

**APPROVED**  
**MAR 02 2011**

REPORT OF GENERAL MANAGER

NO. 11-066

DATE March 2, 2011

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ELYSIAN PARK – RIVERSIDE PARK OUTDOOR DEVELOPMENT (PHASE I)  
(PRJ#1234A) (W.O. #E1906090) – FINAL ACCEPTANCE

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

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve the final acceptance of work performed under Contract No. 3320 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. 3320 to Environmental Construction, Inc., upon acceptance by the Board; and,
3. Authorize the Board Secretary to furnish Environmental Construction, Inc., with a letter of completion for the subject project.

SUMMARY:

A construction contract was awarded to Environmental Construction, Inc., on June 16, 2010 in the amount of \$720,885 for the construction of the Elysian Park – Riverside Park Outdoor Development (Phase I) (PRJ#1234A) (W.O. #E1906090) project (Board Report No. 10-153), located at 1880 Riverside Drive, Los Angeles, California 90039. The project scope involved the development and improvements of the first 5 acres of the 18-acre site with the following features: a new permeable parking lot with handicap parking stalls to meet the Americans with Disabilities Act (ADA) compliance; new services and connection for water and electricity utilities; two multipurpose game courts, an open lawn area, picnic areas, children's play area, landscape, irrigation, benches, fencing,

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courts, an open lawn area, picnic areas, children's play area, landscape, irrigation, benches, fencing, trails with nature interpretive area and outdoor classroom, access road connecting lower and mid levels of the park, and bio-swales to capture and infiltrate on-site storm water runoffs. The project was funded by Community Development Block Grant, Proposition 40 Per Capita, and Roberti-Z'berg-Harris grant funds.

The construction was completed on February 23, 2011. The Department of Public Works, Bureau of Engineering (BOE) has informed the Department of Recreation and Parks (RAP) that this project was completed with a total of fifteen (15) Change Orders issued, for a total amount of \$157,817.58 or 21.9 % of the base contract amount. The final contract amount is \$878,702.58. The major Change Orders involved:

1. A negotiated sum for the Contractor to accelerate the construction schedule in order to meet the State Proposition 40 grant deadline.
2. Unforeseen site conditions associated with the complex hillside grading and the new access roadway connection to the lower and mid levels of the park.

The BOE's Architectural Division performed the project management, project design, and construction administration tasks; while the Construction Management Division performed the construction management task.

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 Environmental Construction, Inc. is in compliance.

### FISCAL IMPACT STATEMENT:

There is no anticipated fiscal impact to RAP's General Funds. All funds are provided by the Proposition 40 Urban Park Act funding source specifically identified and approved for use on this project. The assessments of the future operations and maintenance costs have been determined as part of RAP's yearly operating budget.

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