



Construction Management, Inc.

ATTACHMENT 6

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January 21, 2025

Mr. Chris Crawford
City Engineer
Engineering & Building Department
City of Visalia
315 E. Acequia Ave
Visalia, CA 93291

RE: **City of Visalia – Rawhide Stadium Remodel Project - Fee Proposal**

Dear Chris,

Vanir is pleased to provide our proposal to provide Project & Construction Management and Constructability services for the **City of Visalia – Rawhide Stadium Remodel Project**. Below is our proposed services and fee.

Pre-Construction Phase Services

The project delivery method will be Design-Build.

Task #1 - Constructability & Coordination Plan Review: Experience has shown that the ability to reduce project costs is much greater early in the life of a project. Much of the opportunity is past once the contract is out for bid. Thus, technical plan review during the design phase is key to a successful project. Our review of the documents is designed to reduce errors, ambiguities, omissions, and conflicts prior to bid. Constructability reviews result in contractors using lower bid contingencies due to clearer bid documents, reduced change orders, fewer schedule impacts and are a key to claims avoidance. We will perform this service at either 90% or 100% CD's (the City to decide) with a back check to be performed after all comments have been addressed.

VANIR is not responsible for providing, nor does VANIR control, the Project design or the contents of the design and construction documents. By performing the reviews described herein, VANIR is not acting in a manner so as to assume responsibility or liability, in whole or in part, for all or any part of the Project design and design and construction documents. VANIR'S actions in reviewing the Project design and design and construction documents and in making recommendations as provided herein are advisory only to the CITY. The Engineer is not a third-party beneficiary of VANIR'S work described herein and the Engineer remains solely responsible for the contents of design drawings and design and construction documents. No warranty, either express or implied, is included or intended in this report.

Construction Phase Services (~ 14 months)

Vanir's assistant construction manager will be responsible for field implementation and review of contract work along with administration of documents and will establish and implement the required procedures between the City, the design architect, and the contractor. Success during the construction phase depends on the establishment and implementation of proper project controls systems along with the establishment of positive working relationships.

Task #1 – Document Control Procedures: Since this project’s delivery method is Design-Build, Vanir will assist in tracking of project documents including correspondence, submittals, request for information (RFI’s), architectural supplemental instructions (ASI’s), City directives, proposed change orders, change orders, payment requests, schedule updates and all other contractually required documents; and will file and log of said documents for potential issues.

Task #2 – Jobsite Meetings: Vanir’s team, in conjunction with the City, will attend regular virtual/jobsite/other progress meetings with the design-build-entity (DBE) to identify and resolve issues that may impact the progress of the project. Vanir will take notes for internal use only. Minutes provided by the DBE will be logged and filed.

Task #3 – Construction Observation (NOT Inspection – Inspection to be provided by the City): Our assistant construction manager will observe the construction effort for the City on a regular basis and report any deviations, defects or deficiencies that are observed in the work. We will work with the DBE in the timely resolution of identified issues to minimize time and cost impacts. Vanir will check in with the City inspectors to keep them informed, document any issues, make sure contractor is in compliance with the contract documents along with holding them accountable any issues that may arise.

Task #4 – Construction Progress Review: On a monthly basis Vanir will review the progress of construction with the contractor, observe work in place, identify properly stored materials and evaluate the percentage complete of each construction activity as indicated in the construction schedule. This will serve as data for input to the monthly update report which will be prepared and distributed to all appropriate parties. This report will reflect the contractor’s contractual progress and will be the basis for the monthly progress payment to the contractor.

Task #5 – Construction Schedule Update Reviews: Vanir will work with City and the DBE to develop a comprehensive phasing plan within the master schedule to implement an acceptable baseline schedule and schedule of values. Vanir will review the monthly progress schedule and provide a report identifying areas of non-compliance and possible areas of schedule concern. Vanir will enforce the schedule as the City has expressed there be ***no time extensions*** on this project.

Task #6 – Monthly Construction Payment Reports: Vanir will prepare and distribute the monthly construction payment reports which will be an integral function of the monthly schedule report. This report will reflect the total construction contract price, DBE’s payment to date, current payment requested, retainage and actual amounts owed for the current period. Vanir will monitor prevailing wage reports on a monthly basis to make sure the contractor is submitting the necessary information to DIR.

Task #7 – Change Order Processing System: Vanir will assist in the established City’s change order processing system. All owner requested changes will first be set forth in a document acceptable to the City/VCM outlining in detail the change. A request for proposal will be transmitted to the DBE by Vanir and a detailed breakdown of cost and time will be prepared by both the DBE and Vanir prior to negotiation of the change order. Vanir will evaluate the DBE’s proposed cost and will make a formal recommendation regarding acceptance of the proposal for a change order. The City of Visalia will then review internally with their own Change Order

committee and provide comments for approval, rejection, or additional information needed. Vanir will attend the change order committee meetings as needed to provide backup information the committee might need to assist in the decision.

Task #8 – Negotiation of Change Order Costs: Vanir, in conjunction with the City, will negotiate change order costs on behalf of the Owner. Vanir will advise the City of acceptability of price and time extension prior to the execution of any change order.

Task #9 – Claims Avoidance: Claims avoidance has the highest priority at Vanir, and we are proud of our record of performance in this area. Honest parties can have reasonable, justifiable disagreements over construction claims issues and still resolve these matters by maintaining a professional demeanor. Our team believes that disputes should be resolved at the earliest possible time and that they should be resolved fairly. When disputes do arise, our approach is to research the facts around the issue thoroughly, bring all parties involved to the table, discuss the matter and reach resolution. In our efforts to bring amicable resolution to disputes, we have used several alternative dispute resolution procedures such as Dispute Resolution Boards and Mediation.

Closeout Phase Services (~ 1 months)

Task #10 – Instruction Manuals & Training: Prior to the conclusion of construction, Vanir will work with the DBE to obtain all written material such as operations and maintenance manuals, warranties and guarantees for all equipment installed in the project. These will be transmitted by the DBE to the appropriate City staff for review prior to scheduling operations and maintenance training.

Task #11 – Record Documents: Vanir will perform coordination and expediting functions in connection with the DBE's obligation to provide "record" documents. Although the transmittal of final record documents takes place at the end of the project it is imperative that this activity be monitored from the beginning of construction to assure accurate documents are available.

Task #12 - Systems Training: Training will be incorporated into the contract documents for maintenance operations and custody staff. We will assist in the coordination of training for the opening of a new institution.

Proposed Fee:

Total amount to be billed on a time and material basis, not-to-exceed **\$221,150.00**, for services including the above items. Travel and office expenses for the duration of the project (noted above) are included in proposal. See attachments 1 – 2 for summary and breakdown of pre-construction and construction phase hours.

Telephone/virtual conferences are planned to be used to help reduce the need for travel. The start date for the above services is expected to be in February 2025, with construction commencing thereafter and closeout in April 2026.

Should you have any questions, please contact me @ (559) 647-5708.

Sincerely,
Vanir Construction Management, Inc.



Roy Magdaleno, CCM, Assoc. DBIA
Deputy Area Manager | Associate

Cc: Scott Murphy, Area Manager

Attachments (2)

Attachment 1

PROPOSED FEE SUMMARY

Phase 1

Rawhide Stadium	Base Proposal
<u>Pre-Construction Phase (1 Months)</u>	(see Attachment 2 for a detailed breakdown)
Project Management	\$ 2,410.00
Constructability Review	\$ 9,540.00
Reimbursables	\$ -
Pre-Construction Subtotal	\$ 11,950.00
<u>Bid/Award Sub-Phase</u>	
Bid Solicitation/Marketing	N/A
Pre-bid Conference	N/A
Bidder Questions	N/A
Addenda Assistance	N/A
Bid Opening & Evaluation	N/A
Bid/Award Subtotal	N/A
Phase 1 - Total	\$ 11,950.00

Phase 2

	Base Proposal
<u>Construction Phase (14 Months)</u>	(see Attachment 2 for a detailed breakdown)
Construction Management	\$ 190,555.00
CM Reimbursables	\$ 3,600.00
Construction Subtotal	\$ 194,155.00
<u>Closeout Phase (1 Months)</u>	(see Attachment 2 for a detailed breakdown)
Construction Management	\$ 14,745.00
Reimbursables	\$ 300.00
Closeout Subtotal	\$ 15,045.00
Phase 2 - Total	\$ 209,200.00
Total Phase 1 / Phase 2	\$ 221,150.00



Attachment 2

Rawhide - Construction Management (~15 months)																			
	Phase 1	Phase 2: Construction															Closeout		
		2025											2026						
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr		
Position	Rate		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	Tot. Hrs	Total Cost
CONSTRUCTION MGMT																			
Principal in Charge	\$265		2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	16	\$ 4,240
Deputy Area Manager	\$235		8	8	8	6	4	6	4	4	4	4	4	4	4	6	8	82	\$ 19,270
Constructability Reviewer	\$180							53										53	\$ 9,540
Asst. Construction Manager	\$150		60	60	60	60	60	60	98	98	98	98	98	98	98	98	84	1,228	\$ 184,200
Reimbrusables	1		\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300	\$ 3,900	\$ 3,900
Total Cost		\$ -	\$11,610	\$11,345	\$11,345	\$ 10,875	\$10,405	\$20,415	\$16,205	\$16,205	\$16,205	\$16,205	\$16,205	\$16,205	\$16,205	\$16,675	\$15,045	1,379	\$ 221,150

