



City of Carson

Report to Redevelopment Agency

September 6, 2011
New Business Consent

SUBJECT: CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH VANIR CONSTRUCTION MANAGEMENT, INC. TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES FOR PROJECT NO. 1223: CARSON PARK MASTER PLAN


Submitted by M. Victor Rollinger
Development Services General Manager


Approved by Clifford W. Graves
Interim Executive Director

I. SUMMARY

On June 7, 2011, the Redevelopment Agency approved plans, specifications and estimates (PS&E), and instructed the staff to advertise the work and call for bids for Project No. 1223: Carson Park Master Plan (Exhibit No. 1).

Engineering staff submitted a Request for Proposal (RFP) on May 4, 2011 to eight consulting firms familiar with construction management for building architectural projects, on the city's consultant list to engage a construction management firm for this project. Staff also advertised on May 12, 2011 in a local newspaper, a RFP from local firms which are experienced and able to provide the professional services to successfully accomplish this project. Proposals from seven firms were received and reviewed and the firms were placed on a ranking list. The top ranked and most qualified firm was determined to be Vanir Construction Management, Inc.

It is requested that the Redevelopment Agency approve a Professional Services Agreement with Vanir Construction Management, Inc., to provide Construction Management Services for Project No. 1223: Carson Park Master Plan.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE a Professional Services Agreement with Vanir Construction Management, Inc. to provide Construction Management Services for Project No. 1223: Carson Park Master Plan; for a negotiated fee not-to-exceed \$706,540.00.
2. AUTHORIZE the Agency Chairman to execute the Professional Services Agreement following approval as to form by the Agency Counsel.

III. ALTERNATIVES

1. DO NOT APPROVE the Professional Services Agreement.
2. TAKE another action the Agency Board deems appropriate.

IV. BACKGROUND

The city's Capital Improvement Program (CIP) calls for the construction of Project No. 1223: Carson Park Master Plan located at 21411 S. Orrick Avenue (Exhibit No. 2). Carson Park occupies 10.9 acres and is developed with ball fields, 2 basketball courts, a children's play area, a horse shoe area, meeting/craft rooms, picnic areas, a snack bar, volleyball courts and a swimming pool.

The Carson Park Master Plan proposes construction of a 21,210 square foot building for a gymnasium, activity room, dance room, computer room, workout area, childcare facility and a concession area. The existing community center building and the remote restroom building within Carson Park will be demolished and reconstructed as part of these improvements.

The proposed improvement plan also includes upgrades or enhancements to the basketball courts, ball fields, and other park facilities. To support the expanded park uses, 41 parking spaces will be added for a total of 139 on-site parking spaces.

On December 1, 2009, the Redevelopment Agency approved a Professional Services Agreement with Westberg and White, Inc. for the preparation of the construction PS&E for Project No. 1223: Carson Park Master Plan, for a negotiated fee not-to-exceed \$707,609.00 (Exhibit No. 3). The Redevelopment Agency entered into an agreement with Westberg and White, Inc., and plans and specifications were prepared and completed for the construction of the Carson Park project.

On June 7, 2011, the Redevelopment Agency approved the PS&E, and instructed the staff to advertise the work and call for bids for Project No. 1223: Carson Park Master Plan.

In light of the need to retain the services of a consulting firm which has full knowledge of and extensive experience in managing the construction of similar projects to provide Construction Management Services to successfully and effectively complete this project, the engineering staff sent an RFP to eight consulting firms on the city's consultant list including the two local firms on May 4, 2011. Staff also advertised the RFP on May 12, 2011 in a local newspaper so as to inform local firms which may be appropriately experienced

and able to provide the professional services to successfully and effectively accomplish this project.

On June 2, 2011, seven proposals were received and evaluated by the Consultant Selection Committee consisting of representatives from the City of Carson's Engineering Services Division, the Building and Safety Division, and the design architect. The (alphabetical) listing of the firms which submitted proposals is as follows:

<u>Firm</u>	<u>Place of Business</u>
1. Big League Dreams	Chino Hills, CA
2. Bureau Veritas	Costa Mesa, CA
3. Dudek	Irvine, CA
4. Griffin Structures, Inc.	Laguna Beach, CA
5. Stegeman and Kastner, Inc.	Santa Monica, CA
6. Uniplan Engineering, Inc.	Carson, CA
7. Vanir Construction Management, Inc.	Los Angeles, CA

The evaluations and rankings for the selection of construction management firm were performed without regard to the consultant fee in accordance with Section 4526 of the Government Code. Section 4526 states, in part, "... selection by a state or local agency head for professional services or private architectural, engineering, land surveying, or construction project management firms shall be on the basis of demonstrated competence and on the professional qualifications for the satisfactory performance of the services required." This section was written into the Government Code to prevent selection of consultants based solely on fees.

The selection committee ranked Vanir Construction Management, Inc. as the most qualified firm for this project. Vanir Construction Management, Inc. is a highly experienced company which specializes in providing construction management for more than 30 years. Vanir Construction Management, Inc. has successfully completed more than \$16 billion in construction projects, and for the past 20 years, Engineering News Record (ENR) has consistently ranked Vanir Construction Management, Inc. among the top construction management firms in the nation. Their team is ready to provide the Redevelopment Agency with the expertise required to successfully and effectively complete the Carson Park Master Plan. They have specific experience in construction management for the building of gymnasiums, activity rooms, dance rooms, computer rooms, workout areas, childcare facilities and concession areas, as well as substantial similar experience on other building improvement and energy efficiency

projects. Their team includes construction managers, project engineers, project inspectors, administrative personnel, and staff who have extensive experience in overall construction management services necessary for and beneficial to all aspects of Public Works construction.

Staff, therefore, recommends the approval of a Professional Services Agreement with Vanir Construction Management, Inc. to provide construction management services for this project.

The accomplished and anticipated timeline for this project is as follows:

Contractor's Notice Inviting Bid	Completed
Construction Bid opening	August 1, 2011
Redevelopment Agency / City Council award of Construction Contract	September 6, 2011
Construction Contract full execution	September 2011
Start of construction	October 2011
Completion of construction	October 2012

V. FISCAL IMPACT

If this contract is determined as being subject to the existing PLA, the total construction bid amount for this improvement project is \$9,351,000.00, and the total cost of the professional services and contingency is \$2,976,799.00. If this contract is determined as NOT to be subject to the existing PLA, the total construction bid amount for this improvement project is \$8,841,000.00, and the total cost of the professional services and contingency is \$2,892,599.00. Funds for this project in the amount of \$10,000,000.00 were included in the FY 2010/11 Carson Consolidated Project Area budget, account no. 30-70-710-996-8004/0122301, but the total contract price exceeds the \$10,000,000.00 budget. Therefore, if the Redevelopment Agency approves proceeding with the next steps of this project, the budget will need to be increased by \$2,327,799.00 if subject to the PLA, or by \$1,733,599.00 if not subject to the PLA. Funds should be appropriated from the unreserved, undesignated Carson Consolidated Project Area fund balance.

ANTICIPATED USES AND SOURCES OF FUNDS

Use	Amount (PLA)	Amount (Non-PLA)
Design (Westberg and White, Inc.)	\$707,609.00	\$707,609.00
Staff augmentation	160,000.00	160,000.00
Construction cost estimate	9,351,000.00	8,841,000.00
Construction contingency (15%)	1,402,650.00	1,326,150.00
Construction management cost	706,540.00	698,840.00
TOTAL FUNDING SOURCES / ESTIMATED PROJECT COST	\$12,327,799.00	\$11,733,599.00

VI. EXHIBITS

1. Minutes, June 7, 2011, Item No. 4. (pgs. 6-7)
2. Location Map. (pg. 8)
3. Minutes, December 1, 2009, Item No. 4. (pg. 9)

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Prepared by: Gilbert M. Marquez, P.E. Senior Civil Engineer

TO: Rev032811

Reviewed by:

City Clerk	<u>City Treasurer</u>
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>

Action taken by Redevelopment Agency

Date _____ Action _____

**ITEM NO. (4) CONSIDER APPROVAL OF PLANS, SPECIFICATIONS, AND ESTIMATES
AND AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS
FOR PROJECT NO. 1223: CARSON PARK MASTER PLAN
(DEVELOPMENT SERVICES)**

Item No. 4 was heard at 11:38 P.M.

Development Services General Manager Rollinger summarized the staff report and recommendation and reported that a regular and an alternate bid with a Project Labor Agreement and timeline would be brought back for consideration.

Interim Executive Director/Economic Development General Manager Graves reported that all elements were included with minor design changes. He suggested that when the item is brought back that staff would include a presentation to refresh the elements that would be included in the construction project.

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE the plans, specifications, and estimates and order the work for Project No. 1223: Carson Park Master Plan.
2. AUTHORIZE staff to advertise the work and call for construction bids for Project No. 1223: Carson Park Master Plan.

ACTION: It was moved to approve staff recommendation Nos. 1 and 2 on motion of Dear and seconded by Santarina.

During discussion of the motion, Agency Member Davis-Holmes requested a status report on the timeline for the funding request, and Public Services General Manager Cruz clarified that the funding request was for \$3.5 million, not \$5 million, as recommended by Townsend, and that the timeline was from mid-to-late Fall.

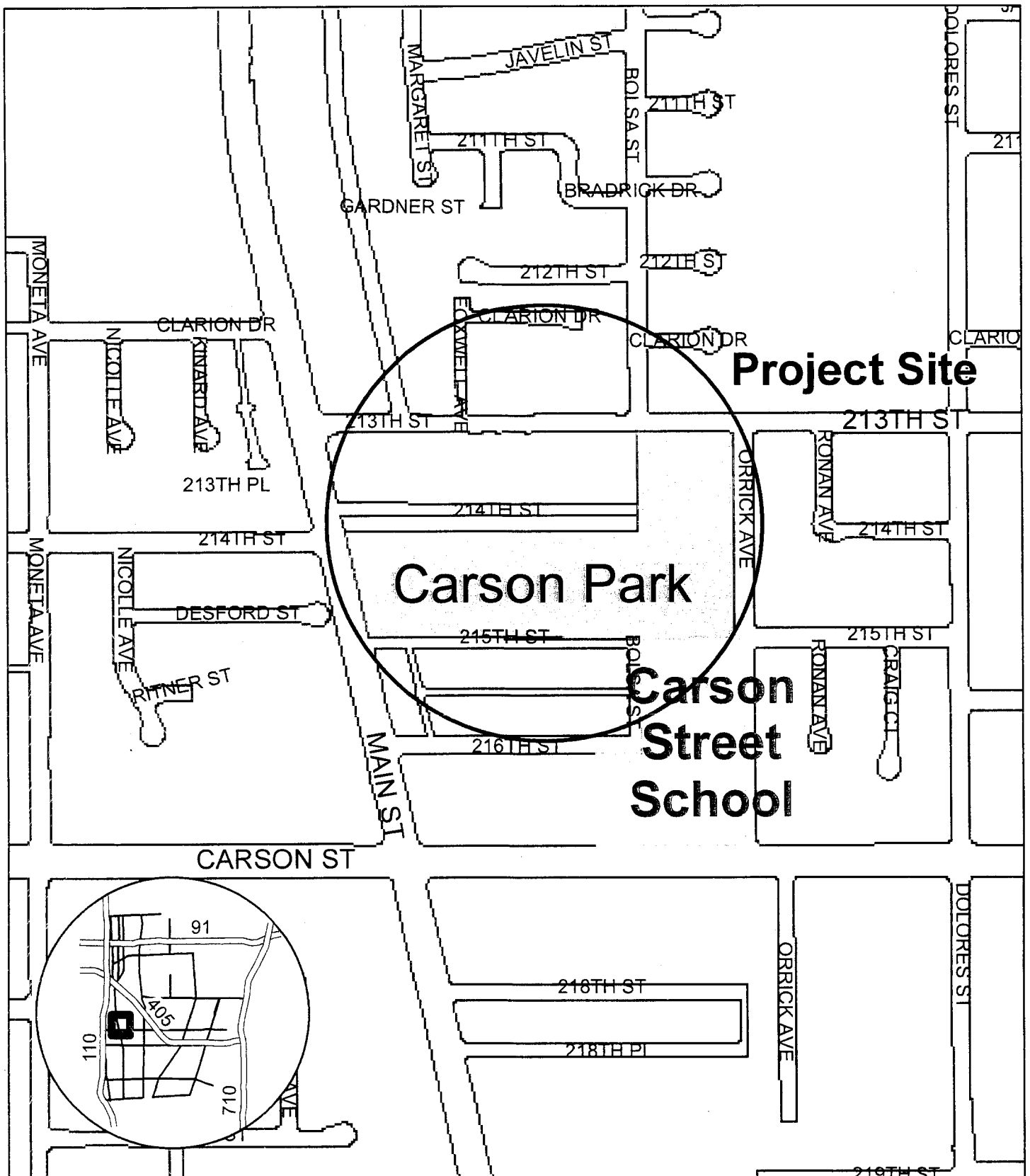
The motion was unanimously carried by the following vote:

Ayes:	Chairman Dear, Vice Chairman Ruiz-Raber, Agency Member Davis-Holmes, Agency Member Gipson, and Agency Member Santarina
Noes:	None
Abstain:	None
Absent:	None



Chairman Dear referred to the two versions of the bid to be brought back for consideration and requested the inclusion of a compliance officer for local hiring and a compliance officer for the project labor agreement. Whereupon, Interim Executive Director/Economic Development General Manager Graves clarified that pursuant to City Council direction, a separate firm for local hiring would be brought on board to include an active monitoring program for all development projects and was different from a project labor agreement. Further, that a separate report would be brought back on the monitoring program for local hiring.





Location Map
Project No. 1223
Carson Park Master Plan



EXHIBIT NO. 2

**ITEM NO. (4) CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH
WESTBERG AND WHITE, INC. TO PREPARE PLANS, SPECIFICATIONS
AND ESTIMATES FOR PROJECT NO. 1223: CARSON PARK MASTER
PLAN (DEVELOPMENT SERVICES)**

RECOMMENDATION for the Redevelopment Agency:

TAKE the following actions:

1. APPROVE a Professional Services Agreement with Westberg and White, Inc. to prepare plans, specifications and estimates for Project No. 1223: Carson Park Master Plan, for a negotiated fee not to exceed \$707,609.00.
2. AUTHORIZE the Agency Chairman to execute the Professional Services Agreement following approval as to form by the Agency Counsel.

ACTION: Item No. 4 was approved on the New Business Consent Calendar on motion of Dear, seconded by Gipson and unanimously carried by the following vote:

Ayes: Chairman Dear, Chairman Pro Tem Davis-Holmes, Agency Member Santarina,
Agency Member Gipson, and Agency Member Ruiz-Raber
Noes: None
Abstain: None
Absent: None

