

APPROVED

REPORT OF GENERAL MANAGER

NO. 06-178

JUN 21 2006

DATE June 21, 2006

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 1

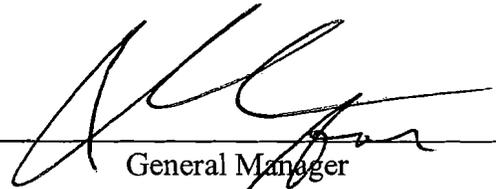
BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TAYLOR YARD PHASE II – NEW PARK DEVELOPMENT (#1202S)
(W.O. #E1904346) – CHANGE ORDER TO CONTRACT NO. 3165

J. Combs _____
H. Fujita _____
S. Huntley _____
B. Jensen _____

J. Kolb _____
F. Mok _____
K. Regan _____
*M. Shull _____

Chief M.S.



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Authorize a change order to add the scope of work as described in City Deductive Alternate No. 1 in an amount not to exceed \$260,000 for the Taylor Yard Phase II – New Park Development (#1202S) (W.O. #E1904346), Contract No. 3165, as outlined in the body of this report; and,
2. Authorize the Chief Accounting Employee to encumber funds in the amount of \$260,000 from the following fund and account numbers:

<u>Funding Source</u>	<u>Ded. Alt.</u>	<u>Change Order No.</u>	<u>Fund/Dept./Acct. No.</u>	<u>Not to Exceed Amount</u>
State of California	#1	#26	205/88/YM04	\$ 260,000

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SUMMARY:

On September 21, 2005, the Board approved the award of a construction contract in the amount of \$7,639,100 to Los Angeles Engineering, Inc., under Board Report No. 05-237 for construction of the Taylor Yard Phase II – New Park Development (#1202S) (W.O. #E1904346), located at 1900 N San Fernando Road, Los Angeles, CA 90065-1266. Contract No. 3165 was executed on October 20, 2005. This project (Phase II) provides for the development of the 40-acre State-owned park site. The City of Los Angeles has leased 20 acres of the Taylor Yards property through a lease agreement with the State. The State of California Parks and Recreation plans were included as part of this bid package. The State's plans were listed as a separate bid item in the documents and will be funded through a grant agreement with the State of California's Department of Parks and Recreation that was previously approved by this Board on June 1, 2005 (Board Report No. 05-148).

A total of (7) City Deductive Alternates were not exercised in the original contract due to an estimated funding shortfall and are listed below.

1. Four Basketball Courts and Two Tennis Courts including, Lighting, Fencing, and Bleachers (Deductive Alternate No.1 – \$210,000)
2. Sports field lighting for the Multi-Purpose Synthetic Turf Field (Deductive Alternate No.2 - \$80,000)
3. Sports field lighting for the four junior soccer fields (Deductive Alternate No.3 - \$174,000)
4. Sports field lighting for the baseball and softball fields (Deductive Alternate No.4 - \$140,000)
5. Children's Play Area (Deductive Alternate No.5 - \$300,000)
6. Splash Pad (Deductive Alternate No.6 - \$200,000)
7. Park Office/Community Building (Deductive Alternate No.7 - \$850,000)

Since the original contract award, funding was identified and the exercise of City Deductive Alternate Nos. 2, 3, 4, 5, and 6 was awarded as authorized under Board Report No. 06-17. The price of the remaining City Deductive Alternate Nos. 1 and 7 as listed in the bid were guaranteed by contract for 120 days after execution from the date of the contract and expired on February 17, 2006.

Staff is now in the process of re-negotiating the price of City Deductive Alternate No. 1 and confirmed that the price will not exceed \$260,000. This represents a proposed increase of \$50,000 or 23.8% from the price submitted in the original bid. The price increase is due mainly to escalation of prices on concrete and steel.

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On August 11, 2004, the Board accepted \$1,500,000 from the State of California's Department of Parks and Recreation (Agreement No. C-2004026) for change order work pertaining to soil remediation performed during the Taylor Yard Park Grading Project (W.O. # E1904346), Contract No. 3144 (Board Report No. 04-254). On April 11, 2006, the State amended the agreement to increase the reimbursement to the City from \$1,500,000 to \$2,153,015.62 for the change order work pertaining to soil remediation performed under Contract No. 3144. Staff is now recommending award of the scope of work as described in City Deductive Alternate No. 1 (four basketball and two tennis courts) through the use of a portion of the aforementioned funds.

The project has been in construction for approximately seven (7) months and the contractor has completed approximately 60% of the work with no significant issues. Staff is not recommending award of Deductive Alternate No. 7 at this time and is exploring other building options such as a temporary trailer facility or a prefabricated building which could be constructed at a reduced cost. Staff will report back to the Board with status and recommendations at a future date.

The completion of the project, which is scheduled for March 21, 2007, will not be impacted by the addition of this work.

FISCAL IMPACT STATEMENT:

Assessments of the future operations and maintenance costs have yet to be determined and will be requested in future budget submittals.

Prepared by Michael A. Shull, Superintendent, Planning and Development.