

**APPROVED**  
NOV 02 2011

REPORT OF GENERAL MANAGER

NO. 11-295

DATE November 2, 2011

BOARD OF RECREATION  
AND PARK COMMISSIONERS

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALISO CANYON PARK – DEVELOPMENT (W.O. #E170101F) PROJECT –  
REQUEST AUTHORITY TO NEGOTIATE CHANGE ORDER TO  
CONTRACT NO. 3347

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

*[Signature]*  
General Manager

Approved *[Signature]*

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board authorize the City Engineer to negotiate and execute change order(s), in an amount not-to-exceed \$150,000, for the mitigation of unforeseen wet soils conditions.

SUMMARY:

On May 4, 2011, the Board awarded Contract No. 3347 (Board Report No. 11-117) in the amount of \$964,390, for the Aliso Canyon Park – Development (W.O. #E170101F) project, located at 18041 Rinaldi Street. Los Angeles, CA 91344.

The scope of work calls for the installation of a new neighborhood equestrian facility and a passive park owned and operated by the Department of Recreation and Parks (RAP). The detailed scope of work includes: 1) a new asphalt parking lot, paving and access roadways; 2) new gravel parking lot; 3) concrete paving, a natural aggregate paving system pathway; 4) a picnic shelter, benches, and drinking fountain; 5) prefabricated pedestrian bridge and abutments; 6) drainage and storm water treatment improvements; 7) new irrigation system; 8) new trees, shrubs and hydroseeded areas; and, 9) new solar security lighting.

During the soil excavation, a large volume of extremely wet soil was encountered for the 53,000 square feet of proposed roadways and horse trailer parking areas. To address this adverse soil discovery, a soil stabilization method has been recommended by the Department of Public Works, Bureau of Engineering's (BOE) in-house Geotechnical Engineering Division's staff. The proposed stabilization method recommended an additional over-excavation of 12 inches,

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covering of the deepened bottom with a Geotextile fabric and placing an additional aggregate base of 12 inches. This recommended soil mitigation effort is to assure that the future integrity of the roadways and the horse trailer parking areas are adequately addressed.

The Board should note that, in addition to the wet soils condition encountered at the early stage of construction of the subject project, BOE has been asked by the council office (CD12) and RAP staff to install a prefabricated restroom for the Aliso Canyon Park. Due to the remote location of the existing park, there will need to be a new domestic water line; a new sewer connection, a sewage ejector and a new electrical service for the proposed new prefabricated restroom. This pre-fabricated restroom is currently under design. The final fiscal impact of this planned restroom will be presented to the Board for approval, via a future change order, at a later date.

Due to the unforeseen soil conditions encountered during construction, BOE is requesting authority to negotiate one or more Change Order(s) to add measures to the project to mitigate the adverse soil conditions. The project is now approximately 11% complete in construction, and adequate unused project contingencies have been identified within the original project budget that can be used to fund both the adverse soils conditions and the future proposed restroom.

In accordance with the requirements of the California Environmental Quality Act, a Mitigated Negative Declaration (MND) for the project was adopted by the Board on November 15, 2010 (Board Report No. 10-3 19). A Notice of Determination was filed with the Los Angeles City Clerk and the Los Angeles County Clerk on November 19, 2010. Staff has determined that the scope of the proposed change order will not result in any additional significant impact, and no additional mitigation measures will be required. Therefore, no further environmental documentation is required.

Preliminary Change Order estimates place the value of the Change Order(s) for the adverse soil conditions at over ten percent (10%) of the construction contract value, with the cumulative Change Order value expected to exceed twenty-five percent (25%) of the construction contract amount when a proposed restroom change order is considered at a future date. Therefore, it is anticipated that the Change Order(s) amount will surpass the authority limit of the General Manager and will require Board approval (Board Report No. 06-136).

To date, no change orders have been issued for the project.

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Sufficient funds are available from the following fund and account for the change order.

FUNDING SOURCE

Sunshine Canyon Amenities Trust Fund

FUND/DEPT. /ACCT. NO.

682/50/50G215

FISCAL IMPACT STATEMENT

At this time there is no fiscal impact to the Department's General Fund. However, once this project is completed operational maintenance cost will be determined. Upon project completion, a request for funding will be submitted in future Department annual budget requests.

This report was prepared by Erick Chang, Project Manager, Recreation and Cultural Facilities Program, Bureau of Engineering (BOE). Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Michael A. Shull, Superintendent, Planning, Construction and Maintenance Division, Department of Recreation and Parks.