



# TOWN OF APPLE VALLEY

## TOWN COUNCIL STAFF REPORT

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**To:** Honorable Mayor and Town Council                      **Date:** October 9, 2012  
**From:** Brad Miller, Town Engineer                              **Item No:** 09  
**Subject:** AWARD CONTRACT FOR THE CONSTRUCTION MANAGEMENT SERVICES  
FOR THE COMBINED YUCCA LOMA BRIDGE OVER THE MOJAVE RIVER  
AND YATES ROAD.

**T.M. Approval:** \_\_\_\_\_                                      **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 combined Yucca Loma Bridge and Yates Road Projects in an amount not to exceed \$3,900,507.00, subject to "Approval as to Form" by the Town Attorney, and "Approval as to Content" by the Town Manager.

### SUMMARY:

On February 14, 2012, the Town of Apple Valley issued a Request for Proposals (RFP) for construction management services for the Yucca Loma Bridge. 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 February 23, 2012, 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. Mr. Richard Pedersen, Deputy Town Engineer, opened the conference by explaining to the attendees how this project is the Town's number one priority, the possible funding sources and how these will impact the construction management requirements and procedures. Twenty (20) people from eighteen (18) different firms were in attendance for what turned out to be a very successful pre-proposal conference.

The Engineering Department received several proposals on March 21, 2012, and, of those proposals, five firms were short-listed and were invited for interviews at the

Town's Development Services Building. The five short-listed firms were Hill International, Inc., Berg & Associates, Inc., Parsons, Simon Wong Engineering and Harris & Associates. An interview panel was formed that included staff from Sanbag, City of Victorville's Engineering Department, Dokken Engineering (project's design engineer) and Town of Apple Valley. This panel rated both the proposals and the interviews based on criteria set forth on the RFP document. The Evaluation Criteria included the following:

- Overall Approach to Project;
- Capabilities of Firm/Team;
- Qualifications and Availability of Proposed Staff;
- Project Understanding and Approach;
- Ability to meet Contract Requirements.

After extensive analysis, evaluation and consultations, on April 16, 2012, the Engineering Department selected Parsons as the prime consultant for this project. While all five firms interviewed submitted strong proposals, it was the actual interviews that distinguished Parsons from the other four firms. Parsons brought with them staff members that had been in the design team and, therefore, have an extensive knowledge of this project as well as staff with extensive experience with the Department of Local Assistance at Caltrans District 8. Further, Parsons offered a significant list of cost saving solutions that may be incorporated as the design team (Dokken Engineering) finalizes the plans.

The process to rank the top five firms was difficult and extensive since each of the finalists was highly qualified and had presented detailed work plans and very qualified and 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 the project since its inception (both as design team and as government agency staff);
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 the scope of work needed to be adjusted due to:

- Funding source – Local funds will be used for this contract, therefore, all the Caltrans required processing won't be necessary;

- A Cooperative Agreement between San Bernardino County and the Town of Apple Valley to combine the Yucca Loma Bridge segment with the Yates Road segment into one construction contract.

After the necessary scope of work revisions, and conclusion of staff and Parsons' negotiation efforts, a final price of \$3,900,507.00 was reached.

For all the reasons mentioned above, Staff recommends that Parsons be awarded the contract for the Construction Management services for the combined Yucca Loma Bridge and Yates Road. Contract documents are not attached due to their size. However, they are available for review at the Town Clerk's office and will be available in the City Council Chambers at the October 9, 2012 meeting.

### FISCAL IMPACT:

Of the \$3,900,507 project total, \$94,056.25 will be funded by Traffic Impact Fees and \$3,806,450.75 will be funded utilizing bond proceeds of the Successor Agency.

### Vicinity Map

Not to Scale

