

**APPROVED**  
**DEC 14 2011**

REPORT OF GENERAL MANAGER

NO. 11-314

DATE December 14, 2011

BOARD OF RECREATION  
and PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VAN NUYS SHERMAN OAKS PARK – EAST VALLEY MULTIPURPOSE CENTER (PRJ1580A) (W.O. #E1700475) PROJECT – FINAL ACCEPTANCE

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>[Signature]</i></u>
V. Israel	_____	N. Williams	_____

*[Signature]*  
General Manager

Approved *[Signature]*

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve the final acceptance of work under Contract No. 3272, with Ford E.C., Inc., 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. 3272 to Ford E.C., Inc., upon acceptance by the Board; and,
3. Authorize the Board Secretary to furnish Ford E.C., Inc., Contract No. 3272, with a letter of completion.

SUMMARY:

The construction contract for the Van Nuys Sherman Oaks Park - East Valley Multipurpose Center (PRJ1580A) (W.O. #E1700475) project was awarded to Ford E.C., Inc., on December 11, 2008 (Board Report No. 08-323), in the amount of \$9,423,000. The project, which is located at 5056 Van Nuys Boulevard, Sherman Oaks, California 91403, provided for the demolition of two existing buildings, totaling 8,306 square feet, and the construction of three new buildings, totaling 17,319 square feet. The first new building, with an area of 7,707 square feet will be used for multipurpose activities. The second building is 5,025 square feet, and will house the administration staff. The third building is 4,587 square feet and will be utilized for fitness programs and classrooms.

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Ford E.C., Inc. started construction on February 2, 2009. Construction is now 100% complete. On May 16, 2011, the Department of Building and Safety issued the Certificate of Occupancy for the subject project. On May 18, 2011, the Department of Recreation and Parks (RAP) took possession of the facility. On August 3, 2011, the Board of Recreation and Park Commissioners (Board) approved a Partial Acceptance (Board Report No.11-212) of the project. The facility has since been opened to the public. Subsequently, the grand opening dedication was held on October 27, 2011.

The Department of Public Works, Bureau of Engineering (BOE) has informed RAP that this project was completed with a total of fifty-seven (57) Change Orders being issued for a total of \$782,819 or 8.3% of the base contract amount. The final contract amount is \$10,205,819. The project was completed within the overall available budget. It is now recommended that the project be fully accepted, and retention released in accordance with contract requirements.

The construction of the project was funded by the Municipal Improvement Corporation of Los Angeles (MICLA) funds appropriated through the 2007-08 budget of the Capital Improvement Expenditure Program – Municipal Facilities. The details of funding sources utilized for this project were outlined in Board Report No. 08-323.

BOE has consulted with the Department of Public Works, 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 Ford E.C., Inc. is in compliance.

### FISCAL IMPACT STATEMENT:

Approximately \$62,000 a year will be requested through the coming budget process to maintain this facility. This amount will cover cost for a Gardener Caretaker, a part time staff, materials and supplies and will provide adequate maintenance seven days a week, year round. If the requested funding is not granted, this facility will be included in the existing Valley Region routes resulting in reduction of the core functions on the existing routed facilities. This may impact the hours of operation of these facilities.

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