

APPROVED

MAR 18 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-043

DATE March 18, 2021

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ROBERTSON RECREATION CENTER (PRJ20021) (W.O. #E170266F) PROJECT – CONTRACT NO. 3595 – FINAL ACCEPTANCE

AP Diaz, H. Fujita, V. Israel, M. Rudnick, C. Santo Domingo, N. Williams with handwritten initials fur, DF, and a signature.

Handwritten signature of General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Accept the work performed by Ford E.C., Inc. (Ford) under Contract No. 3595 for the Robertson Recreation Center (PRJ20021) (W.O. #E170266F) Project (Project), as outlined in the Summary of this Report;
2. Approve the change orders for this Project as set forth in Attachment 2 of this Report;
3. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee or Designee to immediately release the retention monies held under Contract No. 3595 after deducting any remaining Stop Payment Notices and/or penalties, to Ford upon final acceptance of its work on this Project by the Board of Recreation and Park Commissioners (Board);
4. Authorize RAP's Chief Accounting Employee or Designee to make technical corrections to carry out the intent of this Report; and,
5. Authorize the Board Secretary to furnish Ford with a Letter of Completion.

SUMMARY

On August 9, 2017, the Board awarded the construction contract to Ford for the Project (Report No. 17-173, Attachment No. 1), in the amount of \$10,785,000.00. The Project is located at 1641 Preuss Road, Los Angeles, California 90035 in the South Robertson neighborhood in Council District 5. The Project scope included the demolition of the existing recreation center and the construction of a new 12,000-square-foot recreation building with a gymnasium, multipurpose rooms, restrooms, and support facilities. The existing childcare center building was preserved and underwent a modernization. The new facility also provides outdoor courts,

BOARD REPORT

PG. 2 NO. 21-043

play and exercise areas, along with a complement of twenty (20) new parking spaces and twenty (20) bicycle parking spaces.

The Project's plans and specifications were prepared by consultant Kevin Daly Architects (KDA) under the direction and supervision of the Architectural Division of the Bureau of Engineering (BOE), Department of Public Works. BOE performed the project management and construction management, while the Department of Public Works, Bureau of Contract Administration (BCA) performed inspections during construction. BOE has informed RAP that the Project's construction is complete and Ford has furnished the required as-built drawings, warranties and guarantees. The Project has received a Statement of Completion and a Certificate of Occupancy from BCA and the Department of Building and Safety, respectively.

The Project received a Design Merit Award in the Civic/Institutional category from the American Institute of Architects (AIA). In addition, the successful implementation of the Project's sustainability design elements will provide sufficient points to achieve a "Gold" level certification in the Leadership in Energy and Environmental Design (LEED) rating system from the United States Green Building Council (USGBC).

The breakdown of the total construction cost is as follows:

Contract Award Amount	Change Order Amount	Change Order Percentage	Final Contract Amount
\$10,785,000	\$1,634,378	15.2%	\$12,419,378

The budgeted contingency amount for this Project at the time of the construction contract award was \$1,078,500, or 10% of the contract award amount. However, there were sufficient project funds available to cover the costs of all change orders issued under this contract. The Project's construction has a total of 109 executed change orders which increased the construction contract amount by One Million, Six Hundred Thirty-four Thousand, Three Hundred Seventy-Eight Dollars (\$1,634,378), or 15.2% of the original contract award amount. The final contract amount is Twelve Million, Four Hundred Nineteen Thousand, Three Hundred Seventy-Eight Dollars (\$12,419,378). The major change orders are noted below:

1. To satisfy the City's Low Impact Development Ordinance (LID), the original design specified permeable concrete as the paving material for the new outdoor basketball courts. Upon further analysis of this paving material, concerns for safety hazards were raised due the material's rough texture on the basketball courts, as well as the material's longevity. It was determined that it is necessary to change the paving material from permeable concrete to asphalt paving. The originally specified "EPIC" system was replaced with a large-capacity cistern to adequately capture the additional stormwater surface runoff from the impervious asphalt paving. The cost for materials, installation and compensable time extension associated with the LID modification work was added to the contract by Change Orders Nos. 41, 49, 56, 57, 58, 59, 69, 70, 75, 76, 86, 97 and 112, in the amount totaling \$459,993.

BOARD REPORT

PG. 3 NO. 21-043

2. Termite and mold were uncovered during the demolition of the existing childcare building restrooms. The costs for removal, remediation, repair and replacement work due to termite and mold damage were added to the contract by Change Orders Nos. 28, 32, 40, 54, 68, 87 and 98, in the amount totaling \$153,428.
3. The Bid documents received full plan check approval by the Los Angeles Fire Department (LAFD). However, it is not unusual that the actual built project may require additional corrections due to first hand observation of the inspector. As a result, a late correction was issued by the LAFD inspector which required the lighting illuminating the outdoor egress paths to be connected to an emergency circuit and backup power supply. It was necessary to add a second inverter unit to provide additional emergency power, and the cost was added to the contract by Change Orders Nos. 106 and 118, in the amount totaling \$187,532.

The table below provides a summary of the change orders and their categories:

Change Order Category	No. of Change Orders	Change Order Amount	Percentage of the Contract Award Amount
Unforeseen Conditions	27	\$422,542	3.9%
Errors and Omissions	61	\$1,087,101	10.1%
Change in Scope	21	\$124,735	1.2%
TOTAL	109	\$1,634,378	15.2%

It is noted that there are 61 change orders categorized as “Errors and Omissions” for a total of \$1,087,101 or 10.1% of the contract award amount. The majority of these change orders are from the aforementioned Item 1 (LID modification) and Item 3 (second inverter unit). These change orders are further broken down in the table below:

“Errors and Omissions” Change Orders			
Change Order Category	No. of Change Orders	Change Order Amount	Percentage of the Contract Award Amount
LID Modification	13	\$459,993	4.3%
Second Inverter Unit	7	\$187,532	1.7%
All Others	41	\$439,576	4.1%
TOTAL	61	\$1,087,101	10.1%

BOE will conduct a thorough review session with KDA and its Civil Engineering and Electrical Engineering subconsultants to review “lessons learned” on this project.

A Change Order Log is included in this Report as Attachment No. 2 for reference.

BOARD REPORT

PG. 4 NO. 21-043

The construction of the Project was funded by Proposition K and Quimby funds.

RAP Staff consulted with the Department of Public Works Office of Contract Compliance (OCC), and BCA concerning the status of the Project's labor compliance requirements. OCC reported that Ford is in compliance.

TREES AND SHADE

The building design was shaped around the existing trees to preserve and protect as many trees as possible and still achieve the building program requirements. Of the existing forty-two (42) trees identified on-site, ten (10) were removed to make room for the new construction, and twenty (20) new trees were planted as part of the new construction. The new trees include four (4) Melaleuca Quinquinerva (Paper Bark), six (6) Ulmus Parvifolia true green (Liquid amber Styrciflua), and ten (10) Arbutus 'Marina' (Marina Strawberry). At the time of construction completion, the new trees provide approximately 1,427 square feet of canopy coverage. At five (5) years after construction completion, it is anticipated that those trees will provide approximately 5,633 square feet of canopy coverage. A shade structure was included over the children's play equipment.

ENVIRONMENTAL IMPACT

This Project was previously evaluated for environmental impact in accordance with the California Environmental Quality Act (CEQA). The Board has determined that it is categorically exempt from the provisions of CEQA (Report No. 17-101). A Notice of Exemption (NOE) was filed with the Los Angeles City Clerk and the Los Angeles County Clerk on April 28, 2017. Staff has determined that this Project and the site's environmental conditions have not substantially changed since the previous evaluation. Therefore, no additional CEQA documentation is required.

FISCAL IMPACT

There is no immediate fiscal impact to RAP's General Fund as a result of this Project. Maintenance funds for the new recreation center will be requested as part of the annual City budget process.

STRATEGIC PLAN INITIATIVES AND GOALS

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

Goal No. 2: Providing Safe and Accessible Parks.

Outcome No. 1: Every Angeleno has walkable access to a park in their neighborhood.

Key Metric: Percentage of Angelenos with park access within a ½ mile of their home

BOARD REPORT

PG. 5 NO. 21-043

This Report was prepared by Jaime Contreras, Project Manager, BOE Architectural Division, and reviewed by Paul Tseng, Contract Administrator, BOE Architectural Division; Steven Fierce, Principal Architect, BOE Architectural Division; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Darryl Ford, Superintendent, Planning, Construction, and Maintenance Branch.

LIST OF ATTACHMENTS

Attachment No. 1 – Report No. 17-173

Attachment No. 2 – Final Change Order Log

APPROVED

AUG 09 2017

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-173

DATE August 9, 2017

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ROBERTSON RECREATION CENTER PROJECT - (W.O. #E170266F) (PRJ20021) - REVIEW OF BIDS AND AWARD OF CONTRACT

AP Diaz, R. Barajas, H. Fujita, V. Israel, N. Williams

General Manager signature

Approved [checked], Disapproved, Withdrawn

RECOMMENDATIONS

- 1. Find Ford E.C., Inc., to be the lowest responsive and responsible bidder for the Robertson Recreation Center project (PRJ20021) (W.O. #E170266F); and,
2. Award the construction contract to Ford E.C., Inc., in the amount of Ten Million Seven Hundred Eighty-Five Thousand Dollars (\$10,785,000.00), all according to the plans and specifications approved on April 19, 2017 through Report No. 17-101;
3. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to encumber funds in the amount of Ten Million Seven Hundred Eighty-Five Thousand Dollars (\$10,785,000.00);
4. Authorize the RAP's General Manager or Designee to make technical corrections as necessary to carry out the intent of this Board Report; and,
5. Authorize the Board President and Secretary to execute the contract, subject to approval by the City Attorney as to form.

SUMMARY

On April 19, 2017, the Board of Recreation and Park Commissioners (Board) approved the final plans and call for bids for the Robertson Recreation Center (Project) (W.O. #E170266F) (PRJ20021) project located at 1641 Preuss Road, Los Angeles, California, 90035, (Report No. 17-101). The project plans were prepared by Kevin Daly Architects under the supervision of the Bureau of Engineering, Architectural Division.

BOARD REPORT

PG. 2 NO. 17-173

The scope of work is to demolish the existing recreation center to make room for the new facility. The proposed facility will include a new gymnasium and community center that will total 11,750 square feet in area. The existing childcare center building will remain but will undergo modernization. The new facility will provide twenty (20) new parking spaces and twenty (20) bicycle parking spaces. The City Engineer's estimated construction cost for this project is Ten Million Three Hundred Thousand Dollars (\$10,300,000).

In addition, two (2) Deductive Alternates were identified to allow RAP the flexibility to deduct portions of the scope of work and meet the approved funding. The Deductive Alternates are described as follows:

Deductive Alternate No.1: – A lump sum price to be subtracted from the Base Bid for the deletion of the acoustic ceiling and wall panels in the Gymnasium and Office spaces, including its supporting structure.

Deductive Alternate No. 2: - A lump sum price to be subtracted from the Base Bid to replace the pervious pavement and storm water collection system with reinforced concrete pavement.

As approved by the Board on April 19, 2017, bids for the project were solicited only from the eight contractors that are on the Department of Public Works, Bureau of Engineering list of Pre-Qualified General Contractors. On May 30, 2017, the Board received one (1) bid as follows:

<u>Bidder</u>	<u>Base Bid</u>
Ford E.C., Inc.,	\$10,939,000
Deductive Alternate No.1:	\$ 120,000
Untitled eventDeductive Alternate No.2:	\$ 15,000

Since only one (1) bid was received, BOE staff met with Ford E.C., Inc., to discuss and negotiate the bid price submitted. As a result, Ford E.C., Inc., submitted a proposal to reduce their Base Bid to Ten Million Seven Hundred and Eighty-Five Thousand Dollars (\$10,785,000.00), which is a reduction of One Hundred and Fifty-Four Thousand Dollars from the initial bid.

RAP and the Chief Administrative Officer (CAO) have identified funding to reduce the gap between the reduced bid amount and the City Engineer's estimate. Sufficient funds are available to award the construction contract, plus contingency, without exercising the deductive alternates, from the following fund and account numbers:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT</u>
Proposition K – YR 1-6	43K/10/10P307
Proposition K – YR 15	43K/10/10H307
Proposition K – YR 16	43K/10/10J307

BOARD REPORT

PG. 3 NO. 17-173

Proposition K – YR 17	43K/10/10K307
Proposition K – YR 18	43K/10/10L307
Proposition K – YR 19	43K/10/10MPCY
Proposition K – YR 20	43K/10/10NPCY
Proposition K – Interest & Inflation	43K/10/TBD
Quimby	302/89/89460K-RG

Department of Public Works, Bureau of Engineering staff reviewed the responsiveness and work performance of Ford E.C., Inc., on a past City project and found them to be satisfactory. The Department of Public Works, Office of Contract Compliance (OCC) indicated that there has been no labor compliance violations and that all other legal requirements have been complied with by the bidder.

The City Attorney and staff have reviewed the bid submitted by Ford E.C., Inc., and found it to be in order. Staff recommends that the Board find Ford E.C., Inc., to be the lowest responsive and responsible bidder, and to award the project to Ford E.C., Inc., for a total construction contract amount of Ten Million Seven Hundred and Eighty-Five Thousand Dollars (\$10,785,000.00).

PUBLIC OUTREACH

The Community was involved throughout the Project's design process. As required by Proposition K, Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings were conducted. On this project, five (5) LVNOC meetings were held as follows: Meeting No. 1 - May 13, 2014, Meeting No. 2 - August 26, 2014, Meeting No. 3 - October 27, 2014, Meeting No. 4 - March 3, 2015, and Meeting No. 5 - May 5, 2015.

Also, BOE held two (2) community public meetings were held on November 7, 2011, and February 19, 2015, to gather information and inform the community. Additionally, a design charrette took place on August 6, 2015. The LVNOC and Council District No. 5 are in full support of the project.

TREES AND SHADE

The existing park is on a narrow triangular site. Established Melaleuca trees surround the park. The building design was shaped around the trees to preserve and protect as many trees as possible and still achieve the building program requirements. Of the existing forty-two (42) trees identified on site, ten (10) are proposed to be removed to make room for the new construction. Twenty (20) new trees will be planted. The proposed new trees include four (4) Melaleuca Quinquinerva (Paper Bark tree), six (6) Ulmus Parvifolia true green (Liquidamber Styraciflua) and ten (10) Arbutus 'Marina' (Marina Strawberry) trees. There are no shade structures included in this project since the existing trees and the new trees will provide shade.

A report was completed by a licensed Arborist to determine the impacts of construction and to take inventory of the species, size, and health of the trees on the site. The report focused on the

BOARD REPORT

PG. 4 NO. 17-173

trees that are near the proposed buildings. The report concluded that strict adherence to tree protection zones would preclude some of the required programming and construction from taking place. Therefore, the report includes recommendations to protect existing trees. The Arborist's report with its recommendations were included as part of the construction documents.

ENVIRONMENTAL IMPACT STATEMENT

On April 19, 2017, the Board determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Article III, Section 1, Class 2, Class 3 (17) and Class 11 (7) of City CEQA Guidelines.

A Notice of Exemption was filed with the Los Angeles County Clerk on April 28, 2017.

FISCAL IMPACT STATEMENT

The proposed construction is fully funded by Proposition K and Quimby funds. There will be no fiscal impact to RAP's General Fund associated with this project. However, operations and maintenance costs will be evaluated and included in future RAP budget requests

This Report was prepared by Jaime Contreras, Project Manager, BOE Architectural Division, and reviewed by Neil Drucker, Proposition K Program Manager; Mahmood Karimzadeh, Architectural Division Manager; Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENT(S)

1. Reduced bid offer from Ford E.C., Inc.

FORD ENGINEERING & CONSTRUCTION INC.

10850 WILSHIRE BLVD. #380
LOS ANGELES, CA 90024
TEL: (310) 474-7999
FAX: (310) 474-7992
GENERAL CONTRACTORS
LIC. #396212

August 2, 2017
City of Los Angeles
Architectural Division
Bureau of Engineering, Department of Public Works
1149 S. Broadway, 8th Floor - Suite 860
Los Angeles, CA 90015
Attn: Mr. Jaime A. Contreras
Tel: 213-847-4710

Re: Robertson Recreation Center, Project No. WO#E170266F

Dear Mr. Contreras:

Pursuant to our June 7, 2017, meeting and after review of our submitted bid for the above mentioned project and some consideration to our means and methods on self performing works, we are pleased to inform you that our Total Bid Price could be decreased to \$10,785,000.

Please note that this consideration will not deviate or change any scope of work, plans and specification and our subcontractor list. Both deductive bid alternate #1 (\$120,000) and bid alternate #2 (\$15,000) for the amounts listed still remains in place in the case the City of LA wishes to exercise them.

I hope that above consideration facilitates to award the project and give us the opportunity to serve and accomplish another quality project for City of Los Angeles and Department of Recreation and Parks.

Sincerely,



Sia Daghighian
President

C.C. Arash Daghighian—Ford E.C., Inc

**City of Los Angeles - Department of Public Works - Bureau of Engineering
Robertson Recreation Center
W.O. No. E170266**

CHANGE ORDER LOG - Thursday, November 5, 2020

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
1	001-R0	Lead Testing, Asbestos Testing and Pest Control Assessment	LS	S	10/23/17	\$10,000.00	10/23/17		\$9,225.75	10/27/17	\$6,993.00	\$6,993.00	11/22/17	EXEC	11/30/2017	0
2	003-R0	Asbestos and Lead Abatement	LS	U	12/19/17	\$25,000.00	12/19/17		\$25,100.00	12/20/17	\$20,841.00	\$20,841.00	12/27/17	EXEC	1/5/2018	0
3	004-R0	Additional Tree Removal	LS	S	02/12/18	\$10,000.00	02/12/18		\$5,560.00	02/15/18	\$5,124.00	\$5,124.00	04/09/18	EXEC	4/24/2018	0
4	006-R0	(VOID) Tree Pruning	CAN	S	02/12/18	\$50,000.00	02/12/18		\$45,024.00	03/15/18				CAN		
5	005-R0	Removal of Thickened Concrete Foundation for Fireplace and at Westside of Gym	LS	U	03/01/18	\$25,000.00	03/06/18		\$34,863.17	03/15/18	\$36,711.00	\$34,863.00	05/07/18	EXEC	5/10/2018	4
6	011-R0	Upgrade Outdoor Basketball Backboards	LS	E	03/22/18	\$5,000.00	04/19/18		\$1,665.00	04/24/18	\$1,327.00	\$1,327.00	05/07/18	EXEC	5/10/2018	0
7	007-R0	Change AC-1 & AC-2 Curb Sizes	LS	E	04/18/18	\$5,000.00	04/19/18		\$4,646.68	03/19/18	\$4,485.00	\$4,485.00	05/07/18	EXEC	5/10/2018	0
8	009-R0	Upgrade Switchboard and Panelboard AIC Rating	LS	S	05/09/18	\$5,000.00	05/10/18		\$3,411.20	03/26/18	\$3,411.00	\$3,411.00	06/18/18	EXEC	6/20/2018	0
9	020-R0	LADWP Water Connection Charges Changes	LS	U	05/22/18	\$50,000.00	06/15/18		\$75,553.00	06/19/18	\$32,236.00	\$32,236.00	06/25/18	EXEC	6/27/2018	0
10	021-R0	Cover Exposed Interior Curved CMU Walls	LS	S	06/06/18	\$25,000.00	06/15/18		\$33,577.00	06/19/18	\$20,841.32	\$25,583.00	09/07/18	EXEC	9/11/2018	0
11	018-R0	Removal of Tree Branches in Conflict with CMU Wall	LS	U	06/13/18	\$5,000.00	06/15/18		\$3,328.00	06/14/18	\$2,756.00	\$2,756.00	08/20/18	EXEC	8/22/2018	0
12	012-R0	Addition of CCTV Conduit and JB's	LS	S	06/21/18	\$5,000.00	06/25/18		\$1,861.00	05/01/18	\$1,861.00	\$1,861.00	07/20/18	EXEC	7/24/2018	0
13	017-R0	Time Extension for Abatement	LS	U	06/28/18	\$0.00	07/06/18		\$23,332.00	06/14/18	\$0.00	\$0.00	07/20/18	EXEC	8/8/2018	19
14	010-R0	(VOID) DWP Charges for Electrical Service	CAN		07/08/18	\$10,000.00	07/16/18		\$8,235.14	04/12/18				CAN		
15	023-R0	Store Front CMU Wall Modification (CMU)	LS	E	07/16/18	\$5,000.00	07/19/18		\$5,639.00	07/12/18	\$5,294.00	\$5,294.00	08/28/18	EXEC	9/4/2018	0
16	025-R0	Reconfiguration of Column Embeds along Grid Line 7	LS	E	08/06/18	\$10,000.00	08/06/18		\$947.00	08/13/18	\$947.00	\$947.00	10/11/18	EXEC	10/18/2018	10
17	024-R0	Additional Structural Reinforcement for HVAC Duct Openings	LS	E	08/15/18	\$25,000.00	08/15/18		\$21,303.00	08/08/18	\$15,396.00	\$17,748.00	10/11/18	EXEC	10/15/2018	0
18	019-R0	Changes to the Fire Sprinkler Pipe Sizes	LS	E	08/15/18	\$5,000.00	08/20/18		\$4,390.00	06/14/18	\$2,183.00	\$2,183.00	09/04/18	EXEC	9/7/2018	0
19	015-R1	Additional HVAC Ducting for Updated HVAC Configuration	LS	E	08/28/18	\$50,000.00	08/29/18		\$55,192.00	07/02/18	\$26,968.56	\$46,610.00	09/12/18	EXEC	9/17/2018	0
20	028-R0	Store Front CMU Wall Modification (Structural Support)	LS	E	11/19/18	\$10,000.00	11/26/18		\$6,450.34	10/26/18	\$5,163.00	\$6,052.00	02/05/19	EXEC	2/8/2019	0
21	029-R0	Additional Support for Metal Deck at North Entrance to Room #104	LS	E	11/19/18	\$10,000.00	11/26/18		\$6,034.43	10/26/18	\$4,429.00	\$5,318.00	02/06/19	EXEC	2/8/2019	0
22	039-R0	Changes to the Metal Deck Support at West Curved Wall	TM	E	11/28/18	\$25,000.00	12/06/18	\$25,000.00	\$7,491.00	01/17/19	\$7,491.00	\$7,491.00	02/27/19	EXEC	3/1/2019	25
23	030-R0	Dowel Installation for Concrete Metal Deck	LS	E	12/14/18	\$10,000.00	12/14/18		\$14,453.00	11/26/18	\$3,408.00	\$4,430.00	02/05/19	EXEC	2/8/2019	0
24	031-R1	Glazing, Sill Flashing and Mullion Changes to Storefronts 15, 16, 17, and 18	LS	E	01/15/19	\$10,000.00	01/18/19		\$31,096.00	05/14/19	\$18,409.00	\$21,148.00	05/16/19	EXEC	5/20/2019	0
25	035-R0	Store Front CMU Wall Modification (Concrete Curb)	LS	E	01/15/19	\$10,000.00	01/18/19		\$8,459.00	12/21/18	\$5,411.00	\$6,616.00	02/06/19	EXEC	2/11/2019	0
26	038-R0	(VOID) Changes/Addition to Site Gates per PC No. 1	CAN		02/19/19	\$10,000.00	02/20/19		\$5,505.29	01/03/19				CAN		
27	037-R0	Changes to Door 116.1 per PC No.1	LS	S	03/12/19	\$5,000.00	03/12/19		\$6,549.74	01/03/19	\$1,806.00	\$2,330.00	05/20/19	EXEC	5/23/2019	0
28	042-R0	Childcare Center Termite and Mold Inspection	LS	U	03/20/19	\$5,000.00	03/20/19		\$3,709.00	03/27/19	\$3,370.00	\$3,709.00	07/01/19	EXEC	7/9/2019	0

29	036-R0	Change Light Fixture Supports at Gym per RFI # 175	LS	E	03/20/19	\$10,000.00	03/20/19		\$8,896.00	01/02/19	\$6,021.00	\$8,001.00	05/20/19	EXEC	5/22/2019	0
30	034-R0	Additional Support Added to Grid Line A-7 per RFI #158	LS	E	03/22/19	\$10,000.00	03/22/19		\$10,284.00	12/20/18	\$4,393.00	\$8,883.00	04/22/19	EXEC	4/30/2019	0
31	043-R0	Changes to Storefront Doors Infills (SF-1, 2, 4, 5 and 12)	LS	E	04/08/19	\$10,000.00	04/10/19		\$9,833.00	04/17/19	\$9,333.00	\$9,333.00	05/31/19	EXEC	6/3/2019	0
32	047-R0	Childcare Center Mold Remediation	LS	U	05/16/19	\$75,000.00	05/20/19		\$84,701.00	05/22/19	\$77,545.00	\$77,545.00	05/31/19	EXEC	6/3/2019	0
33	041-R0	Add Additional Wiring of Exit Signs at Entry Vestibule and Office Area	LS	E	07/10/19	\$5,000.00	07/10/19		\$3,251.00	02/25/19	\$1,347.00	\$2,193.00	10/15/19	EXEC	10/23/2019	0
34	040-R0	Add Angle Clips to the Low Walls at Office Area	LS	E	07/16/19	\$5,000.00	07/17/19		\$1,218.00	02/13/19	\$1,070.00	\$1,070.00	10/15/19	EXEC	10/23/2019	0
35	058-R0	Credit from Bid Item Allowance #6	LS	S	07/18/19	(\$50,000.00)	07/22/19		(\$75,000.00)	07/30/19	(\$75,000.00)	(\$75,000.00)	08/03/19	EXEC	8/7/2019	0
36	062-R0	Demolition of Existing HVAC Equipment and Ducting at the Childcare Center	LS	E	07/18/19	\$5,000.00	07/22/19		\$26,538.00	08/19/19	\$24,120.00	\$24,160.00	10/09/19	EXEC	10/15/2019	0
37	044-R0	Exterior Coverage of Embed Beam at SF-12	LS	E	07/18/19	\$5,000.00	07/22/19		\$2,799.00	05/14/19	\$2,092.00	\$2,384.00	10/16/19	EXEC	10/23/2019	0
38	050-R0	Additional Restroom Accessories	LS	E	05/05/20	\$5,000.00	05/05/20		\$3,598.00	07/02/19	\$3,021.00	\$3,021.00	05/14/20	EXEC	5/18/2020	0
39	051-R0	FCU-1 and FCU-2 Condensate Drain Piping Reroute	LS	E	07/24/19	\$0.00	07/24/19		\$1,700.00	07/15/19	(\$776.00)	(\$776.00)	11/01/19	Unilateral	11/19/2019	0
40	066-R0	Childcare Center Repairs due to Mold and Termite Damage	LS	U	07/30/19	\$75,000.00	07/30/19		\$66,923.00	09/23/19	\$20,346.00	\$23,000.00	11/06/19	EXEC	11/14/2019	0
41	065-R0	Stormwater Capture System Changed from the EPIC System to Cistern (Cistern, CDS & Mechanical Skid Material)	LS	E	08/09/19	\$200,000.00	09/12/19		\$80,776.00	09/18/19	\$75,758.00	\$75,758.00	09/20/19	EXEC	9/25/2019	0
42	057-R0	Add Retaining Wall at Exercise Equipment Area and Modify Retaining Wall by Gymnasium	LS	E	08/15/19	\$25,000.00	08/15/19		\$22,708.00	07/26/19	\$17,864.40	\$20,273.00	08/27/19	EXEC	10/15/2019	0
43	046-R0	Stiffener Plates Added at Storefront-15	LS	E	11/20/19	\$25,000.00	12/02/19		\$28,638.00	05/21/19	\$21,964.00	\$23,100.00	02/24/20	EXEC	3/2/2020	0
44	052-R0	Storefront #6 Modifications	LS	S	11/26/19	\$10,000.00	12/02/19		\$5,576.00	07/17/19	\$2,321.00	\$2,842.00	12/31/19	EXEC	1/30/2020	0
45	053-R0	Overflow Scupper Extensions	LS	E	08/15/19	\$5,000.00	08/23/19		\$2,603.00	07/17/19	\$2,238.00	\$2,345.00	09/03/19	EXEC	9/16/2019	0
46	061-R0	Compensable Time Extension	LS	U	08/23/19	\$75,000.00	08/23/19		\$41,480.00	08/19/19	\$54,422.00	\$54,422.00	08/27/19	EXEC	9/16/2019	0
47	045-R0 049-R1	Covering Exposed Conduits at Panelboard B (VOID) Cistern System Installation	LS	E	08/23/19	\$5,000.00	08/27/19		\$1,101.00, \$2,579.00	05/14/19 07/10/19	\$3,411.00	\$3,411.00	09/11/19	EXEC	9/16/2019	0
48	055-R0		CAN		09/26/19	\$200,000.00	09/26/19		\$412,220.00	07/26/19	\$226,995.00			CAN		
49	073-R0	Change Outside Basketball Courts from Permeable Concrete to Asphalt Concrete	LS	S	01/15/20	(\$5,000.00)	01/16/20		\$586.00	11/06/19	(\$4,278.81)	(\$4,000.00)	01/17/20	EXEC	1/22/2020	0
50	071-R0	Changing Medium Stile Doors to Wide Stile	LS	E	10/15/19	\$5,000.00	10/28/19		\$6,032.00	10/29/19	\$937.00	\$3,230.00	12/13/19	EXEC	12/17/2019	0
51	060-R0	Additional Asphalt Demo and Removal	LS	U	10/24/19	\$25,000.00	10/28/19		\$18,330.00	08/14/19	\$9,667.00	\$9,667.00	11/01/19	EXEC	11/6/2019	0
52	096-R0	(VOID) Removal of Unforeseen Concrete at Exercise Area Retaining Wall	CAN		11/04/19	\$5,000.00	02/14/20		\$4,716.00	02/05/20				CAN		
53	072-R0	(VOID) Installation of Guardrails at the Low Roof	CAN		11/12/19	\$50,000.00			\$49,771.00	11/04/19				CAN		
54	067-R0	Childcare Center - Architectural Modifications	LS	U	11/21/19	\$50,000.00	12/02/19		\$70,611.00	10/01/19	\$20,082.00	\$21,620.00	02/26/20	EXEC	3/2/2020	0
55	070-R0	Added Irrigation per PC #17	LS	S	12/04/19	\$50,000.00	12/05/19		\$61,126.00	10/29/19	\$37,730.00	\$48,760.00	12/17/19	EXEC	12/18/2019	0
56	083-R0	Cistern Excavation	LS	E	12/04/19	\$50,000.00	12/05/19		\$57,048.00	12/04/19	\$24,339.00	\$34,075.00	12/06/19	EXEC	12/9/2019	0
57	084-R0	Cistern Bottom Preparation	LS	E	12/04/19	\$5,000.00	12/05/19		\$11,686.00	12/04/19	\$3,954.00	\$4,224.00	01/25/20	EXEC	1/30/2020	0
58	085-R0	Cistern Backfill	LS	E	12/05/19	\$100,000.00	12/05/19		\$103,256.00	12/04/19	\$78,198.00	\$81,643.00	12/16/19	EXEC	12/18/2019	0
59	086-R0	Cistern Soil Export	LS	E	12/05/19	\$50,000.00	12/05/19		\$79,897.00	12/04/19	\$61,751.00	\$61,751.00	12/06/19	EXEC	12/9/2019	0
60	068-R0	(VOID) Adding Window Screen and Netting per PC 15	CAN		12/15/19	\$50,000.00	12/26/19		\$108,599.00	10/10/19	\$67,548.00			CAN		
61	113-R0	Exterior Restrooms Moisture Barrier Removal	LS	S	12/23/19	(\$1,000.00)	12/26/19		(\$748.00)	03/31/20	(\$748.00)	(\$748.00)	04/03/20	EXEC	4/6/2020	0
62	082-R1	LADWP Correction Requirements	LS	U	12/27/19	\$25,000.00	12/27/19		\$21,550.00	01/02/20	\$14,022.00	\$17,170.00	02/13/20	EXEC	2/14/2020	0
63	091-R1	Additional Site Lighting Along Preuss Road	LS	S	12/27/19	\$50,000.00	12/27/19		\$30,276.00	01/03/20	\$24,027.00	\$28,935.00	02/13/20	EXEC	2/18/2020	0

64	075-R0	Storm Drains Lines Added at Childcare Center	LS	E	12/27/19	\$25,000.00	12/27/19		\$13,349.00	11/08/19	\$7,791.00	\$10,963.00	03/10/20	EXEC	3/13/2020	0
65	078-R0	Fence Modifications	LS	S	12/31/19	(\$5,000.00)	01/01/20		(\$5,906.72)	11/18/19	(\$23,688.00)	(\$12,000.00)	04/14/20	EXEC	4/17/2020	0
66	093-R0	Childcare Center Plumbing Revisions	LS	S	12/31/19	\$25,000.00	01/01/20		\$13,344.00	01/02/20	\$10,874.00	\$12,000.00	02/07/20	EXEC	2/12/2020	0
67	102-R0	(VOID) Rain Delays - November 2017-December 2019	CAN		02/04/20	\$0.00	02/04/20		\$0.00	03/10/20	\$0.00			CAN		
68	105-R0	Replacement of Drywall at the Childcare Center	TM	U	02/12/20	\$50,000.00	03/11/20	\$25,000.00	\$25,028.00	03/23/20	\$22,165.00	\$22,165.00	05/26/20	EXEC	5/27/2020	0
69	087-R0	Cistern Tank Installation and Connections	LS	E	02/14/20	\$25,000.00	02/14/20		\$18,800.00	12/04/19	\$13,531.00	\$25,880.00	03/30/20	EXEC	4/2/2020	6
70	089-R0	Cistern-CDS Unit Excavation, Shoring, Installation and Backfill	LS	E	02/14/20	\$50,000.00	02/14/20		\$37,443.00	12/04/19	\$11,662.00	\$25,729.00	03/02/20	EXEC	3/3/2020	7
71	101-R0	Installation of Guardrails at the Low Roof	LS	E	03/09/20	\$25,000.00	03/09/20		\$22,522.00	03/03/20	\$16,019.00	\$19,554.00	03/31/20	EXEC	4/3/2020	0
72	092-R0	Adding Conduit and Wiring for Trap Primer per RFI 300	LS	E	03/16/20	\$1,000.00	03/17/20		\$481.00	12/20/19	\$423.00	\$423.00	03/30/20	EXEC	4/1/2020	0
73	115-R0	Installation of Perforated Metal Panels at Storefronts	LS	E	03/26/20	\$100,000.00	03/26/20		\$26,311.00	04/15/20	\$22,907.00	\$23,606.00	04/20/20	EXEC	4/23/2020	0
74	100-R0	Modification to Storefront 6 for ADA Compliance	LS	E	03/31/20	\$10,000.00	04/01/20		\$8,730.00	02/26/20	\$3,835.00	\$6,235.00	04/17/20	EXEC	4/23/2020	0
75	088-R0	Cistern Modifications - Mechanical Skid, Pump and Piping	LS	E	03/31/20	\$50,000.00	04/01/20		\$28,420.00	12/04/19	\$36,555.00	\$42,371.00	04/30/20	EXEC	5/5/2020	10
76	094-R0	Time Extension for Stormwater Capture System Revisions	LS	E	04/01/20	\$100,000.00	04/02/20		\$0.00	01/08/20	\$84,144.00	\$84,144.00	04/06/20	EXEC	4/14/2020	99
77	077-R0	Adding Wiring for Dedicated Panels NR-1 & CP-1 per RFI #230	LS	E	03/31/20	\$5,000.00	04/01/20		\$1,143.00	11/12/19	\$995.00	\$995.00	04/03/20	EXEC	4/6/2020	0
78	074-R0	Adding Conduit and Wiring for Hand Dryers in Rooms 102 and 103	LS	E	03/31/20	\$5,000.00	04/01/20		\$1,455.00	11/08/19	\$1,455.00	\$1,455.00	04/02/20	EXEC	4/6/2020	0
79	116-R0	Removal of Unforeseen Concrete near Exercise Area	LS	U	04/14/20	\$5,000.00	04/14/20		\$4,716.00	04/15/20	\$4,333.00	\$4,333.00	05/14/20	EXEC	5/18/2020	0
80	106-R0	Installation of Security and Anti-Graffiti Film at Storefronts	LS	E	04/14/20	\$50,000.00	04/14/20		\$35,320.00	03/25/20	\$28,797.00	\$28,797.00	04/17/20	EXEC	4/23/2020	0
81	111-R0	Adding Concrete Gutter at the Childcare Center Yard	LS	E	04/30/20	\$25,000.00	04/30/20		\$12,388.00	03/27/20	\$9,796.00	\$11,136.00	04/30/20	EXEC	5/5/2020	0
82	099-R0	Adding Dedicated Circuit for Electrical Site Gate	LS	E	04/30/20	\$5,000.00	04/30/20		\$2,796.00	02/24/20	\$2,479.00	\$2,479.00	05/01/20	EXEC	5/14/2020	0
83	048-R0	Re-Drilling of Ledger Angles at Low Roof	LS	U	05/05/20	\$25,000.00	05/05/20		\$21,729.00	06/03/19	\$14,183.00	\$14,183.00	07/21/20	EXEC	7/24/2020	0
84	117-R0	Additional Fee Due to Miscalculation by Manufacturer of Perforated Metal Panels	LS	U	05/05/20	\$10,000.00	05/05/20		\$8,228.00	05/01/20	\$8,228.00	\$8,228.00	05/26/20	EXEC	5/27/2020	0
85	121-R0	Installing Bike Racks and Lockers per Plan Check Corrections	LS	S	05/05/20	\$25,000.00	05/07/20		\$22,569.00	05/22/20	\$17,651.00	\$21,403.00	06/01/20	EXEC	6/4/2020	0
86	108-R0	Relocation of Cistern Vent Pipe	LS	E	05/05/20	\$5,000.00	05/07/20		\$4,769.00	03/27/20	\$3,169.00	\$3,169.00	05/14/20	EXEC	5/18/2020	0
87	104-R0	Adding Plywood Sheathing at Childcare Center Building per LADBS Correction	LS	U	06/04/20	\$5,000.00	06/04/20		\$3,445.00	03/23/20	\$1,878.00	\$1,878.00	06/10/20	EXEC	6/17/2020	0
88	119-R0	Adding Signage	LS	E	06/04/20	\$25,000.00	06/04/20		\$25,761.00	05/15/20	\$22,390.00	\$22,390.00	06/10/20	EXEC	6/17/2020	0
89	127-R0	Adding Disconnects to EF-6 and EF-7	LS	E	06/17/20	\$1,000.00	06/17/20		\$1,173.00	06/15/20	\$997.00	\$997.00	06/30/20	EXEC	7/3/2020	0
90	063-R0	Kickers Designed and Added to Office Stud Wall (Room 108)	LS	E	06/26/20	\$5,000.00	06/26/20		\$4,515.00	08/29/19	\$4,409.00	\$4,409.00	07/01/20	EXEC	7/3/2020	0
91	079-R0 109-R0	Modifying Concrete Pads per LADWP Corrections	LS	U	06/29/20	\$5,000.00	06/30/20		\$3,245.00, \$2,267.00	11/19/19 03/27/20	\$2,271.00	\$2,271.00	07/24/20	EXEC	8/5/2020	0
92	135-R0	Adding Panic Hardware to Site Gates per PC 1	LS	S	07/14/20	\$5,000.00	07/14/20		\$5,505.29	06/23/20	\$4,949.00	\$4,949.00	07/21/20	EXEC	7/24/2020	0
93	141-R0 137-R1	Modifying Concrete Walkway at Site Gate 7	LS	E	07/14/20	\$25,000.00	07/14/20		\$9,277.00, \$23,440.00	07/15/20 07/09/20	\$19,689.00	\$23,984.00	07/22/20	EXEC	7/28/2020	0
94	128-R0	Additional Wiring for Water Heater	LS	U	07/14/20	\$1,000.00	07/14/20		\$791.00	06/15/20	\$720.00	\$720.00	07/21/20	EXEC	7/24/2020	0
95	140-R0	Time Extension for Added Irrigation per PC 17	LS	E	07/14/20	\$50,000.00	07/14/20		\$27,221.00	07/14/20	\$27,221.00	\$27,221.00	07/21/20	EXEC	7/24/2020	21
96	139-R0	Adding Truncated Domes near Parking Lot Area	LS	U	07/14/20	\$5,000.00	07/14/20		\$5,062.00	07/14/20	\$3,163.00	\$4,130.00	08/01/20	EXEC	8/5/2020	0
97	114-R0	Changes to Utility Scope per PC 17	LS	S	07/23/20	\$25,000.00	07/23/20		\$34,344.00	04/01/20	\$15,893.00	\$24,459.00	08/03/20	EXEC	8/17/2020	0

98	142-R0	Construct Landing Pads at the Childcare Center Building per LADBS Correction	LS	S	07/23/20	\$5,000.00	07/23/20		\$6,292.00	07/15/20	\$2,581.00	\$3,511.00	08/01/20	EXEC	8/5/2020	0
99	143-R0	Addition of Door Hardware at the Main Entrance Door of the Childcare Center	LS	S	07/23/20	\$5,000.00	07/23/20		\$4,205.00	07/15/20	\$2,908.00	\$2,908.00	07/24/20	EXEC	8/28/2020	0
100	134-R0	Time Extension due to Power Delays	LS	U	07/23/20	\$100,000.00	07/23/20		\$146,475.00	06/23/20	\$76,478.00	\$76,478.00	07/24/20	EXEC	7/28/2020	92
101	110-R0	Parking Lot Perforated Pipe Depth Increased	LS	E	07/23/20	\$10,000.00	07/23/20		\$7,465.00	03/27/20	\$4,073.00	\$5,834.00	07/24/20	EXEC	7/28/2020	0
102	136-R0	Replacement of Waste Receptacles at the Childcare Center Restrooms	LS	E	08/05/20	\$5,000.00	08/05/20		\$2,258.00	07/07/20	\$1,491.00	\$1,491.00	08/06/20	EXEC	8/17/2020	0
103	076-R0	Extra Cost for AC Curbs	LS	E	08/05/20	\$5,000.00	08/05/20		\$2,043.00	11/12/19	\$2,041.00	\$2,041.00	08/06/20	EXEC	8/17/2020	0
104	118-R1	Payment for Additional Security Services	LS	S	08/17/20	\$75,000.00	08/17/20		\$60,261.00	07/27/20	\$40,545.00	\$51,437.00	08/25/20	EXEC	8/28/2020	0
105	132-R0	Additional No Dumping Sign	LS	U	08/17/20	\$5,000.00	08/17/20		\$1,984.00	06/23/20	\$1,984.00	\$1,984.00	08/25/20	EXEC	8/28/2020	0
106	153-R1	Purchase Inverter to Address Emergency Power Requirements	LS	E	10/07/20	\$75,000.00	10/07/20		\$0.00	09/15/20	\$90,962.00	\$90,962.00	10/21/20	EXEC	10/23/2020	0
107	151-R0	Green Power Credit Fee	LS	S	08/17/20	\$1,000.00	08/17/20		\$581.16	08/31/20	\$501.00	\$541.00	09/18/20	EXEC	9/24/2020	0
108	152-R1	(VOID) Gymnasium Tectum Credit	CAN		08/17/20	\$0.00	08/17/20		(\$1,260.48)	10/26/20				CAN		
109	148-R1	Additional LADBS and LAFD Correction Work for Final Sign-Off	LS	S	08/17/20	\$5,000.00	08/17/20		\$3,638.00	08/19/20	\$3,638.00	\$3,638.00	08/25/20	EXEC	8/28/2020	0
110	146-R0	Change Hand Dryers at Exterior Restrooms per LADBS Corrections	LS	E	08/17/20	\$5,000.00	08/17/20		\$3,681.00	07/16/20	\$3,681.00	\$3,681.00	08/25/20	EXEC	8/28/2020	0
111	147-R0	Modification of Backstops per RFI 335R1	LS	E	09/02/20	\$5,000.00	09/02/20		\$2,662.00	07/31/20	\$2,662.00	\$2,662.00	09/03/20	EXEC	9/11/2020	0
112	145-R0	Addition of Drain Line at Mechanical Skid	LS	E	08/27/20	\$1,000.00	08/31/20		\$886.00	07/16/20	\$790.00	\$790.00	09/03/20	EXEC	9/11/2020	0
113	149-R0	Reimbursement for the Difference in Cost of Permanent Cylinder Cores and Keys	LS	U	09/02/20	\$5,000.00	09/02/20		\$3,419.00	08/19/20	\$2,257.00	\$2,257.00	09/03/20	EXEC	9/11/2020	0
114	124-R0	Modification to Driveway Approach and Slopes	LS	E	09/02/20	\$10,000.00	09/02/20		\$14,762.00	06/05/20	\$6,262.00	\$9,063.00	09/03/20	EXEC	9/11/2020	0
115	154-R0	Credit from Remaining Balance of Bid Item Allowance #6	LS	S	09/11/20	(\$25,000.00)	09/11/20		\$0.00	09/14/20	(\$49,681.00)	(\$49,681.00)	09/15/20	EXEC	9/16/2020	0
116	131-R0	Change Out Receptacles in CCC	LS	S	09/18/20	\$1,000.00	09/22/20		\$1,016.00	06/17/20	\$977.00	\$977.00	09/23/20	EXEC	9/24/2020	0
117	123-R0	Modifications and Over-Excavation Need at ADA Ramp	LS	U	09/18/20	\$25,000.00	09/22/20		\$17,758.00	06/05/20	\$7,105.00	\$10,930.00	09/23/20	EXEC	9/24/2020	0
118	054-R0 098-R0 129-R0 130-R0 144-R0 150-R0 155-R0 156-R0	Final Closeout Change Order	LS	S	10/27/20	\$100,000.00	10/28/20		\$3,678.00 \$1,722.00 \$1,638.00 \$3,874.00 \$3,116.00 \$1,967.00 \$10,648.00 \$10,025.00	07/17/19 02/24/20 06/15/20 06/17/20 07/16/20 08/28/20 09/14/20 10/16/20				EXEC	11/3/2020	125

Original Contract	\$10,785,000.00	Time Extension	418	CD's	Payment Type:	LS: Lump Sum	CO Category:	U: Unforeseen	27	\$422,542.00
Contingency	\$647,100.00	Approved Comp. CD's	278			TM: Time & Material		E: Errors & Omission	61	\$1,087,101.00
Contingency	\$1,678,577.00	CD's	140			CAN: Canceled		S: Change in Scope	21	\$124,735.00
UCOs	\$1,634,378.00				CO Status:	EXEC: Executed		Executed COs	108	\$1,635,154.00
CO Percentage	15.15%					NEG: Negotiated		Executed UCOs	1	(\$776.00)
Revised Contract	\$12,419,378.00					UNR: Unresolved		Forecasted COs	0	\$0.00
Contingency	(\$15,800.00)					CAN: Canceled		Canceled COs	9	--