

APPROVED

REPORT OF GENERAL MANAGER

NOV 04 2009

NO. 09-275

DATE November 4, 2009

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ORCUTT RANCH - REFURBISHMENT OF BUILDINGS AND GROUNDS,  
AMERICANS WITH DISABILITIES ACT ACCESS IMPROVEMENTS  
(W.O. #E170211F) - 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Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

That the Board:

1. Approve final acceptance of the work performed by L.A. Builders, Inc., under Contract No. 3213, the Orcutt Ranch - Refurbishment of Buildings and Grounds Americans with Disabilities Act (ADA) Access Improvements (W.O. #E170211F) 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. 3213 to L.A. Builders, Inc., 35 calendar days after acceptance by the Board; and,
3. Authorize the Board Secretary to furnish L.A. Builders, Inc., with a letter of completion.

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, ADA Access Improvements (W.O. #E170211F) project. The project site is located at 23600 Roscoe Boulevard, West Hills, CA 91304 (Report No. 07-90).

Plans for the project were prepared by the Architectural Division of the Bureau of Engineering. The design called for the installation of a new perimeter fence and wrought iron entry fence to replace existing; a new irrigation system to replace the existing in the orchard and community gardens;

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grading and drainage improvements at the park entry, around buildings and in the stream area; installation of decomposed granite and gravel paths with markers for new trails; additional plantings at the orchard, stream area and various locations; installation of new walkways and security lighting adjacent to existing buildings; installation of new site furnishings, including a kiosk, benches, waste receptacles and signage; and the creation of an ADA accessible restroom and improvements to the existing parking area to provide an ADA accessible parking.

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 Project Manager to negotiate a change order, in an amount not-to-exceed \$418,951 to add bid Additive Alternate # 1 (the renovation of the existing historical barn) to the project.

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 \$42,951 was to remain as a contingency for construction.

On November 7, 2008, the Board authorized the City Engineer (Board Report No. 08-292) to negotiate change orders, in an amount not-to-exceed \$154,927.25, up to a total not to exceed 35% of the original contract amount or \$593,654.

The project was completed with a total of 56 Change Orders issued in the amount of \$535,959 or 31.59% of the original contract. The final contract amount, including the Change Orders, is \$2,232,114.

The Bureau of Engineering (BOE), Construction Management, completed the construction management of the project under the Recreational and Cultural Facilities Program. The facility has remained accessible to the public during construction.

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 known outstanding wage violations at this time and L. A. Builders, 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 2009-2010 operating budget for facilities.

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This report was prepared by Jaime Contreras, Recreational and Cultural Facilities Program; and Gary Halajian 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.