

APPROVED

AUG 13 2014

REPORT OF GENERAL MANAGER

NO. 14-212

DATE August 13, 2014

**BOARD OF RECREATION
& PARK COMMISSIONERS**

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ANDRES PICO ADOBE PARK – OUTDOOR AREA AND RESTROOM RENOVATION (W.O. #E170330F) – FINAL ACCEPTANCE

R. Adams _____

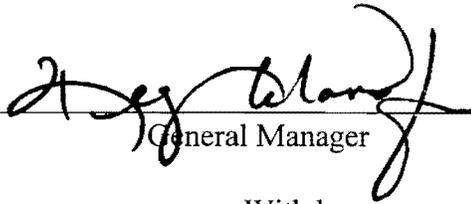
V. Israel _____

for *R. Barajas CED

K. Regan _____

H. Fujita _____

N. Williams _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Concur with the City Engineer's issuance of Change Order 27 in the amount of \$1,280.00, inasmuch as this Change Order slightly exceeded the 25% change order authority of the City Engineer, although the funding for the Change Order was available within the approved MOU amount approved by the Board, as described in the Summary of this Report; and,
2. Accept the work performed under the Memorandum of Understanding (MOU) between the Department of Recreation and Parks (RAP), the Department of Public Works, Bureau of Engineering (BOE), and the Department of General Services (GSD), Construction Forces, as outlined in the Summary of this Report; and,
3. Authorize the Board Secretary to furnish GSD with a letter of completion for the project.

SUMMARY:

On February 15, 2012, the Andres Pico Adobe Park – Outdoor Area and Restroom Renovation (W.O. #E170330F) project was awarded to GSD through the approval of an MOU between RAP, BOE, and GSD (Board Report No. 12-040). The Proposition K funded scope was to “renovate outdoor areas, restrooms, lighting”. The project is located at 10940 Sepulveda Boulevard, Mission Hills, California 91345. The detailed project scope of work included enhancing the park by remodeling one restroom for Americans with Disabilities’ Act (ADA) compliance, resurfacing the existing parking lots surrounding the adobe building with historical looking material, irrigation

REPORT OF GENERAL MANAGER

PG. 2

NO. 14-212

improvements, and lighting improvements outside the house. Included in the project scope was the demolition and removal of a deteriorated trellis and the renovation of outdoor areas, restrooms and lighting.

The project was awarded to the GSD, Construction Forces on February 15, 2012 for \$513,758.00, under an MOU, and was to be funded by Proposition K funds. At the time the project was awarded to GSD, GSD estimated the project's construction cost, including contingency, at \$513,758.00, however, this estimate was based on partially completed plans. After the plans were completed and the building permit obtained, GSD re-estimated the construction cost of the project, and the estimated cost was significantly lowered relative to the original estimate, to \$398,912.00, not including contingency. The Notice to Proceed was then issued to GSD on November 19, 2012, in the amount of \$398,912.00. Construction was completed on October 31, 2013, and the community began to use the facility again on November 1, 2013.

There were twenty-one (21) Change Orders issued on the project, for a total amount of \$100,901.56 or 25.3% of the re-estimated construction contract amount of \$398,912.00. The Change Order percentage is high mainly because during the course of construction it was realized there was additional desired work scope under the project that could be added to the project, within the available funding, to further improve this historic facility.

With the addition of these change orders, the total construction cost on the project was \$499,813.56. However, GSD actually underspent during construction and expended a total of \$476,422.13, which is \$37,335.87 below the original construction award amount of \$513,758.00. Due to the fact that the overall cost, including change orders, was well under the previously authorized total MOU amount of \$513,758.00, and the fact that the Change Order percentage did not exceed 25% of GSD's MOU amount of \$513,758.00, it was initially determined that it was not necessary to obtain Board approval. However, to comply with the spirit and intent of the Board's Change Order policy, it is requested that the Board retroactively approve the City Engineer's issuance of Change Order No. 27. A copy of the Change Order Log is attached for your reference.

GSD has finished the work under budget, and BOE's Construction Management Division completed the construction management of the project. BOE has advised the Department that GSD completed the project's construction and that the quality of the work is excellent.

There were no contract compliance or labor issues with the work done under the MOU. The construction work was completed by City employees and by subcontractors under the supervision of GSD staff.

REPORT OF GENERAL MANAGER

PG. 3 NO. 14-212

FISCAL IMPACT STATEMENT:

There is no fiscal impact for this renovation project at Andres Pico Adobe Park. Current staff will continue to provide the necessary maintenance. Improvements will be asset to this facility.

This report was prepared by William Tseng, Project Manager, Recreational and Cultural Facilities Program, BOE. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and by Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

Change Order Log

C.O. Number	Date	Description	Amount	Classification	Extension in days
1	4/3/2013	Steel sleeve for HVAC duct	\$975.00	3.Change in Scope	0
2	4/3/2013	Relocate light pole from Harbor Department Change Order 3 cancelled	\$3,906.00	3.Change in Scope	0
4	4/3/2013	Arborist monitoring - Overhead costs	\$360.00	1.Changed/Unforeseen condition	0
5	4/3/2013	Add handicap parking's a.c. paving Change Order 6 cancelled	\$9,445.00	3.Change in Scope	0
7	3/20/2013	Replace existing galvanized water pipe with copper	\$4,364.00	3.Change in Scope	0
8	5/23/2013	Remove and replace additional a.c. at turnaround Change Order 9 cancelled Change Order 10 cancelled	\$3,006.00	3.Change in Scope	0
11		Change Order 11 cancelled			
12	4/3/2013	Add 2 x 4 framing to garage	\$573.00	3.Change in Scope	0
13	4/15/2013	Addition and changes to concrete curbs Change Order 14 cancelled	\$2,156.00	3.Change in Scope	0
15	4/23/2013	Add Thickened concrete slab edge	\$1,195.56	3.Change in Scope	0
16	5/13/2013	Replace two deteriorated garage doors	\$4,876.00	3.Change in Scope	0
17	5/13/2013	Front lawn irrigation	\$29,122.00	3.Change in Scope	0
18	5/13/2013	Seal, crack repair, and wheel stops for entry parking	\$2,404.00	3.Change in Scope	0
19	5/23/2013	Additional Irrigation Changes not included in CO 17	\$12,838.00	3.Change in Scope	0
20	5/23/2013	Mulching Areas 1 and 2	\$2,500.00	3.Change in Scope	0
21	5/28/2013	Additional Work at Property Line	\$906.00	3.Change in Scope	0
22	6/12/2013	Remove and Replace Tile at Roof	\$5,883.00	3.Change in Scope	0
23	7/11/2013	Demo and install new men's restroom window	\$4,454.00	3.Change in Scope	0
24	7/11/2013	Demo and cement finish new door jamb, reinstall existing door	\$4,423.00	3.Change in Scope	0
25	7/11/2013	Demo and install new women's restroom windows	\$4,796.00	3.Change in Scope	0
26	7/11/2013	Smoke detectors	\$1,439.00	3.Change in Scope	0
27	8/20/2013	Additional arborist monitoring at driveway construction	\$1,280.00	3.Change in Scope	0
		Total:	\$100,901.56		