

APPROVED
JAN 23 2008

REPORT OF GENERAL MANAGER

NO. 08-17

DATE January 23, 2008

C.D. 6

BOARD OF RECREATION
and PARK COMMISSIONERS

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SUBJECT: MARSON POCKET PARK (#1244A) (W.O. #E1904754) – FINAL ACCEPTANCE

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

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the final acceptance of work performed under Contract No. 3190 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. 3190 to Thomsen Landscape, 35 calendar days after the acceptance by the Board; and,
3. Authorize the Board Secretary to furnish Thomsen Landscape with a letter of completion.

SUMMARY:

The construction contract for the Marson Pocket Park project (#1244A) (W.O. #E1904754) was awarded to Thomsen Landscape on July 12, 2006 (Board Report No. 06-191), in the amount of \$497,400. The project, which is located at 15262 Marson Street, Panorama City, CA 91402, involved the construction of a new pocket park, approximately 8,700 square feet in size, featuring a children's playground on rubberized resilient surface, drinking fountain, picnic tables, benches, perimeter security fencing and gates, security lighting, landscaping and irrigation. The construction was completed on August 27, 2007, and a dedication ceremony was held on September 29, 2007.

The development and construction of the project were fully funded by a testamentary gift from the Anna H. Bing Living Trust.

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The Bureau of Engineering (BOE), Architectural Division performed the project management tasks, and the BOE Construction Management Division performed the construction management tasks. Cornerstone Studios, Inc., is the consultant Landscape Architect of Record and provided design and construction administration services.

BOE has informed the Department that this project was completed with four (4) change orders issued in the amount of \$33,084.37, or 6.7% of the awarded contract amount. The final contract amount, including the change orders, is \$530,484.37.

Department staff 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 Thomsen Landscape is in compliance.

FISCAL IMPACT STATEMENT:

The new Marson Pocket Park will be maintained and operated primarily by the Los Angeles Neighborhood Land Trust (LANLT) through a Maintenance and Operation Agreement between the Department and LANLT; however, the Department is required to provide supplemental maintenance and operational support to LANLT, as necessary, to ensure the park is maintained and operated as a "First Class Park," pursuant to the Department's MOU with the Anna H. Bing Living Trust. Furthermore, in the event LANLT is no longer able to fulfill its contractual obligation, the Department would assume responsibility until a replacement agency is identified. Therefore, a small budget for part-time maintenance is included in the Department's current General Fund annual budget appropriation. The Department also intends to provide future supplementary maintenance and/or operations support to LANLT in the event of unanticipated occurrences that require such assistance from the Department. As previously indicated, the construction costs were fully paid for by a gift from the Anna Bing Trust.

Report prepared by Paul Tseng, Project Manager, Bureau of Engineering, Architectural Division. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; Bradley Smith, Chief Deputy City Engineer, Bureau of Engineering; and Michael Shull, Superintendent, Planning and Development Division, Department of Recreation and Parks.