

APPROVED
06-01-2016

BOARD OF RECREATION
& PARK COMMISSIONERS

BOARD REPORT

NO. 16-140

DATE June 01, 2016

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CENTRAL RECREATION CENTER – POOL AND BATHHOUSE RENOVATION
(PRJ20251) (W.O. #E1907620) PROJECT – FINAL ACCEPTANCE

AP Diaz	<u>✓</u>	V. Israel	_____
<i>fuo</i> R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



General Manager

Approved ✓

Disapproved _____

Withdrawn _____

RECOMMENDATION

1. Accept the work performed by Acon Development, Inc., under Contract No. 3513 for the Central Recreation Center – Pool and Bathhouse Renovation (PRJ20251) (W.O. #E1907620) project as outlined in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to immediately release all retention monies held under Contract No. 3513 after deducting for any remaining Stop Payment Notices and/or penalties, to Acon Development, Inc., upon acceptance by the Board; and,
3. Authorize the Board Secretary to furnish Acon Development, Inc., with a Letter of Completion.

SUMMARY

The construction contract for the Central Recreation Center – Pool and Bathhouse Renovation (PRJ#20251) (W.O. #E170620) project (Project) was awarded to Acon Development, Inc., on November 19, 2014 (Report No. 14-287), in the amount of Three Million, Four Hundred Seventy-Five Thousand, Eight Hundred Twenty Dollars (\$3,475,820.00). The Project, which is located at 1357 East 22th Street, Los Angeles, California 90011, provided for the partial demolition of the existing facility, and the construction of a new 6,300 square-foot swimming pool. The renovation of the existing bathhouse, including Americans with Disabilities Act (ADA) improvements, was also part of the project scope.

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Acon Development, Inc., started construction on February 14, 2015. Construction is 100% complete. On May 13, 2016, the Department of Public Works, Bureau of Contract Administration, issued the Statement of Completion for the Project. On May 16, 2016, the Department of Building & Safety issued the Certificate of Occupancy for the Project as well. RAP took possession of the facility on the same day.

The Department of Public Works, Bureau of Engineering (BOE), Architectural Division performed the project management while the Construction Management Division performed the construction management tasks. BOE has informed RAP that this Project was completed with a total of fifty-six (56) Change Orders (Attachment No. 1) issued, for a total of Six Hundred Twenty-Four Thousand, Sixty-Seven Dollars (\$624,067.00) or seventeen point ninety-five percent (17.95%) of the base contract amount. The final contract amount is Four Million Ninety-Nine Thousand, Eight Hundred Eighty-seven Dollars (\$4,099,887.00). The Project was completed within the overall available budget.

TREES AND SHADE

As a part of the project design, the construction of four 10-foot x 15-foot x 30-foot tall free-standing shade towers, along with a 185-foot long shade canopy, totaling 2,600 square-feet of covered area, at the south and east sides of the pool deck, will protect the pool patrons and children from the elements. In addition, ten new 10-foot tall trees have been planted at the planters, along East 22nd Street.

The construction of the project was funded by Quimby, Proposition K, and Housing-related Parks (HRP) Program (Proposition 1C) funds. The details of funding sources utilized for this Project were outlined in Report No. 14-287 that was previously approved for the award of the construction contract.

BOE has consulted with the Office of Contract Compliance concerning the status of the labor compliance requirements and Affirmative Action requirements on the Project. The Office of Contract Compliance reported that Acon Development, Inc., is in compliance.

FISCAL IMPACT STATEMENT

There is no fiscal impact to RAP for this Report. 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 Willis Yip, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Division; Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

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LIST OF ATTACHMENTS

1. Change Order Log



Change Order Log - Central Rec Center-Pool & Bathhouse
W.O.# E1907620

CO #	DESCRIPTIONS	Proposal \$	Approved \$	Days Extend	FCO Date	Classification Type
1	e2020	\$2,102.98	\$1,843.00	0	05/19/15	Change in Scope
2	Plumbing Bulletin #1	\$6,403.28	\$5,168.00	0	06/29/15	Unforeseen Conditions
3	VOID	VOID	VOID	0	VOID	VOID
4	Reimbursement for Paying Ready to Issue (RTI) Fees for Pool Plumbing Permit	\$1,958.58	\$1,959.00	0	09/15/15	Unforeseen Conditions
5	Bulletin No.1	\$2,592.00	\$2,592.00	0	09/15/15	Errors and Omissions
6	Additional Security Conduits	\$41,229.55	\$41,230.00	0	06/29/15	Change in Scope
7	Bulletin No.2	\$15,391.11	\$14,829.00	0	07/07/15	Unforeseen Conditions
8	Required Fire Alarm and Fire Sprinklers	\$25,348.14	\$25,034.00	0	06/11/15	Change in Scope
9	Mechanical Modifications for Heating Room	\$6,740.00	\$5,000.00	0	06/29/15	Errors and Omissions
10	Bulletin No. 3 - Additional Landscaping	\$34,283.64	\$32,531.00	0	01/25/16	Change in Scope
11	Fire Alarm Conduits	\$19,623.43	\$18,235.00	0	06/29/15	Change in Scope
12	Fire Sprinkler System	\$53,627.00	\$48,479.00	0	09/03/15	Change in Scope
13	Mechanical Modifications for Ventilation	\$15,475.00	\$15,090.00	0	09/08/15	Errors and Omissions
14	Relocation of Unforseen Vent Pipe in New Door Opening for Room 108	\$2,229.20	\$2,000.00	0	09/08/15	Unforeseen Conditions
15	Reimbursement for General Building Permits	\$30,221.54	\$24,977.00	0	07/07/15	Change in Scope
16	Additional Security Conduit Runs - Telephone Panel	\$22,656.28	\$22,355.00	0	09/08/15	Change in Scope
17	Structural Steel Reinforcements to Support Additional HVAC Roof	\$38,800.00	\$24,800.00	0	03/24/16	Errors and Omissions
18	Credit for Processing Error in CO 4	(\$1,646.25)	(\$1,646.25)	0	2/26/2016	Errors and Omissions
19	Roof Drainage	\$2,876.50	\$2,876.00	0	5/10/2016	Unforeseen Conditions
20	VOID	VOID	VOID	0	VOID	VOID
21	New Water Lines for Existing Plumbing Fixtures	\$17,069.06	\$17,069.00	0	5/9/2016	Errors and Omissions
22	Remote Batteries for Emergency Lighting	\$6,723.78	\$6,724.00	0	3/23/2016	Errors & Omissions
23	Differential Acceleration for the Month of September + Cumulative Time Impacts up to 9/30/15	\$1,461.18	\$1,179.00	0	5/10/2016	Change in Scope
24	Additional Demolition of Existing Wall Substrate and Installation of New Substrate	\$5,393.43	\$5,393.43	0	3/7/2016	Unforeseen Conditions
25	Differential Acceleration for the Month of October	\$4,732.62	\$4,722.00	0	5/10/2016	Change in Scope
26	Exit Signs	\$6,991.75	\$6,992.00	0	4/4/2016	Errors & Omissions
27	Relocation of Concrete Bench Seats at South East Location of Pool Area	\$9,504.00	\$9,504.00	0	4/5/2016	Unforeseen Conditions
28	New Infrastructure for Data and Telephone Cables for Interior of Bathhouse	\$11,986.95	\$11,987.00	0	4/12/2016	Unforeseen Conditions
29	Differential Acceleration for the Month of November	\$12,240.91	\$9,139.00	0	5/10/2016	Change in Scope
30	Differential Acceleration for the Month of December	\$4,922.78	\$4,990.00	0	5/11/2016	Change in Scope
31	Fire Alarm Corrections for Final Inspection	\$24,819.00	\$24,819.00	0	5/9/2016	Unforeseen Conditions
32	Partition Wall Above Low Ceiling at Equipment Storage Room	\$6,298.00	\$6,298.00	0	4/4/2016	Errors & Omissions
33	VOID	VOID	VOID	0	VOID	VOID
34	Shower Flooring	\$24,787.02	\$24,787.00	0	5/9/2016	Errors & Omissions
35	Re-Install Rebar Cages in Caissons	\$4,558.00	\$4,558.00	0	4/5/2016	Errors & Omissions
36	Electrical Panel Specifications	\$2,659.09	\$2,659.00	0	4/5/2016	Errors & Omissions
37	Toilet Partitions	\$4,217.76	\$4,218.00	0	5/2/2016	Errors & Omissions

Attachment No. 1



Change Order Log - Central Rec Center-Pool & Bathhouse
W.O.# E1907620

CO #	DESCRIPTIONS	Proposal \$	Approved \$	Days Extend	FCO Date	Classification Type
38	Adding Extension onto 5 Skylight Curbs	\$8,763.50	\$8,764.00	0	4/7/2016	Unforeseen Conditions
39	Replacing 2 Interior Doors at the Bathhouse	\$3,036.00	\$3,036.00	0	4/5/2016	Unforeseen Conditions
40	Integral Color Concrete	(\$15,310.64)	(\$15,310.00)	0	5/9/2016	Change in Scope
41	Additional Irrigation Heads	\$4,831.10	\$4,831.10	0	5/9/2016	Unforeseen Conditions
42	Corroded Floor Drains in Bathhouse	\$16,010.39	\$16,010.00	0	5/9/2016	Unforeseen Conditions
43	Modifications on Rear Shade Columns	\$31,280.70	\$21,699.00	0	5/9/2016	Change in Scope
44	Master Mixing Valve	\$4,980.00	\$4,980.00	0	5/9/2016	Unforeseen Conditions
45	Earthquake Gas Shutoff Valve	\$4,612.00	\$4,612.00	0	5/9/2016	Unforeseen Conditions
46	Storm Drain Pipe Depth Change	\$14,723.48	\$14,724.00	0	5/9/2016	Unforeseen Conditions
47	Sod to Replace Hydroseeding	\$14,370.82	\$14,371.00	0	5/9/2016	Unforeseen Conditions
48	New Lavatory Sink	\$7,840.28	\$7,840.00	0	5/9/2016	Unforeseen Conditions
49	Plumbing Fixtures and Discontinued Shower Fixture	\$2,236.64	\$14,790.00	0	5/9/2016	Unforeseen Conditions
50	Unforeseen Plumbing Corrections	\$18,110.76	\$18,110.00	0	5/9/2016	Unforeseen Conditions
51	Differential Acceleration for the Month of January, February and March 2016	\$9,436.95	\$8,712.00	0	5/11/2016	Change in Scope
52	Differential Acceleration for the Month of April	\$14,009.65	\$11,537.00	0	5/11/2016	Change in Scope
53	12'x12' Gate	\$15,351.92	\$15,352.00	0	5/11/2016	Errors & Omissions
54	ADA Button Switches	\$9,738.98	\$9,739.00	0	5/10/2016	Errors & Omissions
55	Steologic Panel Changes	\$39,140.67	\$21,258.00	0	5/11/2016	Unforeseen Conditions
56	Final Closeout Change Order	\$6,621.72	\$6,621.72	89	5/17/2016	Unforeseen Conditions
Total Executed Change Orders To Date:		\$678,062.23	\$624,067.00	89		

Notes:

CHANGE ORDER CLASSIFICATIONS	Total Amount	Days	Percent of Contract
Unforeseen/Changed Conditions	\$218,483.25	89	6.29%
Errors and Omissions	\$144,231.75	0	4.15%
Change in Scope	\$261,352.00	0	7.52%
Total:	\$624,067.00	89	17.95%