

**TOWN OF
APPLE VALLEY, CALIFORNIA**

AGENDA MATTER

Subject Item:

AWARD OF PROFESSIONAL SERVICES AGREEMENT FOR CONSTRUCTION MANAGEMENT SERVICES TO SWINERTON MANAGEMENT AND CONSULTING, FOR THE TOWN HALL EXPANSION AND ANIMAL CONTROL FACILITIES.

Summary Statement:

At the July 7, 2008 Council Meeting one of the four recommended actions given to staff was to develop and issue a Request for Proposals/Request for Qualifications (RFP/RFQ) for construction management services for the Town Hall Expansion, Public Works/Corporate Yard Facility and Animal Shelter Facility.

As a result of the above actions and direction by Council, staff developed and issued on January 9, 2008 an RFP/RFQ document for all three facilities for the purpose of recruiting and recommending for selection a construction management firm to work on all three facilities. Given alternative direction recently provided by the Town Council relating to the Public Works Corporate Yard facility, construction management services will be restricted to the Town Hall Expansion and Animal Control Facilities.

A total of eleven (11) responses to the RFP/RFQ document were received. A Review Panel consisting of a representative from each of the design firms retained by the Town Council, the Town Building Official and Assistant Director of Community Development reviewed all responses and rated each response. As a result of this process, the Review Panel interviewed the top five respondents and recommended the selection of Swinerton Management for providing construction management services for the Town Hall Expansion and Animal Shelter.

Recommended Action:

That the Town Council authorize staff to negotiate a Professional Services Agreement with Swinerton Management for Construction Management and related services for the Town Hall Expansion Facility and Animal Control Facility and bring back such agreement to the Town Council for review and approval. Further, that staff be authorized to negotiate a Professional Services Agreement with the #2-rated respondent in the event staff is unable to reach agreement with Swinerton Management.

Proposed by: Director of Economic & Community Development **Item Number** _____

T. M. Approval: _____ **Budgeted Item** **Yes** **No** **N/A**

Summary Statement (Continued):
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Since the RFP/RFQ document released contemplated all three facilities, and the total time associated with each, staff is requesting Council authority and direction to negotiate a Professional Services Agreement with Swinerton Management relating to the two facilities noted above. In the event staff is unable to reach an agreement with Swinerton, staff is also requesting approval to negotiate an appropriate agreement with the #2 rated respondent without first having to return to the Town Council as a result of unsuccessful negotiations with respondent #1.

Based upon the foregoing, staff recommends adoption of the form motion.