

APPROVED

REPORT OF GENERAL MANAGER

NO. 08-110

MAY 7 2008

DATE May 7, 2008

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 1, 8, & 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LINCOLN PARK RECREATION CENTER - ADDITION TO THE EXISTING UNIVERSAL ACCESS PLAYGROUND (#1213L) (W.O. #E1904598); HAZARD PARK RECREATION CENTER - UNIVERSAL ACCESS PLAYGROUND (#1203L) (W.O. #E1904592); AND MARTIN LUTHER KING, JR. THERAPEUTIC RECREATION CENTER - UNIVERSAL ACCESS PLAYGROUND (#1204L) (W.O. #E1904589) - CONTRACT NO. 3202 - FINAL ACCEPTANCE

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

Om for MS

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the final acceptance of work performed under Contract No. 3202 as outlined in the body of this report;
2. Authorize the Board Secretary to furnish Malibu Pacific Tennis Courts, Inc., with a letter of completion; and,
3. Authorize the Department's Chief Accounting Employee to release all retention monies held under Contract No. 3202 to Malibu Pacific Tennis Courts, Inc., 35 calendar days after the acceptance by the Board.

SUMMARY:

The construction contract was awarded to Malibu Pacific Tennis Courts, Inc., on December 13, 2006 (Board Report No. 06-352), in the amount of \$1,174,600, for the construction of the following three universal access playground (UAP) projects:

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1. Lincoln Park Recreation Center (Lincoln) - Addition To The Existing Universal Access Playground (#1213L) (W.O. #E1904598) project, located at 3501 Valley Boulevard, Los Angeles, in Council District 1 (contract award amount is \$64,800);
2. Hazard Park Recreation Center (Hazard) - Universal Access Playground (#1203L) (W.O. #E1904592) UAP, located at 2230 Norfolk Street, Los Angeles, in Council District 14 (contract award amount is \$514,000); and,
3. Martin Luther King, Jr. Therapeutic Recreation Center (MLK, Jr.) - Universal Access Playground (#1204L) (W.O. #E1904589) UAP, located at 3916 S. Western Avenue, Los Angeles, in Council District 8 (contract award amount is \$595,800).

The UAP scope involved the fabrication and installation of water-spouting elephant sculptures at the existing Lincoln UAP and the construction of new universally accessible playgrounds, complete with benches, drinking fountains, landscaping and irrigation at Hazard Park and MLK, Jr. Therapeutic Recreation Center.

The construction activities of the three UAP projects were completed in sequence: The Hazard Park UAP project was completed first on July 12, 2007, followed by the completion of the Lincoln Park UAP Addition project on September 6, 2007, and finally the MLK, Jr. UAP project was completed on March 20, 2008. The Lincoln Park UAP Addition project was completed with no change orders; the final contract amount was \$64,800. The Hazard Park UAP project was completed with one change order issued in the amount of \$1,980; the final contract amount was \$515,980. On October 17, 2007, the Board approved partial acceptance of work performed under Contract No. 3202 (Board Report No. 07-242) for the completion of Hazard Park UAP and Lincoln Park UAP Addition projects, while the construction of MLK, Jr. UAP project was in progress. Subsequently, retention monies in the amount of \$58,078 (retention monies withheld in an amount equal to 10% of the total contract amount, or \$6,480 and \$51,598 for Lincoln Park UAP and Hazard Park UAP projects, respectively) were released to Malibu Pacific Tennis Courts, Inc. on November 19, 2007. The new universally accessible playground at Hazard Park and the new water features at Lincoln Park UAP have since been open to the public.

On November 20, 2007, a fire accident (allegedly caused by homeless in the park) occurred at the MLK, Jr. UAP jobsite. The new playground equipment and metal fencing damaged by the fire was repaired and/or replaced under the Contractor's insurance, and the playground was completed on February 15, 2008. However, the adjacent restroom building and bleachers (immediately outside the construction area) also suffered substantial fire damage. Bureau of Engineering (BOE) negotiated with the Contractor and issued two change orders for all the necessary repair/replacement work for the restroom building and the bleachers, which was completed on March 20, 2008. The MLK, Jr.

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UAP project was completed with five change orders issued in the amount of \$72,825, or 12% of the awarded contract amount. The final contract amount, including the change orders, is \$668,625. It should be noted that as a result of the aforementioned fire accident, Change Order No. 4 was issued in the amount of \$14,755 to repair the restroom building; and Change Order No. 5 was issued in the amount of \$18,873 to replace the bleachers. The remaining three change orders amounted to \$39,197, or 6.6% of the awarded contract amount.

The majority of funding for all three UAP projects was provided by the Proposition 40 grant; in addition, Hazard UAP project received Capital Improvement Expenditure Program (CIEP) funds while MLK, Jr. UAP project received CIEP and Proposition 12 funds. The details of funding sources utilized for this project were outlined in Board Report No. 06-352.

The Architectural Division of BOE performed the project management, schematic design and construction administration tasks, while the BOE Construction Management Division performed the construction management services for the projects. Cornerstone Studios, Inc., completed the final construction documents for the Hazard UAP and MLK, Jr. UAP projects.

BOE has consulted with the Office of Contract Compliance concerning the status of the labor compliance requirements and Affirmative Action requirements on the projects and there are no outstanding wage violations, and Malibu Pacific Tennis Courts, Inc., is in compliance.

FISCAL IMPACT STATEMENT:

The majority of funding for the Lincoln UAP, Hazard UAP and MLK, Jr., UAP projects was provided by the Proposition 40 grant; in addition, Hazard UAP project received CIEP funds while MLK, Jr., UAP project received CIEP and Proposition 12 funds. Therefore, there was no impact to the Department's General Fund. The operation and maintenance costs of the new UAP facilities at Lincoln Park, Hazard Park and MLK, Jr. Therapeutic Recreation Center are already included in the Department's current General Fund annual budget appropriation.

This report was prepared by Paul Tseng, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program; Ara Kasparian, Acting Deputy City Engineer, and Michael A. Shull, Superintendent, Planning and Development Division, Department of Recreation and Parks.