

APPROVED
MAR 19 2014

REPORT OF GENERAL MANAGER

NO. 14-066

DATE March 19, 2014

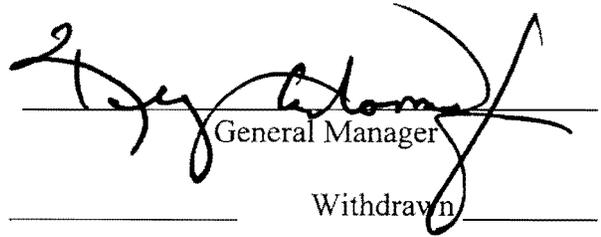
BOARD OF RECREATION
AND PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RANCHO PARK GOLF COURSE – DRIVING RANGE IMPROVEMENT PROJECT (PRJ20582) – RELEASE OF A PORTION OF RETENTION MONIES FOR CONTRACT NO. 3390 AND CHANGE ORDER NOS. 8 AND 9

R. Adams	_____	V. Israel	_____
*R. Barajas	<u>inf</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved as amended

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department's Chief Accounting Employee to immediately release \$59,923.17, out of a total of \$119,846.34, in retention monies held under Contract No. 3390 to Judge Netting, Inc.; and,
2. Authorize the execution of Change Order Nos. 8 and 9, for the installation of a storm water retention system to comply with the City's Low Impact Development requirements and the installation of a larger vehicular access gate, in the amount of ~~\$75,000.00~~ and \$3,520.00, respectively. \$76,639.00

SUMMARY:

On July 19, 2012, the Board awarded Contract No. 3390 (Board Report No. 12-205), in the amount of \$1,014,889 (base bid and additive alternates No. 1 and 2), to Judge Netting, Inc., (Contractor), for the Rancho Park Golf Course – Driving Range Improvement (PRJ20582) project. The project, located at 10460 West Pico Boulevard, Los Angeles, California 90064, in the Cheviot Hills community, was deemed substantially complete on January 8, 2014, when the Department of Recreation and Parks (Department) took beneficial use of a portion of the driving range in order to start generating revenue while the Department is completing additional work with the on-call contracts.

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The project was constructed as a design-build project based on requirements specified by staff with input from the community. The base project scope consisted of the construction an over height driving range fence enclosure, varying in height from approximately 62 feet to 80 feet maximum comprised of steel poles spaced at 50 feet on center with nylon netting, and demolition of the existing perimeter fencing, including footings. Additive Alternate No. 1 required the installation of artificial turf surfacing (140,000 square feet) with colored target greens and hazards over crushed base material and Additive Alternate No. 2 required the installation of a new 10-inch heavy duty Polyvinyl Chloride (PVC) drainage pipe through the driving range (615 linear feet) including three new area drains. The Contractor has performed all work in a professional manner to the satisfaction of both Department staff and Public Works, Bureau of Contract Administration, which is performing quality control/assurance and contract compliance functions.

To date, the Department and Contractor have executed seven (7) change orders for the betterment of the project, for a revised contract amount of \$1,219,137.15, an increase of 20.1%, and extended the contract completion until March 10, 2014. Change Orders 1 through 6 were for additional items that were not included in the original bid scope and Change Order No. 7 was executed to extend the contract duration until the final change orders were negotiated.

Change Order No. 8, in the amount of ~~\$75,000.00~~ ^{\$ 76,639.00}, will provide for the installation of approximately eleven (11) buried storm water retention chambers for Low Impact Development (LID) requirements. Change Order No. 9, in the amount of \$3,520.00, will provide a new larger access gate from Patricia Avenue allowing the anticipated larger vehicles to maintain the fence netting and future lights. (See attached Change Order Log)

Typically, a project will have a contingency amount between 10-15% of the contract award amount and the project budget has sufficient funds allocated to cover all of the change orders.

The current policy for change orders, which is the norm for most City Departments, allows staff to authorize up to 25% in Change Orders in excess of the construction award amount or a single change order up to \$100,000 without Board approval. This policy allows staff to effectively manage a project without the required lead time for Board approval.

The release of a portion of the retention monies is in order, inasmuch as the project is substantially complete and the remaining work consists of punch list and change order work only.

The total retention monies that will be held under Contract No. 3390 for Judge Netting, Inc. is approximately \$60,000.00. These remaining funds will be adequate retention to ensure the remaining punch list work is completed.

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Staff has determined that the Mitigated Negative Declaration (ENV 2009-3847-MND) for the proposed project that was adopted in conjunction with the City Planning Variance (ZA 2009-3846(ZV)) on June 17, 2010 as specified in the Board action on July 19, 2012 (Board Report No. 12-205), will not require an additional CEQA clearance for the partial release of retained monies nor the work proposed in Change Order Nos. 8 and 9. Therefore, the Board's approval in this matter is not subject to CEQA.

Sufficient funds are available from the following fund and account.

<u>Funding Source</u>	<u>Fund/Dept/Acct No.</u>	<u>Encumbrance Amount</u>
Golf Surcharge	302/89/89321K	\$78,520.00 \$80,159.00

FISCAL IMPACT STATEMENT:

At this time, there is no fiscal impact to the Department's General Fund. Once this project is completed, operational maintenance cost will be absorbed under the Golf Operational Account.

This report was prepared by David Takata, Project Manager, Planning, Construction, and Maintenance Branch, and reviewed by James A. Ward, Golf Manager, Golf Division, , and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.

RANCHO PARK GOLF COURSE - DRIVING RANGE IMPROVEMENT PROJECT (PRJ20582) -
CHANGE ORDER LOG

Change Order Number	Description	Change Order Date	Change Order Estimate	Change Order Approved	Calendar Days
1	Owner requested additional services for the design of the driving range that were not part of the bid scope for: future lighting, fees to extend fence variance expiration, operational needs to maintain the driving range, and temp hitting net for patrons during construction.	4/16/2013		\$33,950.00	180
2	Owner requested additional artificial turf to reduce the amount of the natural grass between the tee line and artificial turf.	6/18/2013	\$77,000.00	\$81,925.00	0
3	Owner requested the services of a subcontractor to locate the City Storm drain line through the driving range.	11/22/2013	\$3,757.60	\$3,757.60	7
4	Owner requested removal of concrete pads and carth paths outside of the driving range	11/27/2013	\$44,000.00	\$42,535.70	7
5	Owner requested a 4th area drain to be installed along the outside of the west driving range fence to be incorporated in the future cart path	12/6/2013	\$1,200.00	\$1,544.35	7
6	Owner requested the installation of a new maintenance area behind the driving range for operational support of the range operations	12/20/2013	\$38,400.00	\$40,536.10	30
7	Owner and contractor agreed to extend the contract duration in order to complete the closeout with the final change orders proposals were being prepared.	2/12/2014	\$0.00	\$0.00	46
8	Owner requested the installation of a storm water retention system to comply with the City Low Impact Development requirements	To be determined	\$75,000.00	\$ 76,639.00	To be determined
9	Owner requested the installation of a larger access gate for future maintenance vehicles to service the driving range improvements	To be determined	\$3,520.00		To be determined