

APPROVED

REPORT OF GENERAL MANAGER

NO. 10-284

NOV 03 2010

DATE November 3, 2010

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BANDINI CANYON TRAIL PARK (#1200A) (W.O. #E1906001) – FINAL ACCEPTANCE

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|------------|-------|-----------|-----------|
| R. Adams | _____ | F. Mok | _____ |
| H. Fujita | _____ | K. Regan | _____ |
| S. Huntley | _____ | *M. Shull | <u>MS</u> |
| V. Israel | _____ | | |

Ray Adams
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the final acceptance of work performed under Contract No. 3266, for the Bandini Canyon Trails (#1200A)(W.O.#E1906001) project, as outlined in the Summary of this Report;
2. Authorize the Department's Chief Accounting Employee to release all retention monies held under Contract No. 3266 to Bitech Construction Co., Inc. (Bitech Construction), immediately after the acceptance by the Board; and,
3. Authorize the Board Secretary to furnish Bitech Construction with a letter of completion.

SUMMARY:

The construction contract was awarded to Bitech Construction on November 7, 2008, in the amount of \$1,441,619.92, for the construction of the Bandini Canyon Trail Park, located at 417 N. Meyler Street, San Pedro, CA 90731 (Board Report No. 08-294).

The project involved the construction of a 4.9-acre park with nature hiking trails, playground, landscaping, irrigation, perimeter security gates and fencing, security lights, seating areas, interpretive signage and drinking fountains. Due to the State's financial crisis, the Proposition 40 funds allocated to the project were frozen in December 2008, which delayed the execution of the

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construction contract awarded by the Board in November 2008. Upon the City Council's approval to use the City's Public Works Trust Fund account to provide emergency cash flow loans to fund the construction, the contract with Bitech Construction was executed on April 17, 2009. Construction commenced on May 19, 2009 and was completed on August 18, 2010. A dedication ceremony, hosted by Councilmember Janice Hahn of Council District Fifteen, was held on August 19, 2010.

The development and construction of the Bandini Canyon Trail Park project was funded by Proposition 40 Urban Park, Proposition 40 Per Capita, Proposition 40 Roberti-Z'berg-Harris, Community Development Block Grant (CDBG), and Quimby.

The Bureau of Engineering (BOE), Architectural Division performed the overall project management tasks and coordination with the Los Angeles Neighborhood Initiative (LANI), who provided services to complete community outreach efforts, securing CDBG funds, and collaborated with the Department for the Proposition 40 Urban Park grant application. LANI also hired and coordinated with its consultants, RRM Design Group (of San Luis Obispo, CA) and Berg & Associates, Inc. (of San Pedro, CA), who provided design and construction management services, respectively, for the project.

The project was completed with 33 Change Orders (four of which were credit Change Orders, with the credit due to the City), issued in a total amount of \$245,180.83, or 17% of the awarded contract amount. The final contract amount, including the Change Orders, is \$1,686,800.75. Some of the major change order work involved:

1. Unforeseen site conditions that required removal of buried construction debris, additional grading, and importation of certified fill.
2. Modifications to grading and design to accommodate the future street elevation according to the proposed Marshall Court street improvement plans.
3. Removal of the illegal improvements by the adjoining property owners that encroached onto the park property.

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 outstanding wage violations, and Bitech Construction is in compliance.

FISCAL IMPACT STATEMENT:

The project was fully funded by the above listed funds specially identified and approved for this project. Therefore, there is no impact to the Department's General Fund for the development and construction of the project. The operations and maintenance costs of the new facility are already included in the Department's current General Fund annual budget appropriation

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