

REPORT TO CITY COUNCIL

DATE: FEBRUARY 27, 2013

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: GREG RAMIREZ, CITY MANAGER

BY: NATHAN HAMBURGER, ASSISTANT CITY MANAGER

SUBJECT: AUTHORIZATION TO SOLICIT BIDS FOR THE CONSTRUCTION MANAGEMENT SERVICES RELATED TO THE AGOURA HILLS RECREATION CENTER PROJECT

As staff continues to work with Roesling Nakamura Terada Architects (RNT) and the design team to complete the final construction drawings for the community's Recreation Center, it is the appropriate time to seek the services of a qualified construction management firm. At the October 24, 2012, meeting of the City Council, the Master Plan Design for the Recreation Center was unanimously supported by the City Council. The plans currently are being reviewed by several of the City's departments and the Los Angeles County Fire Department for compliance with building and safety standards. Following the receipt of any comments and feedback, RNT and staff will work towards the completion of the intricate construction details, final color schemes, final interior finishes, and landscaping. As progress of the construction drawings continue, it is imperative to insure that a constructability review is utilized prior to the completion of plan drawings.

As such, staff has prepared a Request for Qualifications and Proposals (RFQ/RFP) for the construction management services with the expectation that they would begin their pre-construction review in April 2013. This allows for insight and proactive resolution of any design and constructability issues prior to the design approvals. The utilization of pre-construction services has been shown to help reduce overall costs in projects this size as many problems are identified and addressed prior to the actual construction phase, thus avoiding costly change orders and construction delays. Currently, construction drawings are scheduled to be completed in May/June 2013, and it is anticipated that staff will bring a request to seek construction proposals shortly after that, for City Council consideration.

The construction management scope of work includes, but is not limited to, the following:

- Constructability review of plans and specifications,
- Assist in the review of construction bid submittals,
- Coordinate the execution of contract and provide schedule monitoring assistance,
- Provide construction observation, inspection, surveying, and any material/soil testing,
- Insure construction is completed per specifications and safety standards,

- Assist in proper progress payments to contractor,
- Provide assistance with change order management and claims assistance, if necessary,
- Provide final punch-list, assist with completion of final as-built drawings, and project closeout.

In an effort to preserve funds for the actual construction of the Recreation Center, staff is proposing to employ the construction management team on a three-quarters time basis in which staff would also assist in many of the day-to-day operations and administrative duties. Staff feels that this approach is appropriate for this particular project as there is a large portion of the building that is already in existence and will only need to be reconstructed as opposed to a new ground-up construction project.

Funding for the construction management services has been planned for and is included in the Recreation Center Capital Fund (General Fund). Construction details and cost have been reviewed by the Community Services and Finance Committees.

RECOMMENDATION

Staff respectfully recommends the City Council authorize staff to solicit for professional service bids for the construction management services related to the Agoura Hills Recreation Center Project.