



## Town Council Agenda Report

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Date: January 14, 2020 Item No. 8

To: Honorable Mayor and Town Council

Subject: AWARD CONTRACT FOR THE CONSTRUCTION MANAGEMENT SERVICES FOR THE APPLE VALLEY ROAD INTERSECTION REALIGNMENT – PROJECT NO. 2019-06.

From: Douglas Robertson, Town Manager

Submitted by: Brad Miller, Town Engineer  
Engineering Department

Budgeted Item:  Yes  No  N/A

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### RECOMMENDED ACTION

Award a contract to Parsons Transportation Group, Inc. for Construction Management Services for the Apple Valley Road Intersection Realignment – Project No. 2019-06 in an amount not to exceed \$1,769,974.00, subject to “Approval as to Form” by the Town Attorney, and “Approval as to Content” by the Town Manager.

### BACKGROUND

On November 13, 2019, the Town of Apple Valley issued a Request for Proposals (RFP) for construction management services for the Apple Valley Road Intersection Realignment – Project No. 2019-06. Work for this project generally consists of pre-bid contract document review, documentation of pre-construction conditions, documentation and record keeping, meetings, QSD/QSP water quality monitoring and SWPPP support, schedule review, cost control and monthly progress payments, contract modifications and extra work, contract change orders, claims, submittals and clarifications, field inspection and quality assurance, testing, survey quality assurance, final completion and acceptance and project close out.

On November 20, 2019, the Engineering Department held a mandatory pre-proposal conference for all professionals and firms interested in responding to the subject RFP and gathering more information about specific project parameters. Project Manager Paula Pereira, opened the conference by explaining to the attendees how this project is a long awaited Town priority, the funding sources and how these will impact the construction management requirements and procedures. Fifteen (15) people from ten

(10) different firms were in attendance for what turned out to be a very successful pre-proposal conference.

## **ANALYSIS**

The Engineering Department received four proposals on December 5th, 2019, from Parsons, S2 Engineering, PPM Group and KOA. A selection panel was formed that included staff from San Bernardino County Transportation Agency (SBCTA), City of Victorville's Engineering Department, Dokken Engineering (project's design engineer), CALTRANS District 8 and Town of Apple Valley. This panel rated the proposals based on criteria set forth on the RFP document. The Evaluation Criteria included the following:

- Overall Approach to Project;
- Experience with similar projects;
- Qualifications and Availability of Firm, Proposed Staff and Sub-consultants;
- Project Understanding;
- Familiarity with State Requirements.

After extensive analysis, evaluation and consultations, the selection panel unanimously ranked Parsons as first. Based on this, on December 16, 2019, the Engineering Department selected Parsons as the prime consultant for this project. Parsons proposal showed extensive research work and knowledge of this project. Furthermore, Parsons offered a list of cost saving solutions that may be incorporated as the design team (Dokken Engineering) finalizes the plans.

The process to rank the four firms was difficult and extensive since each of the firms was highly qualified with experienced staff; however, Parsons stood out in a few areas. The primary reasons for Engineering staff recommending Parsons are as follows:

1. Parsons has excellent qualifications, the experience and availability to perform the necessary tasks;
2. Parsons has a very strong staffing plan that includes several elements who have been involved in previous large scale projects;
3. Parsons had the clearest and best understanding of the work and submitted a proposal that was very detailed and addressed possible concerns and solutions;

With a consultant selected by staff, the next step in this RFP process was fee negotiations for a final contract price. Parsons' sealed Cost Proposal, that was submitted along with each firm's official response to the RFP, was opened and negotiations between the Town and Parsons began. Through the negotiation process, it was determined that some adjustments should be made to staffing time allocation and a decision was made to eliminate the consultant-furnished field office/trailer (item to be provided by the Contractor).

After the necessary revisions, and conclusion of staff and Parsons' negotiation efforts, a final price of \$1,769,974.00 was reached. A partial Notice to Proceed may be issued for constructability review services in the amount of \$56,891.00. The Town will issue an

additional NTP for the remaining services once the California Transportation Commission allocates funding to this project.

For all the reasons mentioned above, Staff recommends that Parsons be awarded the contract for the Construction Management services for the Apple Valley Road Intersection Realignment – Project No. 2019-06. Contract documents are available for review at the Town Clerk’s office and will be available in the City Council Chambers at the January 14, 2020 meeting.

**FISCAL IMPACT**

Of the \$1,769,974.00 contract total will be funded in the following manner:

- SBCTA (45% of total cost): \$770,887.00
- Town (55% of total cost):
  - SB1 grant through CALTRANS: \$680,000.00
  - TIF \$319,087.00

**ATTACHMENTS**

- A. Vicinity Map.

# A. Vicinity Map.

