

APPROVED  
02-03-2016

BOARD OF RECREATION  
AND PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 16-039

DATE February 3, 2016

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DEVONSHIRE HOUSE – BUILDING RENOVATION AND OUTDOOR  
LANDSCAPING (W.O. #E170333F) PROJECT – FINAL ACCEPTANCE

*for* R. Barajas CSD K. Regan \_\_\_\_\_  
H. Fujita \_\_\_\_\_ N. Williams \_\_\_\_\_  
V. Israel \_\_\_\_\_

Roman Barajas *FOR*  
General Manager

Approved ✓ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

- 1 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, for the Devonshire House Building Renovation and Outdoor Landscaping (W.O. #E170333F) project, as outlined in the Summary of this Report; and,
- 2 Authorize the Board Secretary to furnish GSD with a letter of completion for the project.

SUMMARY:

The Devonshire House – Building Renovation and Outdoor Landscaping (W.O. #E170333F) project was awarded to GSD Construction Forces on June 6, 2011, through the approval of a Memorandum of Understanding (MOU), between RAP, BOE, and GSD (Report 11-146), executed on June 28, 2011. The project was a Proposition K-funded Specified project. The original MOU amount was \$500,000, which included \$50,000 in contingency. During the course of construction, twelve (12) change orders were issued, for a total amount of Forty-Nine Thousand, Three Hundred Seven Dollars and Forty-One Cents (\$49,307.41), or 10.95% of the base award. The final construction cost was Four Hundred Ninety –Nine Thousand, Three Hundred Seven Dollars and Forty-One Cents (\$499,307.41).

The project improved the existing Devonshire House by reconstructing a stairway to the basement, waterproofing the basement walls and painting the exterior of the main residence. In addition, the project restored the water-damaged deck, by repairing flooring, structural framing, and the guardrail. The project also restored the restroom, replaced windows, painted the guest house interior and exterior, and constructed an Americans with Disabilities Act (ADA) path/access to the guest house. The tree root damaged planter and the basement walls at the guest house were also repaired.

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Additional repairs to the deteriorated pergola, the cracked concrete floor in the enclosed carport, restoration of the enclosed carport to an original historic carport, and repair/replacement of the storm drain in the vicinity of the carport were not addressed by this project, as all of the available funds were depleted. BOE and RAP staff are seeking additional funds for this scope. If funds are identified for this work in the future, a separate project would be initiated.

GSD completed the work on May 18, 2015, and the BOE's Recreation and Cultural Facilities Division completed the construction management of the project. BOE has advised RAP that GSD completed the construction of this project and that the quality of the work is satisfactory.

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

### FISCAL IMPACT STATEMENT:

The construction project was funded by the Proposition K. There is no fiscal impact to the RAP's General Fund for the completion of this project. RAP currently operates the facility and operating budgets are in place.

This Report was prepared by Shashi Bhakta, Project Manager, Recreational and Cultural Facilities Division, 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 Division, Department of Recreation and Parks.