

APPROVED
JUNE 18 2020
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 20-126

DATE June 18, 2020

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RANCHO CIENEGA SPORT COMPLEX – MICHELLE AND BARACK OBAMA SPORTS COMPLEX PROJECT – PHASE I (PRJ20308) (PRJ21190) (W.O. #E1907694) – REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE CHANGE ORDER WITH PINNER CONSTRUCTION CO., INC.

AP Diaz _____ S. Piña-Cortez _____
H. Fujita _____ *for* *C. Santo Domingo *DF* _____
V. Israel _____ N. Williams _____

M. Sluce

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

Authorize the City Engineer to negotiate and issue a change order, in the amount not to exceed Four Hundred Forty-Eight Thousand, Four Hundred Sixty-Three Dollars (\$448,463), which will result in a cumulative total dollar amount of change orders not to exceed Six Hundred Four Thousand, Six Hundred Eighty-Two Dollars (\$604,682) or 1.48% of the original contract award amount.

SUMMARY

On June 20, 2018, the Board of Recreation and Park Commissioners (Board) awarded Michelle and Barack Obama Sports Complex, AKA Rancho Cienega Sports Complex – Phase I (RE-BID) (PRJ20308) (W.O. #E1907694) Project (Project) to Pinner Construction Co., Inc., in the amount of \$40,599,000 (Report No. 18-127).

The Rancho Cienega Park Master Plan and Rehabilitation Project entails the design and construction of a 49,000 square-foot sports facility which replaces the existing aging structures. The scope of work also includes the rehabilitation of the existing sports fields, walkways, play areas, parking, maintenance yards and park infrastructure within the 24-acre park. The design, plans, and specifications for the entire Rancho Cienega Park were prepared by the Department of Public Works, Bureau of Engineering (BOE) Architectural Division, in conjunction with the design consultant Studio Pali Fekete Architects (SPFA). Due to the extensive renovation work and funding requirements, construction of the project will be completed in two (2) phases.

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For Phase I construction, scope of work is to occur in the south-central portion of the Project site, and the scope includes the following:

1. Demolition of:
 - a. The existing gymnasium;
 - b. The existing outdoor restroom/staff office/storage building on the southern portion of the property; and
 - c. Landscape, hardscape and infrastructure to accommodate new design elements

2. Construction of:
 - a. New 25,000 square foot (Celes King III) indoor pool and bathhouse facility and Fitness Annex;
 - b. New 24,000 square-foot gymnasium;
 - c. Two (2) new restrooms and tenant improvements within the existing Tennis Pro Shop; and
 - d. New site and infrastructure improvements and rough grading of parking lot.

Phase II construction, will be completed at a later date, as funds become available. The Phase II scope of work is to occur in the western and northwestern portion of the Project site and includes the following:

1. Demolition of:
 - a. Parking lots
 - b. Outdated electrical and plumbing infrastructure
 - c. Asphalt maintenance driveways, concrete sidewalks

2. Construction of:
 - a. Northwestern driveway
 - b. Off street parking
 - c. Park landscaping
 - d. Park infrastructure and park furniture
 - e. Tennis Block: bleachers and shade structure for the tennis court
 - f. Bleachers and shade structure for the baseball fields as deemed appropriate
 - g. Stadium Block: press box, concession stand, elevated bleachers, restrooms

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Background

During the Design Phase, the Mayor's Office, BOE and its design consultants, and City of Los Angeles Department of Water and Power (LADWP) staff met several times to discuss and develop design resolutions to accommodate the sustainable design requirements such as Net Zero, Leadership in Energy and Environmental Design (LEED), electric vehicle (EV) charger metering, and power consolidation plans for the site. An LADWP Engineer for each relevant division attended the meetings and was instrumental in resolving design issues. At these initial coordination meetings, participants reviewed the proposed electrical consumption loads for both phases, and LADWP staff did not recommend upgrading the site's power infrastructure to accommodate a 34.5kV system.

The electrical design was completed to accommodate both Phase I and Phase II scope, and an Electrical Service Request Application (ESR) was submitted to LADWP during the construction documents phase. Ideally, the requested ESR would be submitted during earlier phase of the project to allow ample time for LADWP to review both the ESR and electrical design. The service connection point for the initial Phase I electrical design was from a power pole onsite, located roughly 200 feet from the new structures. The Phase II electrical design utilized various service points throughout the park, which included the addition of three (3) new transformers. The electrical design was premised on the assumption that the existing power system at Rancho Cienega Park would be adequate to service the Project.

Because of time constraints, BOE requested LADWP to help with expediting the review process for the ESR and electrical design. However, LADWP could not commit to an expedited review due to staffing and workload. Therefore, an allowance of \$200,000 was included in the contract documents to cover the electrical service elements and associated equipment for Phase I. The allowance amount was based on historical data from similarly sized electrical services that were recently completed. The initial electrical service design for Phase I included a 480V transformer, cable transition structure, pull section, and trenching and conduit to the transformer yard from a power pole located onsite, roughly 200 feet from the proposed transformer yard.

LADWP, upon finalizing their design review and analyzing the history of outdated infrastructure at the park, determined that the assumption of using the existing service was incorrect and that Project must increase the entire park's power resiliency by installing a 34.5kV system, which would consequently require a new service located farther from the Project than originally anticipated. This 34.5kV system would solve the power and voltage irregularities throughout the 24-acre park, provide more dependable power to the existing facilities and infrastructure.

The 34.5kV system would also provide ample power on site for the future Phase II, which is focused largely on the infrastructure upgrades to utilities, park path & field lighting, construction of a new maintenance yard, new multipurpose fields and flexible controlled parking lots.

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The proposed 34.5kV system will be adequate to accommodate the Phase I power consolidation of the new gym and pool structures, existing tennis shop and existing Ira C Massey Child Care Center, as well as the Phase II elements such as the new concession stands and restrooms, new path lighting, new field lighting, new Tennis court and Basketball court lighting, new parking lot/ driveway lighting and rehabilitation of the existing maintenance yard & building.

Separately, LADWP, BOE and RAP representatives then worked to determine the most cost-efficient route to connect to the nearest 34.5kV service. RAP was informed of the pending issue, while BOE and DWP staff and executives worked to develop the best and cost effective option to provide the 34.5kV feed to the facility.

- Option 1: Includes roughly 1,300 feet of onsite trenching to be completed by the Phase 1 construction contractor, and roughly 900 feet of offsite trenching and conduit to be completed by DWP. DWP's preliminary offsite work estimate range: \$1.8 - \$2.5 Million
- Option 2: Includes roughly 200 feet of onsite trenching to be completed by the Phase 1 construction contractor, and roughly 1,300 feet of offsite trenching and conduit to be completed by DWP. DWP's preliminary offsite work estimate range: \$2.7 - \$3.5 Million

The chosen path, noted as Option 1 in the Attachment No. 2, increases the onsite trenching and conduit work by roughly 1,300 linear feet and includes the installation of two underground vaults. LADWP's preliminary estimates for their offsite work were a driving factor in the choice. It was clear that the most efficient use of funds would be to use the option that limited DWP's offsite work. The total cost for the power upgrade is ranging from \$2.25 to \$2.95 Million, which includes cost from LADWP and the requested change order work to be performed by Pinner Construction Co., Inc (Pinner). Since LADWP is also a City agency, their construction cost will be paid through funding transfer between Departments and is not considered as part of the construction contract with Pinner. The cost for the offsite work would be paid by other City funds, such as Municipal Improvements Corporation of Los Angeles (MICLA) or Community Development Block Grant (CDBG).

Currently, the construction of the Project is 38% complete. Progress photos are included for reference (Attachment No. 3). Constructing this infrastructure upgrade in Phase I will subsequently reduce the Phase II infrastructure upgrades costs as it will eliminate the need for three (3) transformer and associated equipment, previously designed for Phase II. The estimated cost reduction, for Phase II upgrade, is approximately \$500,000. In addition, it will also provide power onsite for emergency relief efforts, such as the temporary COVID-19 homeless shelter recently mobilized in the parking lots, on the north end of the park.

Upgrading the electrical service design to a 34.5kV system will require additional trenching and conduit, at a cost of \$448,463. The installation of a larger transformer and associated equipment required for the 34.5kv system will be paid for by the \$200,000 allowance in the construction contract.

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Proposed Change Order

As previously discussed, the scope of work of the proposed change order includes roughly 1,300 feet of onsite trenching and conduit work and includes the installation of two underground vaults.

BOE requested Pinner Construction, the Phase I construction contractor, for an estimate of the additional scope and received an initial quote of Seven Hundred Thirty-Six Thousand, Four Hundred Thirty Dollars (\$736,430), which has since been negotiated to an amount of Four Hundred Forty-Eight Thousand, Four Hundred Sixty-Three Dollars (\$448,463).

The following is a summary of change orders as of May 14, 2020:

Summary of Change Orders as of 5/14/2020			
	Total No. of Change Orders	Dollar (\$) Amount	Percent (%) of Contract Amount
Executed Change Orders	18	\$156,219	0.38%
Change Order per this Board Report	1	\$448,463	1.1%
Total	19	\$604,682	1.48%

A copy of the most recent Project Change Order Log is attached (Attachment No. 1).

Funds are currently available from the following funds and account:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>
S93 - Rancho Cienega Sports Center – PY 22 (2018-19)	43K/10/10RPAV
C227-8 - RAP: Rancho Cienega (8th Cycle) - PY 21 (2017-18)	43K/10/10PPAI
Sites and Facilities (2015-16)	209/88/88NABB

TREES AND SHADE

The Landscape Architect and RAP Forestry Division have surveyed the trees on the site and determined that ninety-one (91) of the one hundred seventy-eight (178) existing trees may be removed during Phase I and Phase II work, due to a variety of reasons. Poor health, placement of structures and walkways, and maintenance concerns dictate the replacement of trees. The majority of the trees to be removed are of the Magnolia grand flora type (Southern Magnolia), which are either in conflict with the placement of buildings and new infrastructure, or present significant maintenance concerns.

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Extensive analysis has been performed to determine how best to re-establish the tree canopy with one hundred sixty-seven (167) new trees. The existing tree canopy currently equates to 151,436 square-feet (roughly 13% site coverage). The new trees will have a minimum forty-eight-inch (48") box size and will provide a tree canopy of 153,858 square-feet (roughly 13% site coverage) in five (5) years, and 268,479 square-feet (roughly 24% site coverage) in ten (10) years.

Phase I includes the removal of a total of forty-three (43) trees: seven (7) trees due to poor health, ten (10) trees due to the placement of the parking lot, eleven (11) trees due to the placement of new sidewalks, and fifteen (15) trees due to the new building foot print. Eleven (11) existing trees shall be retained, and sixty-four (64) new trees will be planted as part of the Phase I scope. The complete tree replacement cannot be achieved in Phase I due to the limited availability of landscaped area within work footprint. The remaining one hundred three (103) new trees will be planted as part of the Phase II work.

ENVIRONMENTAL IMPACT

The approval of this Report will not result in any significant changes to the environmental conditions and no further environmental documentation is necessary.

FISCAL IMPACT STATEMENT

The change order will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to RAP's General Fund.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

- Goal No. 3:** Create and Maintain World Class Parks and Facilities
Outcome No. 1: Newly developed open space park projects and the redesign of signature City parks
Key Metric: Number of major park projects completed
Target: Six (6) by 2022
- Result:** The approval of this Report will help fund the construction of a new 49,000 square-foot sports facility which will replace aging infrastructure.

This Report was prepared by Ohaji K. Abdallah, Project Manager, BOE Architectural Division, and reviewed by Neil Drucker, Assistant Division Head, BOE Architectural Division; Sean Phan, Planning, Maintenance, and Construction; and Darryl Ford, Superintendent, Planning, Maintenance and Construction Branch.

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LIST OF ATTACHMENTS

- Attachment No. 1 – Change Order Log, dated May 14, 2020
- Attachment No. 2 – DWP Service Options Diagram
- Attachment No. 3 – Progress Photos

May-14-2020

City of Los Angeles - Department of Public Works - Bureau of Engineering
Rancho Cienega Sports Complex
W.O. No. E1907694
CHANGE ORDER LOG

CO No.	COR No.	Subject	Payment Type	CO Cat.	COIN Date	COIN Est. (\$)	PCO ECO T&M Date	Not to Exceed (\$)	GC Proposal (\$)	GC Proposal Date	City Estimate (\$)	Agreed Amount (\$)	Agreed Date	CO Status	CO Date	Time Ext. Cal. Days	Comments
001	019-R0	RAP Gas Line relocation	LS	U	01/21/20	\$25,000.00	01/21/20		\$69,651.15	02/21/20				UNR			
002	005-R0	Gray Water Ready System at the Gym Building	TM	E	07/16/19	\$10,000.00	07/31/19	\$10,000.00	\$13,981.34	08/12/19	\$12,873.25	\$12,873.00	11/14/19	EXEC	11/21/19	0	
003	003-R0	Freestanding Support System for Rooftop Condenser Units	LS	U	07/23/19	\$25,000.00	07/23/19		\$16,974.18	04/12/19	\$15,779.30	\$16,974.00	07/29/19	EXEC	07/31/19	0	
004	004-R0	Aggregate Subgrade Material in Lieu of Sand per RFI 064	LS	U	07/23/19	\$5,000.00	07/23/19		\$4,984.46	04/30/19	\$4,984.46	\$4,984.00	07/25/19	EXEC	07/31/19	0	
005	010-R0	Relocation of Panel CPH	LS	U	11/21/19	\$25,000.00	11/22/19		\$22,694.63	11/13/19	\$19,055.76	\$16,574.00	04/24/20	EXEC	04/27/20	0	
006	006-R2	Gym Equipment Goals and Scoreboard Controller	LS	S	09/17/19	\$5,000.00	09/25/19		\$2,303.30	11/05/19	\$1,116.81	\$2,303.00	11/21/19	EXEC	11/21/19	0	
007	007-R0	Gymnasium and Pool Window Wall Structural Curb	LS	E	01/10/20	\$5,000.00	04/09/20		\$22,799.18	09/26/19	\$7,040.03	\$16,480.00	04/10/20	EXEC	04/13/20	0	
008	015-R0	Gym Grid Line 7 Grade Beam	TM	E	10/09/19	\$5,000.00	10/16/19	\$5,000.00	\$2,323.22	11/27/19	\$2,282.75	\$2,283.00	02/03/20	EXEC	02/07/20	0	
009	011-R0	Extend Construction Fence along Obama Boulevard at the Jackie Robinson Stadium	LS	S	10/21/19	\$10,000.00	10/21/19		\$14,612.71	11/15/19	\$12,070.12	\$12,070.00	12/02/19	EXEC	12/05/19	0	
010	017-R0	Plan Clarification No. 09 - Revised Plumbing Drawings.	LS	E	12/05/19	\$75,000.00	01/07/20	\$75,000.00	\$174,846.89	01/20/20	\$58,552.22	\$74,623.00	04/15/20	EXEC	04/16/20	0	
011	014-R0	Power for the Wireless Scoreboard Controller	LS	S	11/12/19	\$5,000.00	11/13/19		\$11,721.81	11/18/19	\$11,605.55	\$11,605.55	01/17/20	EXEC	01/21/20	0	
012	024-R0	Plan Clarification No. 008R1 - Civil Drawings	LS	E	12/11/19	(\$25,000.00)	12/12/19		\$116,757.33	03/24/20	(\$20,398.00)	(\$20,398.00)	05/07/20	Unilateral	05/08/20	0	
013	009-R0	(VOID) Pool Building Paint Upgrade	CAN	U	11/14/19	\$75,000.00	11/15/19		\$80,623.94	11/07/19				CAN			VOIDED. CO No. 16 for credit.
014	013-R0	Submittal 161R1 Floor Drain Material Change	LS	S	11/21/19	\$10,000.00	11/21/19		\$7,808.71	11/15/19	\$1,102.09	\$2,525.00	04/10/20	EXEC	04/13/20	0	
016	023-R0	Pool Interior Walls Finish	LS	S	02/13/20	(\$75,000.00)	02/14/20		(\$12,365.06)	03/23/20	(\$17,500.70)	(\$12,678.00)	04/27/20	EXEC	04/27/20	0	
017	021-R0	Pet Fountain feature for outdoor Drinking Fountain	LS	S	03/02/20	\$1,000.00	03/02/20		\$835.30	03/13/20	\$835.30	\$835.00	03/18/20	EXEC	03/31/20	0	
018	None Specified	Relocation of Back-flow Preventor and Electrical Panel	LS	E	03/02/20	\$10,000.00	03/02/20							UNR			
019	029-R0	Extension for Telescoping Bleacher Head Clearance	LS	E	03/18/20	\$5,000.00	03/19/20		\$13,132.03	04/07/20	\$13,056.33	\$13,132.00	04/23/20	EXEC	04/23/20	0	
020	028-R0	Time Extension due to Weather Delay up to March 2020	LS	U	03/26/20	\$0.00	03/27/20		\$0.00	04/07/20	\$0.00	\$0.00	04/08/20	EXEC	04/10/20	16	
021	032-R0	Time Extension due to Weather Delay up to April 15, 2020	LS	U	04/14/20	\$0.00	04/15/20		\$0.00	04/15/20	\$0.00	\$0.00	04/16/20	EXEC	04/16/20	9	
022	031-R0	Rebar for the Gymnasium and Pool Window Wall Structural Curb	LS	U	04/14/20	\$1,000.00	04/15/20		\$2,033.05	04/15/20	\$2,028.82	\$2,033.00	04/16/20	EXEC	04/16/20	0	
023	027-R0	Additional High Speed Charger	LS	S	04/27/20	\$75,000.00	04/27/20		\$83,702.80	04/03/20				UNR			
024	026-R0	Electrical LADBS Permit Set Drawings	LS	S	05/08/20	\$50,000.00	05/11/20		\$61,750.83	04/03/20				UNR			
025	030-R0	LAFD Fire Alarm System Plan Check Changes		U					\$81,625.05	04/08/20				UNR			

Original Contract	\$40,599,000.00	Time Extension	25 CD's	Payment Type: LS: Lump Sum	CO Category: U: Unforeseen	6	\$40,565.00
Original Contingency	\$1,720,589.00	Approved Comp. CD's	0	TM: Time & Material	E: Errors & Omissions	6	\$98,993.00
Revised Contingency	--	Approved Non Comp. CD's	25	CAN: Canceled	S: Change in Scope	6	\$16,660.55
Executed COs & UCOs	\$156,218.55			CO Status: EXEC: Executed	Executed COs	17	\$176,616.55
CO Percentage	0.38%			NEG: Negotiated	Executed UCOs	1	(\$20,398.00)
Revised Contract	\$40,755,218.55			UNR: Unresolved	Forecasted COs	4	\$225,104.78
Remaining Contingency	\$1,564,370.45			CAN: Canceled	Canceled COs	1	--

RANCHO CIENEGA SPORT COMPLEX – MICHELLE AND BARACK OBAMA SPORTS COMPLEX PROJECT – PHASE I

ATTACHMENT NO. 2 – DWP Service Options Diagram



RANCHO CIENEGA SPORTS COMPLEX – PHASE I



