

APPROVED

REPORT OF GENERAL MANAGER

FEB 06 2008

NO. 08-31

DATE February 6, 2008

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: FIELD OF DREAMS - FIELD HOUSE (ALSO KNOWN AS GAFFEY STREET - FIELD OF DREAMS) (#1717D) (W.O. #E170961F) - FINAL ACCEPTANCE

R. Adams _____	J. Kolb _____
H. Fujita _____	F. Mok _____
S. Huntley _____	K. Regan _____
V. Israel _____	*M. Shull <i>M. Shull</i>

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the final acceptance of work performed under Contract No. 3207 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. 3207 to TOBO Construction, Inc., 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 Field of Dreams – Field House Restroom Facility (W.O. #E170961F) project was awarded to TOBO Construction, Inc., on March 7, 2007 (Board Report No. 07-57), in the amount of \$748,000.00. The project, which is located at West 150 Westmont Drive, San Pedro, CA 90731, was completed on January 16, 2008. Plans for the project were prepared by the Bureau of Engineering (BOE), Architectural Division, and called for the construction of a new restroom facility. The structure is a one-story 1,200 square-foot field house restroom facility that consists of eight unisex and two disabled access toilet stalls with four lavatories. Improvements included the installation of a walkway, several parking spaces in

REPORT OF GENERAL MANAGER

PG. 2 NO. 08-31

conformity with the American with Disabilities Act, and irrigation and landscaping work. The facility is for the convenience of the park patrons, attendees and participants in sports activities and community gatherings. The site is a former landfill, under the ownership of the Department of Public Works, Bureau of Sanitation (BOS), which will be transferred to the Department of Recreation and Parks (RAP) when the landfill closure construction is complete. The property is being utilized by RAP under a Memorandum of Understanding with BOS, executed May 23, 2001, for a 50-year term.

BOE's, Construction Management Division provided the construction management services for the project under the Proposition K Program. The facility is anticipated to be opened to the public on March 17, 2008. The official opening date of the facility was selected by the Department to be concurrent with the start of the baseball season.

BOE has informed RAP that this project was completed with nine (9) change orders issued in the amount of \$89,385.17 or 11.95% percent of the base contract. The final contract amount including the change orders is \$837,385.17.

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

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund as the costs for operation of the facility are already included in the Department's 2007 - 2008 operating budget.

This report was prepared by Ejike Mbaruguru, Recreational and Cultural Facilities Program, and Melvin Agagas, Construction Management Division, Bureau of Engineering. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; Deborah Weintraub, Acting Chief Deputy City Engineer, Bureau of Engineering; and Michael A. Shull, Superintendent, Planning and Development, Department of Recreation and Parks.