



CITY COUNCIL AGENDA REPORT

MEETING DATE: AUGUST 2, 2016

ITEM NUMBER: CC-13

SUBJECT: PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE "LIONS PARK PROJECTS"

DATE: JULY 21, 2016

FROM: PUBLIC SERVICES DEPARTMENT

PRESENTATION BY: JAMES G. ROSS, INTERIM PUBLIC SERVICES DIRECTOR

FOR FURTHER INFORMATION CONTACT: BALTAZAR MEJIA, CITY ENGINEER, (714) 754-5291

RECOMMENDATION:

Approve the Professional Services Agreement (Attachment 1) with STV Construction, Inc. (STV), 1055 West Seventh Street, Suite 3150, Los Angeles, California, 90017 in the amount of \$2,894,056.21 for construction management services for the "Lions Park Projects", and authorize the Mayor and the City Clerk to execute the Agreement.

BACKGROUND:

On November 17, 2015, the City Council approved the Donald Dungan Library, Neighborhood Community Center, and Park Improvements Project, now the "Lions Park Projects". Specifically, the City Council approved the recommended option to build a new library building; renovate the existing Donald Dungan Library to serve as the new Neighborhood Community Center (NCC); demolition of the existing NCC; and proposed parking and landscape developments.

The project will consist of a design phase (now through July 2017), and a construction phase from July 2017 to March 2020. The existing 8,000 SF Library will be converted to the new NCC with the implementation of various improvements including seismic, fire sprinkler, HVAC, glazing, electrical, partition, kitchen, furniture, and site renovations. The existing NCC will be completely demolished and a new 20,000 SF, two story, state of the art library constructed. Other improvements include parking lot, site renovations, and park facilities. The total cost for these projects is estimated to be \$30 million.

ANALYSIS:

The required construction management services for the project are extensive and beyond staff's resources at this time. In coordination with staff from various departments in the City, a scope of work for construction management services for the Lions Park Projects was completed. Staff advertised the project for construction management services and received ten proposals on March 15, 2016. All proposals were reviewed for compliance with the City's Request for Proposals (RFP's), and the consultants were evaluated based on project understanding, depth of experience, technical expertise, ability to meet the schedule, and associated factors.

After careful review of all proposals, and interviewing candidates, staff has selected STV Construction, Inc. as well qualified to perform the work. The firm's Project Manager exhibited a thorough understanding of the project scope, and has demonstrated to have the technical

ability and expertise with similar projects their firm has completed in the Southern California area. The total cost for the services is \$2,894,056.21, and includes pre-construction design review services, construction management and project closeout. This cost is approximately 10 percent of the estimated construction cost and is well within the threshold for such services.

ALTERNATIVES CONSIDERED:

The alternative to this Council action would be to not award a construction management services contract for the stated project, and perform the work with City staff. Due to the volume of work and the large number of projects currently being handled by the Engineering Division, there may be significant delays in the implementation of the project and staff augmentation may be needed to provide adequate construction inspection.

FISCAL REVIEW:

Funding for the construction management services for this project will be provided from approved allocations for the project.

LEGAL REVIEW:

The City Attorney has reviewed and approved the Professional Services Agreement as to content and form.

CONCLUSION:

Staff completed the evaluation of the RFP's submitted and conducted interviews for the construction management services for the "Lions Park Projects". It is recommended that the City Council approve the Professional Services Agreement for construction management services for the "Lions Park Projects" to STV Construction, Inc. in the amount of \$2,894,056.21, and authorize the Mayor and the City Clerk to execute the Agreement.

JAMES G. ROSS
Interim Public Services Director

BALTAZAR MEJIA
City Engineer

ATTACHMENT: 1. [Professional Services Agreement](#)

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