

APPROVED
NOV 07 2008

REPORT OF GENERAL MANAGER

NO. 08-292

DATE November 7, 2008

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ORCUTT RANCH – REFURBISHMENT OF BUILDINGS AND GROUNDS,
(W.O. #E170211F) – REQUEST TO INCREASE CHANGE ORDER LIMIT ON
CONTRACT NO. 3213

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

One for 11-5

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board authorize the City Engineer to negotiate change orders, in a not-to-exceed amount of \$154,927.25, which will result in total project change orders exceeding 25 percent (25%) of the original contract amount, up to a total of 35% of the original contract amount, as outlined in the body of this report.

SUMMARY:

On April 19, 2007, the Board awarded Contract No. 3213 in the amount of \$1,696,155 to L.A. Builders, Inc., for the Orcutt Ranch – Refurbishment of Buildings and Grounds, Americans with Disabilities Act (ADA) Access Improvements (W.O. #E170211F) project, located at 23600 Roscoe Boulevard, West Hills, CA 91304 (Board Report No. 07-90).

At the time of award, there were insufficient funds available to award the additive bid alternates and therefore, seven of the eight additive alternates were excluded from the contract. At a later date, Quimby/Park fees collected in the Fiscal Year 2004-2005 became available and were proposed to fund the additive alternates.

On July 11, 2007, the Board approved a request to allocate and transfer \$418,951 in Quimby/Park fees for the Orcutt Ranch – Refurbishment of Buildings and Grounds, ADA Access Improvements project (Board Report No. 07-163); and authorized the Bureau of Engineering's (BOE) Project Manager to negotiate a change order, in a not-to-exceed amount of

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\$431,644 to Contract No. 3213 for additional work related to the additive alternates that were previously excluded from the project.

These events led to the creation of Change Order No. 1. The Additive Alternate that was added was the renovation of the existing historical barn (Additive Alternate #1) as described in Board Report No. 07-90. The cost of this change order was based on the contractor's original additive alternate bid amount of \$376,000, which is 22.2% of the original contract award total. The remaining \$55,644 was to remain as a contingency for construction.

To date, the contract amount is \$2,161,454, which includes the base bid amount of \$1,696,155 and twenty-seven (27) executed change orders, totaling \$465,299, which equal 27.43% of the base bid for approved changes. It is anticipated that the cost of additional change orders will not exceed \$154,927.25 which will increase the change order total up to a maximum of 35% of the original base contract amount. Sufficient funds are available in the construction funds appropriated for the project to cover the remaining change orders.

FISCAL IMPACT STATEMENT:

There is no anticipated fiscal impact to the Department's General Fund as the project's construction costs will be fully funded by Proposition K and Quimby fees which have already been collected and are available for allocation to this park project.

This report was prepared by Jaime Contreras, Project Manager, Recreation and Cultural Facilities Program, Bureau of Engineering. 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.