

APPROVED
AUG 20 2008

REPORT OF GENERAL MANAGER

NO. 08-230

DATE August 20, 2008

~~BOARD OF RECREATION
and PARK COMMISSIONERS~~

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ECHO PARK BUILDING RENOVATION, ALSO KNOWN AS ECHO PARK POOL AND BATHHOUSE PROJECT (W.O. #E170388F) – FINAL ACCEPTANCE

R. Adams _____	J. Kolb _____
H. Fujita _____	F. Mok _____
S. Huntley _____	K. Regan _____
V. Israel _____	M. Shull _____

MS for MS

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the final acceptance of work performed by Tobo Construction, Inc., under Contract No. 3158, for the Echo Park Building Renovation, also known as Echo Park Pool and Bathhouse Project (W.O. #E170388F) as outlined in the body of this report;
2. Authorize the Department's Chief Accounting Employee to release all retention monies held under Contract No. 3158 to Tobo Construction, Inc., within 35 calendar days after acceptance by the Board; and
3. Authorize the Board Secretary to furnish Tobo Construction, Inc., with a letter of completion.

SUMMARY:

The construction contract for the Echo Park Building Renovation, also known as Echo Park Pool and Bathhouse Project (W.O. #E170388F) was awarded to Tobo Construction, Inc., on June 1, 2005 (Board Report No. 05-155), in the amount of \$4,226,700. The project is located at 1419 Colton Street, Los Angeles, California, 90026. Plans for the project were prepared by Frank R. Webb Architects, and called for removal of the existing roof structure including skylights, mechanical systems, and lighting; installation of the new roof structure including skylights;

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installation of glass and glazing above the perimeter concrete walls; installation of new Heating and Ventilation Air Conditioning (HVAC) system; improvements to the electrical system; and improvements to the bathhouse and parking for disabled access.

The Bureau of Engineering (BOE), Construction Management, completed the construction management of the project under the Recreational and Cultural Facilities Program. The facility was opened to the public on May 29, 2008.

On May 21, 2008, the City Engineer was authorized by the Board to negotiate change orders, in a not-to-exceed amount of \$651,000, which would result in total project change orders exceeding 25% percent of the original contract amount (Board Report No. 08-129). As a result, a total of 31 Change Orders were finalized in the amount of \$646,339. The project was completed with a grand total of 73 Change Orders issued in the amount of \$1,687,228.25 or 39.9% of the base contract. The final contract amount, including the Change Orders, is \$5,913,928.25.

The BOE has consulted with the Office of Contract Compliance concerning the status of the labor compliance requirements and Affirmative Action requirements on the project. There are no outstanding wage violations and Tobo Construction, Inc., is in compliance.

FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the Department's General Fund. The costs for operations of the facility are already included in the Department's Fiscal Year 2008-09 operating budget for Pool facilities, as services for a year-round pool were previously provided at a temporary facility and the funding has continued but will be used for the new facility.

This report was prepared by Cathie Santo Domingo, Recreational and Cultural Facilities Program; and Jose Medallo, Construction Management Division, Bureau of Engineering. It was also reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer, Bureau of Engineering; and Michael A. Shull, Superintendent, Planning and Development Division, Department of Recreation and Parks.