Items	16	2
Resolve Contract Issues, Consolidate and Compile Close-out Documents, Prepare Close-out Report and Recommend Notice of Completion	24	10

* 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.

C. PROPOSED TIMELINE AND APPROACH
(continued)

		MILTON GREEN STREET PROJECT											
		PRELIMINARY PROJECT SCHEDULE											
		PRE-CONSTRUCTION, PROCUREMENT & CONSTRUCTION PHASES											
ID	Task Name	Duration	Start	Finish	2016	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
1	Pre-Construction Phase	18 d	Wed 2/3/16	Fri 2/26/16									
2	Award Construction Management Services Contract	1 d	Wed 2/3/16	Wed 2/3/16									
3	Team Reviews City of LA Plan Check Comments	5 d	Fri 2/5/16	Thu 2/11/16									
4	Comments Incorporated by SWA	10 d	Fri 2/5/16	Thu 2/18/16									
5	Review of 95%/100% Construction Documents	5 d	Thu 2/11/16	Wed 2/17/16									
6	Review Cost Estimate in Conjunction with 95%/100% Documents	5 d	Thu 2/11/16	Wed 2/17/16									
7	Update/Validate Cost Estimate - Discuss VE or Bid Alts	5 d	Thu 2/18/16	Wed 2/24/16									
8	Preconstruction Team Project Update Meeting	1 d	Thu 2/25/16	Thu 2/25/16									
9	City of LA Plan Approval Received	1 d	Fri 2/19/16	Fri 2/19/16									
10	Preconstruction Team Receives/Reviews Approved Plans	5 d	Mon 2/22/16	Fri 2/26/16									
11	Bid Strategy and Timeline Finalized	5 d	Mon 2/22/16	Fri 2/26/16									
12	Final Bid Documents Complete	5 d	Mon 2/22/16	Fri 2/26/16									
13	Procurement Phase	38 d	Mon 2/29/16	Wed 4/20/16									
14	Advertisement and Bid Solicitation	5 d	Mon 2/29/16	Fri 3/4/16									
15	Mandatory Pre-Bid Conference	1 d	Tue 3/8/16	Tue 3/8/16									
16	RFI Period	15 d	Mon 2/29/16	Fri 3/18/16									
17	RFI Review and Addendum Prep.	10 d	Mon 3/7/16	Fri 3/18/16									
18	Issue Last Addendum	3 d	Mon 3/21/16	Wed 3/23/16									
19	Bid Opening	1 d	Thu 3/31/16	Thu 3/31/16									
20	Bid Evaluation/Response to Bid Protests	5 d	Thu 3/31/16	Wed 4/6/16									
21	Recommendation for Award to MRCA	2 d	Tue 4/5/16	Wed 4/6/16									
22	Board Meeting (Assumed)	1 d	Wed 4/6/16	Wed 4/6/16									
23	Notice of Award	1 d	Thu 4/7/16	Thu 4/7/16									
24	Contractor Documents to MRCA	10 d	Thu 4/7/16	Wed 4/20/16									
25	Notice to Proceed Issued	0 d	Wed 4/20/16	Wed 4/20/16									
26	Construction Phase	70 d	Thu 4/21/16	Wed 7/27/16									
27	Construction	70 d	Thu 4/21/16	Wed 7/27/16									

D. GENERAL SCHEDULE OF FEES



Presented below are the billing rates for TCM professionals. As requested, these rates include all local travel expenses and necessary equipment to support the activities such as personal computers, printer, fax, copier, scanner, phones, etc.

POSITION HOURLY RATE	
Principal in Charge	\$ 220
Project Director	\$ 180
Sr. Project Manager	\$ 155
Project/Finance/Design Manager	\$ 140
Controls Manager	\$ 135
Sr. Construction Manager	\$ 150
Scheduler	\$ 125
Estimator	\$ 135
Construction Manager	\$ 140
Assistant Construction Manager	\$ 120
Project Engineer	\$ 110
Project Administrator	\$ 70



TELACU Construction Management: Leading the Way in Design, Management, and Construction

TELACU Construction Management (TCM) is a wholly owned subsidiary of TELACU Industries, the for-profit arm of TELACU, the nation's largest Community Development Corporation (CDC). Founded in 1968, TELACU was formed on the principle that business ventures should enhance the community and positively impact people's lives.

The founders of TELACU recognized the need for the construction of community assets, such as schools, parks, municipal structures, roads, and infrastructure. TCM is committed to providing its clients and their communities with the leadership and innovation required for the management and successful completion of projects and programs.

TELACU recirculates the dollars earned from TCM and its other for-profit companies to fund social initiatives such as a nationally renowned scholarship program, more than 1,600 units of affordable housing, workforce development programs, and a variety of other initiatives to ensure economic equality and social justice.

While the impact of TELACU's social programs are exceptional, each subsidiary must provide world-class service in the technical areas in which they operate. With this in mind, TCM's team of 65 professionals provide superior service to clients in project management, program management, and construction services. TCM is a leader in the planning, design and construction of private and public projects, bringing management expertise to the completion of schools, public buildings, capital improvement projects, transportation, governmental and medical facilities, water transmission and distribution systems, public housing, and recreational centers. Utilizing tested and proven management techniques, TCM directs all project delivery services, including project development, design oversight, project funding, public outreach, and scheduling.