

FRANK T. MARTINEZ
City Clerk

KAREN E. KALFAYAN
Executive Officer

When making inquiries
relative to this matter
refer to File No.

CITY OF LOS ANGELES

CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

Office of the
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 978-1043
General Information - (213) 978-1133
Fax: (213) 978-1040

CLAUDIA M. DUNN
Chief, Council and Public Services Division
www.cityclerk.lacity.org

07-2803

October 18, 2007

Board of Public Works
Office of the Mayor
City Administrative Officer
Chief Legislative Analyst
City Attorney (w/bluesheet)
Bureau of Engineering

RE: PROPOSED AMENDMENT NO. 1 TO CONTRACT NO. C-102635 WITH SWINERTON MANAGEMENT AND CONSULTING, INC. FOR PROJECT MANAGEMENT AND CONSTRUCTION MANAGEMENT CONSULTING SERVICES FOR THE PROPOSITION F ANIMAL FACILITIES BOND PROGRAM

At the meeting of the Council held October 12, 2007, the following action was taken:

Attached report adopted	<u>X</u>
Attached motion (-) adopted	_____
Attached resolution adopted	_____
FORTHWITH	_____
Mayor concurred	_____
To the Mayor FORTHWITH	_____
Motion adopted to approve communication recommendation(s)	_____
Motion adopted to approve committee report recommendation(s)	_____
Findings adopted	_____
Negative Declaration adopted	_____
Categorically exempt	_____
Set for Hearing	_____

Frank T. Martinez

City Clerk
OS

20

TO THE COUNCIL OF THE
CITY OF LOS ANGELES

Your

PUBLIC WORKS COMMITTEE

reports as follows:

PUBLIC WORKS COMMITTEE REPORT relative to proposed Amendment No. 1 to Contract No. C-102635 with Swinerton Management and Consulting, Inc. (Swinerton) for project management and construction management consulting services for the Proposition F Animal Facilities Bond Program.

Recommendation for Council action:

AUTHORIZE the President of the Board of Public Works (Board) to execute Amendment No. 1 to Contract No. C-102635 with Swinerton to extend the contract term for four years from September 1, 2007 through August 31, 2011, subject to the approval of the City Attorney.

Fiscal Impact Statement: The City Administrative Officer (CAO) reports that proposed Amendment No. 1 to Contract No. C-102635 with Swinerton to extend the contract term has no fiscal impact on the General Fund. These services are paid by the Proposition F General Obligation Bond.

SUMMARY

At its meeting on October 3, 2007, your Committee considered an August 29, 2007 CAO report relative to proposed Amendment No. 1 to Contract No. C-102635 with Swinerton for project management and construction management consulting services for the Proposition F Animal Facilities Bond Program. According to the CAO, in November 2000, the voters approved Proposition F, which authorized the issuance of \$532.6 million in General Obligation Bonds to finance the construction of eight animal shelters and 20 fire facilities throughout the City. Of the \$532.6 million approved by the voters, \$154.1 million was approved for the animal facilities.

On January 18, 2002, Council initially approved Contract No. C-102635 with Swinerton for a term through August 31, 2007 with expenditures not to exceed \$5.5 million (Council File No. 01-2607). The purpose of the contract is to provide Program Management/Construction Management (PM/CM) services to the Animal Bond Program. Swinerton was selected through a Request for Proposals (RFP) process in 2001.

Though most of the Animal Bond Projects will be completed during Fiscal Year (FY) 2007-08, the proposed South Los Angeles Animal Shelter (Council File No. 06-1784 et al.) is not expected to be completed until sometime close to 2011. Therefore, the Bureau of Engineering (BOE) is requesting a four-year extension of the PM/CM contract with Swinerton, from September 1, 2007 through August 31, 2011. There is no change in the scope of work or compensation in connection with Contract No. C-102635.

Next, the CAO stated that Swinerton has six primary support duties:

- a. Program Management Support- Developing a program delivery strategy to

streamline and/or speed the design and construction process.

- b. Program Management Control Systems- Developing a program-wide work breakdown structure to provide a common means of coding and defining individual projects and cost categories; reviewing and validating original budget and schedule assumptions; developing and maintaining a master program schedule summarizing key design, approval, bid, construction and occupancy milestones for projects; and preparing independent construction cost estimates from schematic design to design development through to construction documents.
- c. Design Management Support- Assisting in the update of existing City design guidelines; and, performing reviews of design documents at specific milestones to provide construction and value engineering comments.
- d. Construction Management Support- Developing a construction document tracking system to track and record all construction management activities; assisting in the bidding of construction contracts; and, developing a change order tracking system.
- e. Post Occupancy Support- Assisting in resolving any post-occupancy problems related to construction and building systems; and, providing construction support for resolving minor construction-related problems.
- f. Program Management Plan- Assisting in the creation of a program management plan to define roles and responsibilities of each of the stakeholders, define the goals and objectives for the Bond Program.

To date, \$3.33 million of the \$5.50 million contract ceiling has been expended on the Swinerton contract. The BOE anticipates that maximum expenditures to Swinerton through August 2008 will total \$700,000. In the three subsequent years covered by Amendment No. 1, anticipated maximum annual expenditures are expected to be \$350,000, \$350,000 and \$400,000 respectively. Further, as the Animal Bond Program winds down and begins to de-staff, it is expected that the BOE will increase its utilization of Swinerton's services to address short-term PM/CM spikes and other workload needs on an as-needed basis.

After further consideration and having provided an opportunity for public comment, the Committee moved to recommend approval Amendment No. 1 to Contract No. C-102635 with Swinerton. This matter is now submitted to Council for its consideration.

Respectfully submitted,

PUBLIC WORKS COMMITTEE

MEMBER	VOTE
ROSENDAHL:	YES
ALARCÓN:	YES
SMITH:	YES

ARL
10/3/07
#072803.wpd



REPT.
ADOPTED

OCT 12 2007

LOS ANGELES CITY COUNCIL