

APPROVED
FEB 04 2015

REPORT OF GENERAL MANAGER

NO. 15-031

DATE February 04, 2015

**BOARD OF RECREATION
& PARK COMMISSIONERS**

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

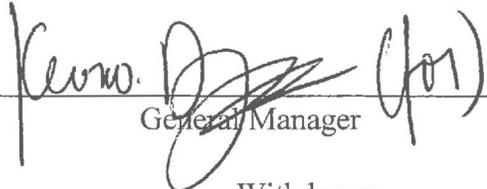
**SUBJECT: ECHO PARK RECREATION CENTER RENOVATION – LOWER FLOOR
(PRJ20535) (W.O. #E170228F) PROJECT – FINAL ACCEPTANCE**

for

R. Adams
*R. Barajas
H. Fujita

CSD

V. Israel
K. Regan
N. Williams



General Manager

Approved as amended

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Accept the work performed for the Echo Park Recreation Center Renovation – Lower Floor (PRJ20535) (W.O. #E170228F) project under the Memorandum of Understanding (MOU) with the Department of Recreation and Parks (Department), 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,
2. Authorize the Board Secretary to furnish GSD with a letter of completion for the subject project.

SUMMARY:

On June 24, 2004, the following construction project was awarded to GSD through the approval of an MOU (Report No. 04-220, revised), between the Department, BOE and GSD. The original project scope included repairs to the exterior cracks and repointing of exterior bricks, construction of shear walls/masonry in-fills to the basement, sealing of exterior brick, lead paint and asbestos abatement from the area of work, tenant improvements to the lower floor, waterproofing of the front wall at the lower floor, re-installation of landscaping, construction of Americans with Disabilities Act (ADA) accessible ramp, renovation of the restrooms and showers to allow ADA access, and electrical and mechanical upgrades and installation of a new elevator.

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-031

RAP, BOE, and GSD understood that some of the scope of the Tenant Improvement (T.I.) work would not be quantifiable, both in nature and in financial impact until the existing walls were removed. It was agreed under the terms of the MOU to perform as much of the work as funding permitted based upon priorities established by RAP and BOE.

GSD completed the above-mentioned scope with the exception of the lower floor T.I. by September 2008. GSD, however, performed much of the demolition of the lower floor in preparation for the T.I. The wall demolition work on the lower floor of the recreation center proved to be a delicate and time-consuming effort since opening existing walls -uncovered existing damage which had to be remedied. Dry rot damaged studs had to be replaced throughout the lower floor. Additionally, moisture had seeped through the existing tiles and wallboards in the shower areas causing water damage to the wood framing.

GSD's cost-to-complete estimate for the balance of the work exceeded the available \$1,070,000.00 budget in the MOU. Consequently, work was halted and GSD demobilized after September 2008, while BOE and RAP explored options to fund the project. In September 2010, the project resumed after RAP identified some funds from the Maintenance Funds. RAP completed the tenant improvements by utilizing its in-house construction forces. GSD was no longer charging to the project, but continued to receive project updates and agreed to offer their expertise to the Department's construction forces if needed. On April 8, 2014, RAP's construction forces completed the T.I. work on April 8, 2014 and obtained the Department of Building and Safety's approval.

The tenant improvement of the lower floor was completed by RAP construction forces utilizing their maintenance funds. The total GSD's change order expenditure is in the amount of \$220,900.00 and the final GSD construction expenditure is \$1,499,866.69.

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

FISCAL IMPACT STATEMENT:

The project ^{is} ~~will be~~ maintained and operated with existing budgeted staff. There is no ~~immediate~~ fiscal impact to the Department's General Fund; however, future operations and maintenance costs will be requested through the Department's annual budget requests

Report prepared by Armando Medina, Recreational 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 Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.