

Proposal for Construction Management and Inspection Services for the Mountains Recreation and Conservation Authority

MRCA
Attachment
September 18, 2012
Agenda Item VI(r)



August 6, 2012

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

By: TELACU Construction Management
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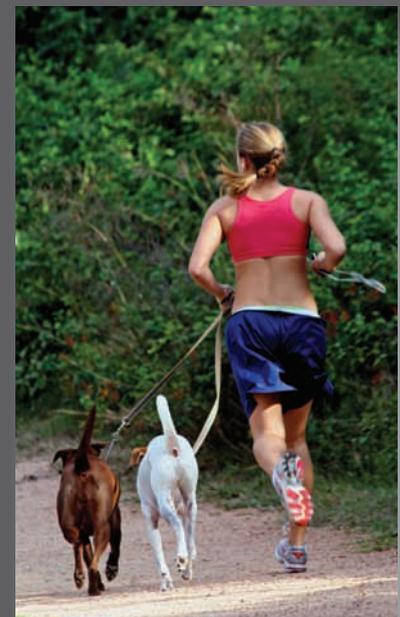


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August 20, 2012

Lara Saltzman
Los Angeles River Center and Gardens
570 W. Avenue 26, Suite 100
Los Angeles, CA 90065

Dear Ms. Saltzman:

TELACU Construction Management (TCM) is pleased to present our proposal for Construction Management and Inspection Services to Mountains Recreation & Conservation Authority (MRCA) for the Marsh Park 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 governmental agencies
- Experience in the development of green spaces
- A strong track record of planning and executing projects on time and within budget.

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

Sincerely,



Jay Bell
Senior Vice President
TELACU Construction Management



1.1. FEE PROPOSAL SUMMARY

1.2 PROPOSED TIMELINE

1.1 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. TELACU Construction Management has prepared a Not To Exceed Fee Proposal for the Pre-construction and Bidding/Procurement Phases of the Marsh Park Project based upon the Scope of Services defined in Attachment 2 of the RFP.

Position	TELACU Construction Management Fee Structure	Pre-construction and Bidding/Procurement Process						Construction Phase (Schedule & Fee TB)			Hours Subtotal	Fee Subtotal
	Hourly Rate	Aug 12	Sep 12	Oct 12	Nov 12	Dec 12	Jan 13	Feb 13	Dec 13			
Project Executive	No Charge									0	\$	
Sr Project Manager	\$ 155									0	\$	
Project Manager	\$ 140	32	32	32	32	32	32			192	\$26,880.00	
Controls Manager	\$ 135									0	\$	
Sr. Construction Manager	\$ 150									0	\$	
Scheduler	\$ 130		2	2	2	2				8	\$ 1,040.00	
Estimator	\$ 135									0	\$	
Construction Manager	\$ 140									0	\$	
Asst. Construction Manager	\$ 120									0	\$	
Project Engineer	\$ 110									0	\$	
Project Administrator	\$ 75									0	\$	
General Conditions											\$	
TOTALS		32	34	34	34	34	32			200	\$27,920.00	

1.2 Proposed Timeline

TELACU Construction Management has generated a Pre-construction and Bidding/Procurement Schedule that is included as an exhibit to our proposal. The schedule incorporates the anticipated milestones that were provided in the RFP and also assumes a design-bid-build delivery approach to a single contracting entity. It is understood that MRCA and the selected CM may discuss contractor pre-qualification procedures and alternate bid strategies at a later date at which time additional activities and corresponding durations may then be incorporated into the Pre-construction and Bidding/Procurement Schedule. TELACU Construction Management is highly experienced in all public contract delivery methods and the proposed schedule may be adjusted to accommodate any preferred delivery method.

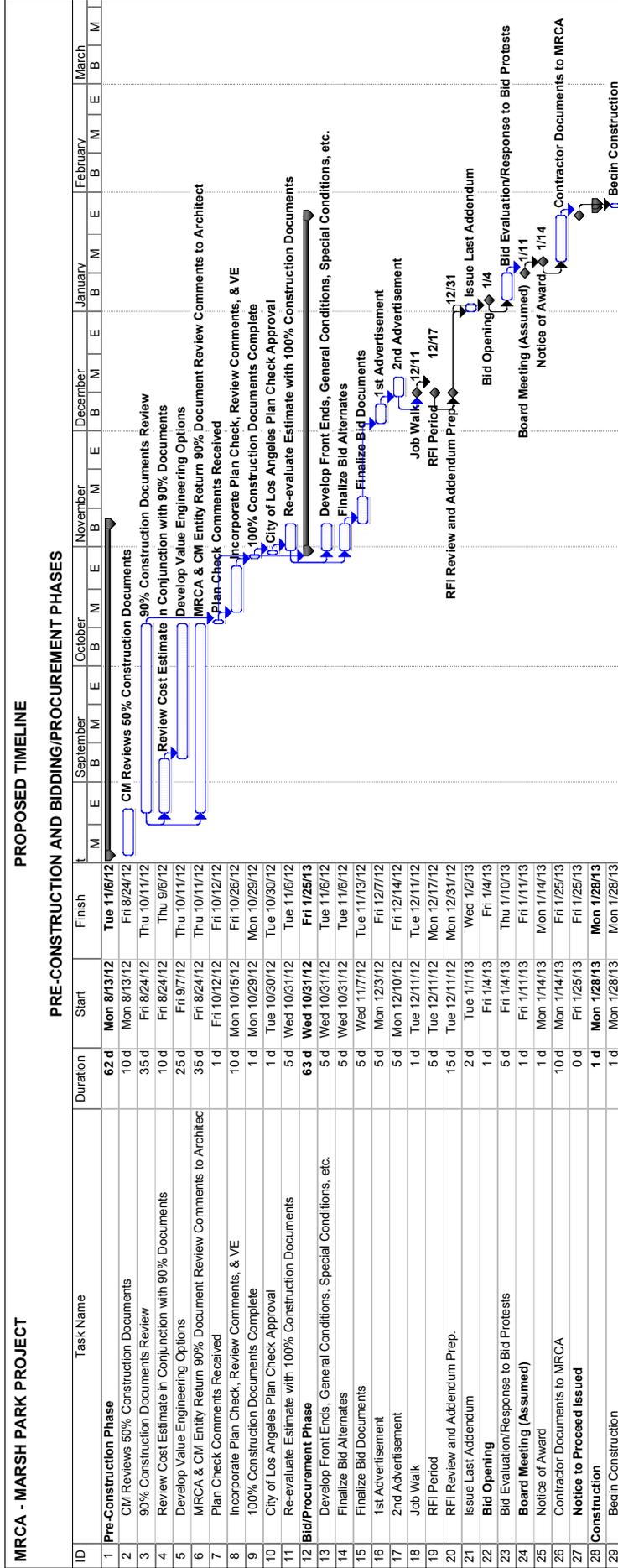
In addition to the proposed Pre-Construction and Bidding/Procurement schedule, the number of staff hours and turnaround time for the milestone activities are summarized below. The staff hours reflect TELACU Construction Management’s anticipated resources required to complete the key milestone activities 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 Plan Check Comments	16	2
Incorporate Plan Check Comments in 100% Construction 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	16	2
Bid Project (Contractor Pre-qual, Advertise, Job Walk, Bid Opening, etc.)	40	35
Evaluate Bids	16	2
Recommend and Award Construction Services Contract	4	1

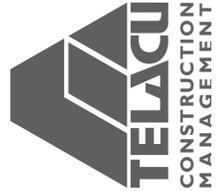
* Duration (Days) reflects the turnaround time for the milestones to be performed by the CM firm but does not account for review time and/or acceptance required by outside agencies or consultants. Please refer to Pre-construction and Bidding Timeline for overall durations.



1.2 PROPOSED TIMELINE (continued)



TELACU Construction Management, Inc.



1.3. 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	\$ 130
Estimator	\$ 135
Construction Manager	\$ 140
Assistant Construction Manager	\$ 120
Project Engineer	\$ 110
Project Administrator	\$ 75



TELACU

Building Communities with Partners Like You

TELACU Construction Management (TCM) is a wholly owned subsidiary of TELACU Industries, the for-profit subsidiary 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.



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