

APPROVED
OCT 06 2021
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 21-161

DATE October 06, 2021

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALPINE RECREATION CENTER EXPANSION (aka ORD & YALE STREET PARK) (PRJ20591) (W.O. #E170225F) PROJECT – CONTRACT NO. 3641 – FINAL ACCEPTANCE

AP Diaz	_____	M. Rudnick	_____
H. Fujita	_____ <i>fur</i>	*C. Santo Domingo	_____ <i>DF</i>
J. Kim	_____	N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Accept the work performed by CS Legacy Construction, Inc. (CS Legacy) under Contract No. 3641 for the Alpine Recreation Center Expansion (aka Ord & Yale Street Park) (PRJ20591) (W.O. #E170225F) Project (Project), as outlined in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee or Designee to immediately release the retention monies held under Contract No. 3641 after deducting any remaining Stop Payment Notices and/or penalties, to CS Legacy upon final acceptance of its work on this Report by the Board of Recreation and Park Commissioners (Board);
3. Direct the Board Secretary to authorize the release of retention monies held in Escrow under Contract 3641 and furnish CS Legacy with a Letter of Completion; and,
4. Authorize RAP's Chief Accounting Employee or Designee to make technical corrections to carry out the intent of this Report; and,

SUMMARY

On June 6, 2018, the Board awarded the construction contract to CS Legacy for the Project (Report No. 18-106, Attachment No. 1), in the amount of Five Million, Nine Hundred Seventy-Nine Thousand, Nine Hundred Sixty-Six Dollars (\$5,979,966.00). The Project is located at 524 Ord Street, Los Angeles, CA 90012, in the Chinatown community. The Project's scope consisted of the development of a new 0.9-acre park on a vacant blighted hillside behind the Chinatown Branch Library, as an expansion of the Alpine Recreation Center located at 817 Yale Street. The new park also serves as a vital connection between the community's residential

BOARD REPORT

PG. 2 NO. 21-161

streets within its commercial and institutional corridors. The park amenities include viewing terraces, a playground, restrooms, a shade structure, benches, lighting, raised platform, stairs, walkways, drinking fountains, fitness equipment, artwork, interpretive graphics, signage, irrigation and landscaping that complements the park's cultural theme.

The Project's plans and specifications were prepared by consultant MIG, Inc. (formerly AHBE Landscape Architects) under the direction and supervision of the Architectural Division of the Bureau of Engineering (BOE), Department of Public Works. BOE performed project management and construction management services for the Project, while the Department of Public Works, Bureau of Contract Administration (BCA) performed the construction inspections. BOE has informed RAP that the Project's construction is complete, and CS Legacy has furnished the required as-built drawings, warranties and guarantees. The Project has received the Statement of Completion from BCA on June 29, 2021, and the Certificate of Occupancy from the Department of Building and Safety on June 16, 2021. The total construction cost for the Project is Six Million, Seven Hundred Ninety-Two Thousand, Six Hundred Ninety-Nine Dollars (\$6,792,699.00).

The breakdown of the total construction cost is as follows:

Contract Award Amount	Change Order Amount	Change Order Percentage	Final Contract Amount
\$5,979,966	\$812,733.00	13.59%	\$6,792,699.00

A total of sixty-three (63) executed change orders were issued in a total amount of Eight Hundred Twelve Thousand, Seven Hundred Thirty-Three Dollars (\$812,733.00), or 13.59% of the original contract award amount. The major change order, which exceeded \$100,000 in value, is noted below:

The new concrete staircase was originally designed to be slab-on-grade supported by cheek wall footings. However, during initial grading work, it was discovered that the grades were substantially different from the contours depicted in the 2014 topographic survey, due to excessive erosion of the hillside over the years. The concrete staircase as originally designed would be susceptible to undermining. To address the issues, it was necessary to construct the new staircase with structural slabs supported by ten (10) 24-inch-diameter piles. The cost for additional grading and excavation, and the installation of structural slabs and pile footings was added to the contract by Change Order No. 5 in the amount of Three Hundred Eighty-Two Thousand, Seven Hundred Twenty-One Dollars (\$382,721.00). Change Order No. 5 was issued under the Board's authority per Report No. 19-159 approved on August 7, 2019 (Attachment No. 2).

BOARD REPORT

PG. 3 NO. 21-161

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	23	\$193,282.00	3.23%
Errors and Omissions	17	\$119,444.00	2.00%
Change in Scope	23	\$500,007.00	8.36%
TOTAL	63	\$812,733.00	13.59%

A Change Order Log is included in this Report as Attachment No. 3 for reference.

The construction of the Project was funded by Proposition 84, Proposition A, Capital Improvement Expenditure Program (CIEP), and Sites and Facilities funds.

RAP staff consulted with the Office of Contract Compliance (OCC), BCA of the Department of Public Works, concerning the status of the labor compliance requirements on the Project. OCC reported that CS Legacy is in compliance.

TREES AND SHADE

As part of the Project’s design process, design consultant MIG, Inc. employed Arborgate Consulting, Inc. (Arborgate), a certified arborist, to assess the impact of the Project on the existing trees on the site. There were twenty–three (23) existing trees (13 volunteer palms, 7 eucalypts, 2 black acacia and 1 tipu) that were removed to stabilize the steep site and accommodate the new park. Arborgate determined that none of the existing trees were of protected, rare, endangered species, or had any historical significance. Also, Arborgate recommended against saving any existing tree on the site since most of the trees showed a substantial decline from a condition of normal health and vigor, and there were no appropriate and economically reasonable preservation procedure to restore the trees. Furthermore, the removal of the existing trees would not result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters which cannot be mitigated. In fact, removing the existing trees allowed for slope stabilization. Finally, the existing trees were not located with reference to other trees or Historic-Cultural Monuments in such a way as to acquire a distinctive significance at said location.

The Project added forty-eight (48) new trees to shade the walkways and terraces. The tree palates consist of Strawberry Trees, Golden Goddess Bamboo, Citrus Melogold, Chinese Flame Tree, Dessert Museum Palo Verde Tree, Western Redbud, Saucer Magnolia, and Torrey Pine. The new trees planted are drought tolerant and resistant to the Polyphagous Shot Hole Borer which has been infecting trees in Southern California. The average canopy of these trees when planted is between 5 and 7 feet and 7 to 12 feet in height. After three (3) years, the average canopy is anticipated to be between 7 to 9 feet and 10 to 16 feet in height.

BOARD REPORT

PG. 4 NO. 21-161

A decorative shade structure built in the children's play area also provides shade over 80% of the area. Additionally, the site is surrounded by mid and high-rise apartment buildings along the south and west borders which shade the entire park in the afternoon.

ENVIRONMENTAL IMPACT

The Project was previously evaluated for environmental impact in accordance with the California Environmental Quality Act (CEQA) and was determined to be categorically exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 3(6) of City of Los Angeles CEQA Guidelines and Chapter XIX, Section 15303 of California CEQA Guidelines. The Project includes grading on land with a slope of fifteen percent (15%) or more in excess of 20,000 cubic yards, exempt from the CEQA pursuant to Article III, Section 1, Class 4(2) of City of Los Angeles CEQA Guidelines and Chapter XIX, Section 15304 of California CEQA Guidelines. It also includes new gardening, tree planting, and landscaping, exempt from CEQA pursuant to Article III, Section 1, Class 4(3) of City of Los Angeles CEQA Guidelines and Chapter XIX, Section 15304(2) of California CEQA Guidelines. A Notice of Exemption (NOE) was filed with the Los Angeles County Clerk on May 4, 2017 and the Los Angeles City Clerk on May 5, 2017.

FISCAL IMPACT

There is no immediate fiscal impact to RAP's General Fund as a result of the Project. Maintenance funds for the new facility 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. 1: Provide 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.

Target: 60% by 2022

This Report was prepared by Ray Araujo, Project Manager, BOE Architectural Division, and reviewed by Paul Tseng, Contract Administrator and 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. 18-106
Attachment No. 2 – Report No. 19-159
Attachment No. 3 – Final Change Order Log

APPROVED

JUN 06 2018

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 18-106

DATE June 6, 2018

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALPINE RECREATION CENTER EXPANSION (A.K.A. ORD & YALE STREET PARK) (PRJ20591) (W.O. #E170225F) PROJECT – REVIEW OF BIDS AND AWARD OF CONTRACT

AP Diaz _____	V. Israel _____
*R. Barajas <u>DF</u>	S. Piña-Cortez _____
H. Fujita _____	N. Williams _____

M. Olue

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Find CS Legacy Construction, Inc., with a base bid of Five Million, Nine Hundred Seventy-Nine Thousand, Nine Hundred Sixty-Six Dollars (\$5,979,966.00), to be the lowest responsive and responsible bidder for the Alpine Recreation Center Expansion (aka Ord & Yale Street Park) (PRJ20591) (W.O. #E170225F) Project;
2. Award the construction contract to CS Legacy Construction, Inc., in the amount of Five Million, Nine Hundred Seventy-Nine Thousand, Nine Hundred Sixty-Six Dollars (\$5,979,966.00), all according to the plans and specifications approved on December 14, 2017, under Board Report No. 17-248;
3. Authorize Public Works Accounting to encumber funds, in the amount of Five Million, Nine Hundred Seventy-Nine Thousand, Nine Hundred Sixty-Six Dollars (\$5,979,966.00) from the following fund and account numbers, under the awarding authority of this board report;

FUNDING SOURCE	FUND/DEPT./ACCT. NO.	AMOUNT
Proposition 84	205/89/89KOA6	\$ 4,849,714
Proposition A	205/89/89LHB4	\$ 950,000
CIEP	100/54/00K054	\$ 180,252
Total:		\$ 5,979,966

4. Authorize RAP's General Manager or Designee to make technical corrections, as necessary to carry out the intent of this Board Report; and,

BOARD REPORT

PG. 2 NO. 18-106

5. Authorize the Board President and Secretary to execute the contract, subject to approval by the City Attorney as to form.

SUMMARY

On December 14, 2017, the Board of Recreation and Parks Commissioners (Board) approved final plans and call for bids for the Alpine Recreation Center Expansion (aka Ord & Yale Street Park) (PRJ20591) (W.O. #E170225F) Project, located at 524 Ord Street, Los Angeles (Report No. 17-248). The plans and specifications were prepared by AHBE Landscape Architects. The project is being constructed on property that was acquired with funds that were specified in the Proposition K ballot measure as "Alpine Recreation Center – Property Acquisition for Park Expansion." Various properties were acquired to assemble the site and full site control was obtained by RAP in November 2017 (Report No. 13-230 and No. 17-103). Use of the Proposition K acquisition funds was specifically to expand the Alpine Recreation Center. As such, use of the acquisition funds was conditioned on installing hardscape that would physically link the existing Alpine Recreation Center to the new park. Staff of the Department of Public Works, Bureau of Engineering (BOE), RAP and Council District 1 are working to identify funds for the design and construction of said physical linkage. The linkage will be constructed as part of a separate contract.

The Project scope consists of developing a new park on a vacant blighted hillside, behind the Chinatown Branch Library, as an expansion of the Alpine Recreation Center. The park will connect the community's multi-family residences with its commercial and institutional corridors. Park amenities will include benches, trees, park lighting, a raised platform, a shade structure, ramps, stairs, walkways, viewing terraces, a restroom facility, drinking fountains, fitness equipment, play structures, cultural artwork, and related irrigation and landscaping. The planting of new plants and trees will complement the park's cultural theme. Interpretive graphics and signage will be installed as required to meet the RAP's Park Standards as well as required by the Council Office 1.

The City Engineer's Estimate for the base bid was \$5,117,000. Due to the saturated construction market and the subsequent effects on public bidding, one (1) Additive Alternate was included in the bid package and is listed below. The Additive Alternate was intended to provide RAP with the flexibility to add certain additional work to complete the scope of work to meet the available funding and allow successful award of the construction Project.

Additive Alternate No.1 – A lump sum price to be added to the Base Bid, at the discretion of the Board at the time of award, for the addition of two viewing terraces towards the upper slope of the park and relocating the Lantern Tower to the top viewing terrace.

BOARD REPORT

PG. 3 NO. 18-106

The Project was advertised for bid on December 13, 2017. On February 1, 2018, the Board received a total of four bids (4) bids as follows:

<u>Bidders</u>	<u>Base Bid</u>	<u>Add. Alt.1</u>	<u>Base+ Alt.1</u>
CS Legacy Construction, Inc.	\$5,979,966	\$1,888,347	\$7,868,313
ARC Construction	\$6,850,000	\$2,300,000	\$9,150,000
California Averland	\$8,500,000	\$1,870,000	\$10,370,000
USS Cal Builders	\$8,700,000	\$9,300,000	\$18,000,000

The bid specifications stated that the lowest bidder would be determined to be the responsible and responsive bidder submitting the lowest base bid. CS Legacy Construction, Inc., submitted the lowest responsible and responsive base bid, in the amount of Five Million, Nine Hundred Seventy-Nine Thousand, Nine Hundred Sixty-Six Dollars (\$5,979,966.00), which is \$862,966 higher than the City Engineer's estimate of \$5,117,000, as shown above. It is recommended that the project be awarded to CS Legacy Construction, Inc., for the Base Bid scope of work, only, for a total award amount of Five Million, Nine Hundred Seventy-Nine Thousand, Nine Hundred Sixty-Six Dollars (\$5,979,966.00).

At this time, funds are not available to exercise Additive Alternate No. 1, therefore, only the base bid award is being recommended at this time.

The funds available to award the contract for this project are in the following accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>AMOUNT</u>
Proposition 84	205/89/89KOA6	\$ 4,849,714
Proposition A	205/89/89LHB4	\$ 950,000
CIEP	100/54/00K054	\$ 180,252
Total:		\$ 5,979,966

The Project is also subject to the City's Business Inclusion Program (BIP), in compliance with the Mayor's Directive No. 14, which replaces the former Minority Business Enterprise, Women Business Enterprise, and Other Business Enterprise (MBE/WBE/OBE) Good Faith Effort Subcontractor Outreach Program. Staff has evaluated the outreach documentation submitted by CS Legacy Construction, Inc., and determined that they have passed all six (6) indicators as required for the effort to obtain sub-bid/subcontracting participation by MBE, WBE, SBE, EBE, DVBE and OBE businesses, and is in compliance with the BIP outreach requirements. The outreach documentation package is on file in the Board Office, and a synopsis of the said package is attached to this Report.

Staff has confirmed with the Department of Public Works, Bureau of Contract Administration (BCA) that CS Legacy has had no contract compliance issues on City contracts within the prior five (5) years. On July 23, 2012, BCA imposed a penalty against CS Legacy, in the amount of \$1,200 for an unauthorized subcontractor substitution. Inasmuch as the penalty has been paid

BOARD REPORT

PG. 4 NO. 18-106

by CS Legacy, and it is over five (5) years old, this would not preclude the award of this contract.

TREES AND SHADE

As part of the project design process, AHBE employed Arborgate Consulting, Inc., a certified arborist, to assess the impact of the project on the existing trees on the project site. There are 23 existing trees (13 volunteer palms, 7 eucalypts, 2 black acacia and 1 tipu) that will be removed to stabilize the steep site and accommodate the new park. Arborgate Consulting, Inc., has determined that none of the existing trees are protected, rare, endangered, or have any historical significance. Also, Arborgate Consulting, Inc., recommended against saving any of the trees on site, since most of the trees show a substantial decline from a condition of normal health and vigor, and there is no appropriate and economically reasonable preservation procedure to restore the trees. Furthermore, the removal of these trees will not result in undesirable, irreversible soil erosion through diversion or increased flow of surface waters which cannot be mitigated. In fact, removing the trees will allow for slope stabilization, as required under the base scope of work. Finally, these trees are not located with reference to other trees or Historic-Cultural Monuments in such a way as to acquire a distinctive significance at said location. Additionally, as stated below, new trees and other landscaping will be planted as part of the project to fully mitigate any required tree removals.

The project will add 48 trees which will shade the walkways and terraces. The tree palette will consist of Strawberry Trees, Golden Goddess Bamboo, Citrus Melogold, Chinese Flame Tree, Dessert Museum Palo Verde Tree, Western Redbud, Saucer Magnolia, and Torrey Pine. All of the new trees being planted are drought tolerant and resistant to the Polyphagous Shot Hole Borer, which has been infecting trees in Southern California. The average canopy of these trees when planted will be between five and seven feet and seven to twelve feet in height. After three years, the average canopy is anticipated to be between seven to nine feet and 10 to 16 feet in height.

A decorative shade structure will also be built in the children's play area, which will provide shade over 80% of the play area. Also, the site is surrounded by high-rise apartments along the south and west borders, which shade the entire park in the afternoon based on a shade and shadow study performed as a part of the design of the project.

ENVIRONMENTAL IMPACT STATEMENT

This Project was previously evaluated for environmental impacts in accordance with the California Environmental Quality Act (CEQA), and was determined to be categorically exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 3 (6) of the City of Los Angeles CEQA Guidelines and Chapter XIX, Section 15303 of the California CEQA Guidelines. It includes grading on land with a slope of fifteen percent (15%) or more in excess of 20,000 cubic yards, which is exempt from CEQA pursuant to Article III, Section 1, Class 4 (2) of the City of Los Angeles CEQA Guidelines and Chapter XIX, Section 15304 of the California CEQA Guidelines. It also includes new gardening, tree planting, and landscaping, which are exempt

BOARD REPORT

PG. 5 NO. 18-106

from the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 4 (3) of the City of Los Angeles CEQA Guidelines and Chapter XIX, Section 15304(2) of the California CEQA Guidelines. A Notice of Exemption (NOE) was filed with the Los Angeles County Clerk on May 4, 2017, and the Los Angeles City Clerk on May 5, 2017. There have been no changes to the project scope or design since the NOE was filed.

FISCAL IMPACT STATEMENT

The proposed construction project is fully funded for the base bid. When completed, the new park will be an expansion of the Alpine Recreation Center. RAP will determine if the expansion will add to RAP's staffing and budget needs, and if so, will request additional staff and budget in a future year budget request.

This Report was prepared by Ray Araujo P.E., Project Manager, Civil Engineer, Architectural Division, BOE; and was reviewed by, BOE, Neil Drucker, Project Manager III, Architectural Division, BOE, Mahmood Karimzadeh A.I.A, Program Manager, Principal Architect, Architectural Division, BOE; Deborah Weintraub A.I.A., Chief Deputy City Engineer, BOE; and Cathie Santo Domingo P.E., Superintendent, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

BIP Evaluation Results for C.S. Legacy Construction, Inc.

**CITY OF LOS ANGELES
GUIDELINES FOR EVALUATION OF THE BUSINESS INCLUSION PROGRAM (BIP)
OUTREACH CHECKLIST**

Bidder: C.S. LEGACY CONSTRUCTION, INC. Bid Date: 02/01/2018

Project Name: Alpine Recreation Center Expansion (a.k.a. Ord and Yale Street Park) W.O. #: E170225F

Indicator	Required Documentation	Description of Submitted or Missing Documentation	Credit ✓						
2 Pre-Bid Meeting	a) Attend pre-bid meeting and be listed on the attendance sheet, or b) Submit a letter either by e-mail, mail, or fax to the Bureau of Engineering, Project Award and Control (PAC) on certifying it is informed of the BIP project requirements and has participated in a City-sponsored or City approved matchmaking event in the past 12 months. Note: If the RFB states that the pre-bid meeting is mandatory, then attendance at the pre-bid meeting is the only way to pass this indicator.		✓						
3 Work Areas	Proof of this must be demonstrated in Indicator 4. The notification must be performed using the BAVN's BIP Outreach Reports system.		✓						
4 Written Notice to Sub-contractors	E-mail or fax notification in each of the selected potential work areas to available MBEs, WBEs, SBEs, EBEs, DVBEs, and OBEs for each anticipated work area to be performed. The notification must be performed using the BAVN's BIP Outreach Reports system. The notification may be to potential sub-bidders/ subcontractors either currently registered on the BAVN or added to the BAVN by the bidder. Letters must contain areas of work selected to be subcontracted, City of Los Angeles project name, name of the bidder, and contact person's name, address, and telephone number. Bidders are required to send notifications to a sufficient number of firms in each potential sub work area as determined by the City. Typically, the sufficient number of firms is determined by the total number of potential sub-bidders/ subcontractors in each sub work area.		✓						
5 Plans, specifications and requirements	Include, in Indicator 4, information detailing how, where, and when the bidder will make the required information available to interested potential sub-bidders/ subcontractors. The notification must be performed using the BAVN's BIP Outreach Reports system.		✓						
6 Negotiate in Good Faith	a) Copies of all potential MBE/WBE/SBE/EBE/DVBE/OBE bids or quotes received must be submitted prior to award of a contract; and b) Online Summary Sheet must be completed, listing the bids or quotes received, the name of the sub-bidder/ subcontractor who submitted the bid or quote, and a brief reason given for selection/ non-selection of each subcontractor. The reasons for selection/non-selection should be included in the Notes section of the online Summary Sheet. If the bidder elects to perform a listed work area with its own forces, they must include a bid/ quote for comparison purposes and an explanation must be provided and included on the Summary Sheet. All bids/ quotes received, regardless of whether or not the bidder outreached to the sub-bidder/ subcontractor, must be submitted. To this extent, the City expects the bidder to submit a bid/ quote from each sub-bidder/ subcontractor listed on the Summary Sheet. The Summary Sheet must be performed using the BAVN's BIP Outreach Reports system and must be submitted by 4:30 p.m. the following City working day after the date bids are received by the Board of Public Works. If a bid/quote is submitted by a sub-bidder/subcontractor that is not registered on the BAVN, the contractor is required to add that firm to their Summary Sheet.		✓						
7 Bonds	Include, in Indicator 4, information about the bidder's efforts to assist with bonds, lines of credit, and insurance. The notification must be performed using the BAVN's BIP Outreach Reports system.		✓						
Prime % = 80%									
<table style="width: 100%; border: none;"> <tr> <td style="width: 16.6%;">MBE%= <u>0%</u></td> <td style="width: 16.6%;">WBE%= <u>0%</u></td> <td style="width: 16.6%;">SBE%= <u>2.5%</u></td> <td style="width: 16.6%;">EBE%= <u>0%</u></td> <td style="width: 16.6%;">DVBE%= <u>0%</u></td> <td style="width: 16.6%;">OBE%= <u>26.54%</u></td> </tr> </table>				MBE%= <u>0%</u>	WBE%= <u>0%</u>	SBE%= <u>2.5%</u>	EBE%= <u>0%</u>	DVBE%= <u>0%</u>	OBE%= <u>26.54%</u>
MBE%= <u>0%</u>	WBE%= <u>0%</u>	SBE%= <u>2.5%</u>	EBE%= <u>0%</u>	DVBE%= <u>0%</u>	OBE%= <u>26.54%</u>				

RESPONSIVE

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-159

DATE August 7, 2019

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALPINE RECREATION CENTER EXPANSION (AKA ORD & YALE STREET PARK) (W.O. #E170225F) (PRJ20591) PROJECT – REQUEST AUTHORITY TO NEGOTIATE AND ISSUE CHANGE ORDER FOR CONTRACT 3641

AP Diaz _____
H. Fujita _____
V. Israel _____

S. Piña-Cortez _____
C. Santo Domingo DF
N. Williams _____


General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATION

Authorize the City Engineer to negotiate and issue a Lump Sum Change Order in an amount not to exceed \$400,000.00 for Contract No. 3641 regarding the construction of the Alpine Recreation Center Expansion (aka Ord & Yale Street Park) (W.O. #E170225F) (PRJ20591) project (Project), which will result in a cumulative total dollar amount of change orders not to exceed Four Hundred Seventy-Three Thousand and Eight Hundred Fifty-Four Dollars (\$473,854) or 7.9% of the original contract award amount, in accordance with the details set forth in this Report.

SUMMARY

On June 6, 2018, the Board of Recreation and Park Commissioners (Board) awarded Contract No. 3641 to C.S. Legacy, Inc. (Board Report No. 18-106), in the amount of Five Million, Nine Hundred Seventy-Nine Thousand, Nine Hundred Sixty-Six Dollars (\$5,979,966.00) for the construction of the Alpine Recreation Center Expansion project (Project).

The Project is located at 524 Ord Street, Los Angeles, in Council District No. 1 (CD1). The scope of work consists of developing a new park on a vacant blighted hillside, behind the Chinatown Branch Library, as an expansion of the Alpine Recreation Center. The park will connect the community's multi-family residences with its commercial and institutional corridors. Park amenities will include benches, trees, park lighting, a raised platform, a shade structure, ramps, walkways, viewing terraces, a restroom facility, drinking fountains, fitness equipment, play structures, cultural artwork, and related irrigation and landscaping. The planting of new plants and trees will complement the park's cultural theme. Interpretive graphics and signage

BOARD REPORT

PG. 2

NO. 19-159

will be installed as required to meet the RAP’s Park Standards as well as required by the Council Office 1. In addition, there will be a pedestrian concrete stairway to allow park access from Hill Place and connect Hill Place to Ord Street and Yale Street due to the substantial grade difference.

The Project is currently at 25% completion in construction. During grading for the proposed pedestrian stairway, the existing condition, due to soil erosion over the years, was found to be different than the depicted contour which was prepared in 2014. The site has a steeper descending slope with an average gradient of 1:1 slope. The current hillside condition does not allow the area for staging of the equipment and trenching as the steep slope would be susceptible to sloughing. In addition, the previously proposed cheek walls footings to support the slab-on-grade stairway may also be susceptible to undermining during its service life. Thus, the Structural Engineer and Geotechnical Engineer of Record recommend the stairway to be on structural slab supported by pile foundations, instead of slab-on-grade and cheek walls.

The scope of work for this change order includes equipment, labor and material required to provide ten (10) 24-inch diameter piles on the north side of the stairs running downhill from west to east, grade beams, structural slab, and retaining walls.

Funds are currently available from the following funds and accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT. NO.</u>	<u>AMOUNT</u>
Sites and Facilities	209/88/88RACW	\$600,000
Private Developer	100/54/00K054	\$86,451

TREES AND SHADE

This change order request has no impact on the trees or shade.

ENVIRONMENTAL IMPACT

This Project was previously evaluated for environmental impacts in accordance with the California Environmental Quality Act (CEQA), and was determined to be categorically exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 3 (6), Class 4 (2), and Class 4 (3) of the City of Los Angeles CEQA Guidelines and Chapter XIX, Sections 15303, 15304, and 15304(2) of the California CEQA Guidelines. A Notice of Exemption (NOE) was filed with the Los Angeles County Clerk on May 4, 2017, and the Los Angeles City Clerk on May 5, 2017. The proposed Change Order has not resulted in a substantial change to the project scope or environmental conditions since the filing of the NOE. Therefore, no further CEQA documentation is required.

BOARD REPORT

PG. 3

NO. 19-159

FISCAL IMPACT STATEMENT

The requested change order is funded by the aforementioned funding sources. There is no fiscal impact to Department of Recreation and Parks' General Fund.

STRATEGIC PLAN INITIATIVES AND GOALS

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

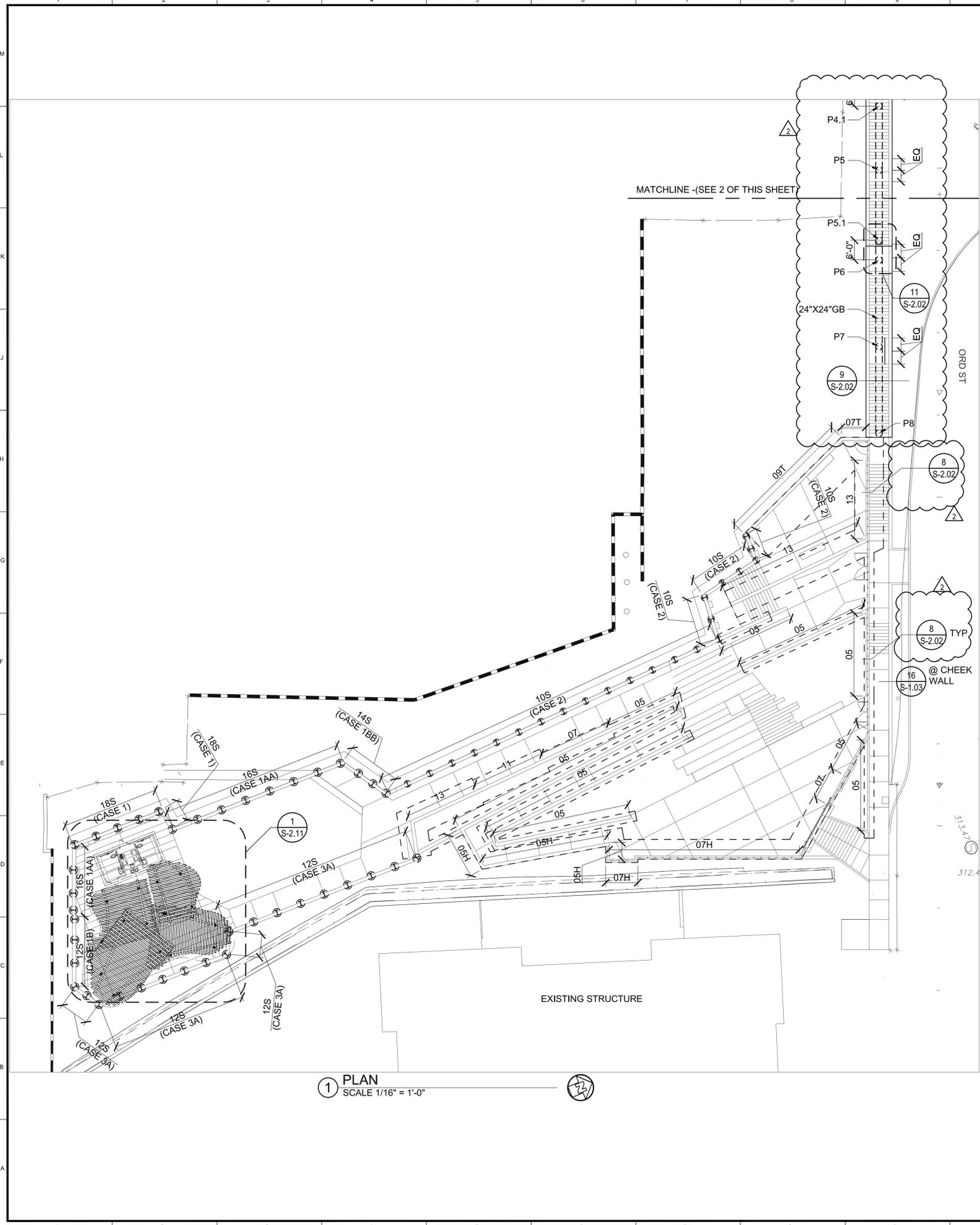
Goal No. 1: Provide Safe and Accessible Parks
Outcome No. 1: Every Angeleno has walkable access to a park in their neighborhood.
Key Metric: Percentage of Angelenos with park access within a ½ mile of their home.
Target: 60% by 2022

This Report was prepared by Chelsea Li, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Interim Division Head, BOE Architectural Division; and Darryl Ford, Superintendent, Planning, Construction, and Maintenance Branch.

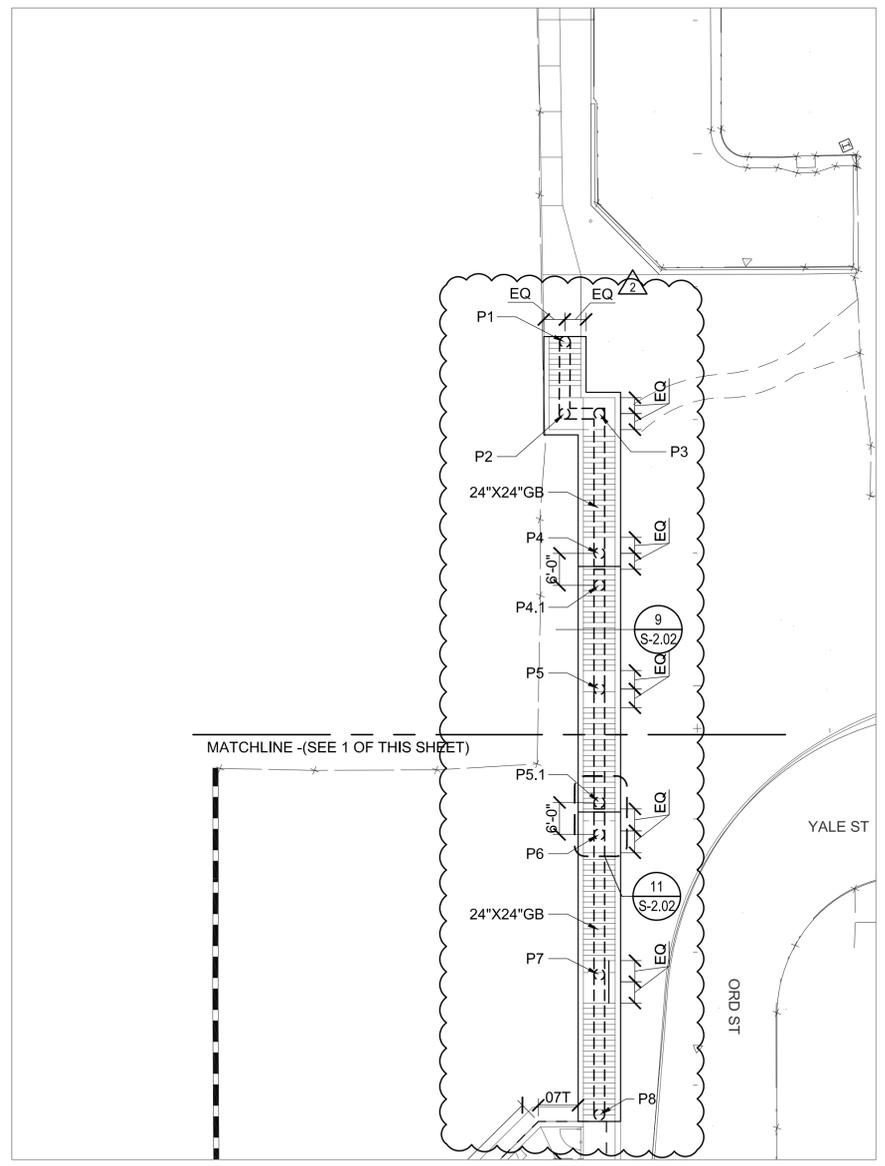
LIST OF ATTACHMENT

1. Change Order No. 4 - Foundation Plan and Details

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



1 PLAN SCALE 1/16" = 1'-0"



2 PLAN SCALE 1/16" = 1'-0"

- FOUNDATION NOTES:**
- FOR RETAINING WALL, SEE DETAIL 13 & 15. VERIFY RETAINED HEIGHT WITH CIVIL DRAWINGS. RETAINING WALL LABELS ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE WITH CIVIL GRADING PLAN.
 - THE DESIGN OF THESE RETAINING WALLS IS NOT INTENDED FOR SLOPE STABILITY. THE INTENT OF THESE WALLS IS STRICTLY FOR STATIC SOIL LOAD AND SHORT-TERM SEISMIC INDUCED SOIL LOAD.
 - CONTRACTOR TO COORDINATE TOP OF WALL FOOTING WITH LANDSCAPE DRAWINGS TO ENSURE SUFFICIENT PLANTING DEPTHS ABOVE FOOTING FOR SHRUBS AND TREES.

MCA ENGINEERS, INC.
 2851 WILSON AVENUE
 LOS ANGELES, CA 90065
 TEL: 323.729.6088
 FAX: 323.729.6043

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

100% CONSTRUCTION DOCUMENTS

BUREAU OF ENGINEERING

ENGINEERING
CITY OF LOS ANGELES

DATE: 11/20/18
 PLAN CLARIFICATION #1
 PLAN CLARIFICATION #2

ARCHITECT: GARY LEE MOORE, PE, ENV SP
 ARCHITECTURAL DIVISION
 LIC. NO.
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 APPROVED BY: MAHMOOD KARIMZADEH, A.L.A., PRINCIPAL ARCHITECT

PROJECT: ALPINE RECREATION CENTER EXPANSION (AKA ORD & YALE STREET PARK)
 ADDRESS: 524 ORD STREET
 LOS ANGELES, CA 90012

WORK ORDER NO. E170225F
 PLAN FILE NO.
 DRAWING NO. S-1.11
 SHEET OF SHEETS

INDEX NO. BUILDING NO.

PLOTTED: 2/5/2019 2:38 PM

**City of Los Angeles - Department of Public Works - Bureau of Engineering
Alpine Recreation Center Expansion- (AKA Ord & Yale Street Park)
W.O. No. E170225F**

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	002-R0	Construction Credit Sign	LS	E	11/29/18	\$5,000.00	11/30/18		\$1,925.95	11/27/18	\$1,925.95	\$1,926.00	11/30/18	EXEC	12/12/18	0	
002	006-R0	Reprographic Services for Plan Sets	LS	S	12/11/18	\$5,000.00	12/13/18		\$2,656.54	12/10/18	\$2,428.00	\$2,428.00	12/18/18	EXEC	12/27/18	0	
003	009-R2	(VOID) Cost Impacts Due to Delayed Notice To Proceed	CAN	U					\$473,813.81	09/04/19				CAN			
004	013-R3	Grading and Support for Concrete Stairway on Piles	LS	S	05/06/19	\$100,000.00	05/13/19		\$559,461.90	04/26/19	\$69,500.00	\$69,500.00	05/16/19	EXEC	05/17/19	0	
005	017-R0	Concrete Stairway on Pile Foundation	LS	S	05/23/19	\$200,000.00	05/23/19		\$382,645.00	08/09/19	\$382,721.00	\$382,721.00	08/14/19	EXEC	08/19/19	0	
006	019-R0	Rain and Mud Delays	LS	U	08/08/19	\$0.00	08/08/19		\$0.00	08/23/19	\$0.00	\$0.00	09/26/19	EXEC	09/30/19	51	
007	021-R1	Time Extension from July 1, 2018 through October 31, 2018 due to Delay NTP	LS	U	11/18/19	\$100,000.00	11/25/19		\$82,680.00	12/11/19	\$78,000.00	\$78,000.00	12/17/19	EXEC	12/19/19	90	
008	018-R0	Misc. Debris Removal at New Lotus Plaza Location	LS	U	12/09/19	\$5,000.00	12/09/19		\$3,332.74	08/23/19	\$3,347.00	\$3,347.00	12/17/19	EXEC	12/19/19	0	
009	016-R0	Play Equipment Calculations	LS	S	12/09/19	\$5,000.00	12/09/19		\$2,610.00	07/17/19	\$2,805.00	\$2,805.00	12/17/19	EXEC	12/19/19	0	
010	022-R0	Rain and Mud Delays November and December 2019	LS	U	01/14/20	\$0.00	01/14/20		\$0.00	01/16/20	\$0.00	\$0.00	02/11/20	EXEC	02/14/20	13	
011	024-R0	Time Extension due to Sewer and Stair Design Conflicts	LS	E	02/12/20	\$100,000.00	02/12/20		\$78,000.10	02/13/20	\$78,000.00	\$78,000.00	02/19/20	EXEC	02/21/20	75	
012	026-R0	Rain and Mud Delays - March 2020	LS	U	03/16/20	\$0.00	03/17/20		\$0.00	04/02/20	\$0.00	\$0.00	04/06/20	EXEC	04/09/20	8	
013	025-R0	Permit Expedition Fee for Conventional Concrete Wall A (PC No. 8)	LS	E	03/16/20	\$1,000.00	03/17/20		\$179.37	02/28/20	\$179.00	\$179.00	04/06/20	EXEC	04/22/20	0	
014	027-R0	Compensation Due to Additional Delays in the Notice to Process and Contract Redesign	LS	U	04/02/20	\$100,000.00	04/03/20		\$93,999.99	04/06/20	\$94,000.00	\$94,000.00	04/13/20	EXEC	04/15/20	0	
015	030-R0	Rain and Mud Delays - Week of April 6th and April 13th, 2020	LS	U	05/07/20	\$0.00	05/07/20		\$0.00	05/08/20	\$0.00	\$0.00	05/14/20	EXEC	05/15/20	7	
016	031-R0	Time Extension due to COVID 19 (March through June 2020)	LS	U	06/10/20	\$0.00	06/10/20		\$0.00	05/21/20	\$0.00	\$0.00	06/17/20	EXEC	06/18/20	30	
017	028-R1	Relocation of Booster Pump from Utility Chase at Prefabricated Restroom	LS	E	06/23/20	\$10,000.00	06/24/20		\$8,267.22	06/12/20	\$6,202.00	\$6,202.00	06/24/20	EXEC	07/01/20	0	
018	034-R0	Time Extension due to Signage Permit Delays and Electrical Changes	LS	U	08/04/20	\$0.00	08/04/20		\$0.00	07/24/20	\$0.00	\$0.00	08/05/20	EXEC	08/06/20	32	
019	032-R0 033-R2	Graffiti Removal and Fence Repair @ City Easement Wall	LS	S	08/19/20	\$25,000.00	08/19/20		\$10,823.88 \$5,300.00	06/19/20 08/07/20	\$13,000.00	\$14,500.00	08/26/20	EXEC	08/27/20	0	
020	035-R1	Value Engineering Lighting Control Panel	LS	U	09/01/20	(\$10,000.00)	09/03/20		(\$17,810.12)	08/07/20	(\$16,802.00)	(\$16,802.00)	09/09/20	EXEC	09/10/20	0	
021	036-R0	Credit for Meter Pedestal Location	LS	E	09/01/20	(\$5,000.00)	09/03/20		(\$8,928.38)	08/07/20	(\$8,423.00)	(\$8,423.00)	09/09/20	EXEC	09/10/20	0	
022	037-R0	Value Engineering Landscape Lighting Posts	LS	S	09/09/20	(\$1,000.00)	09/09/20		(\$3,017.82)	08/07/20	(\$2,847.00)	(\$2,847.00)	09/14/20	EXEC	09/16/20	0	
023	038-R0	Eliminated Disconnect from Cistern Pump	LS	E	09/09/20	\$0.00	09/09/20		(\$302.38)	08/07/20	(\$285.00)	(\$285.00)	09/14/20	EXEC	09/16/20	0	

024	039-R0	Add pull boxes to top and bottom of hill	LS	E	09/09/20	\$5,000.00	09/09/20		\$2,319.51	08/07/20	\$2,128.00	\$2,128.00	10/05/20	EXEC	10/07/20	0	
025	040-R0	Change to In-Grade Low Voltage Transformers for Type F1 and F1a	LS	E	10/13/20	\$1,000.00	10/13/20		\$530.00	08/13/20	\$525.00	\$525.00	10/19/20	EXEC	10/21/20	0	
026	041-R0	Relocation of Existing Communication Conduit at New DWP Pole	LS	S	10/13/20	\$5,000.00	10/13/20		\$2,827.94	09/02/20	\$2,891.00	\$2,891.00	10/19/20	EXEC	10/21/20	0	
027	042-R0	Switch of Overhead Electrical Wiring to Underground Service on Ord St.	LS	E	10/13/20	\$10,000.00	10/13/20		\$8,842.52	09/16/20	\$8,938.00	\$8,938.00	10/19/20	EXEC	10/21/20	0	
028	045-R0	Relocation of Type F5 Electrical Boxes at Dragon Walk	LS	E	10/20/20	\$5,000.00	10/20/20		\$1,620.19	10/14/20	\$1,468.00	\$1,468.00	11/05/20	EXEC	11/10/20	0	
029	043-R0	Addition of 2 Power Pedestals at Heavenly Garden	LS	U	10/20/20	\$5,000.00	10/20/20		\$3,163.04	09/16/20	\$3,270.00	\$3,270.00	11/05/20	EXEC	11/10/20	0	
030	044-R0	Time Extension (October - December 2020)	LS	U	10/20/20	\$0.00	10/20/20		\$0.00	10/13/20	\$0.00	\$0.00	11/05/20	EXEC	11/09/20	61	
031	046-R0	Reimbursement of Supplemental Permit of Waste/Vent Calcs for Prefabricated Restroom	LS	U	10/20/20	\$1,000.00	10/20/20		\$131.49	10/15/20	\$134.00	\$134.00	11/05/20	EXEC	11/09/20	0	
032	047-R0	Addition of 3 Bollards at Hill Place	LS	S	12/07/20	\$5,000.00	12/07/20		\$2,846.58	10/29/20	\$2,000.00	\$2,250.00	12/15/20	EXEC	12/21/20	0	
033	048-R0	Extended Partial Maintenance Cost for New Landscape Areas	LS	S	12/07/20	\$5,000.00	12/07/20		\$3,314.49	10/30/20	\$3,434.00	\$3,434.00	12/15/20	EXEC	12/23/20	0	
034	049-R0	Redo of Formwork due to Elevation Changes for Curb and Gutter along Ord St.	LS	E	12/07/20	\$5,000.00	12/07/20		\$3,069.33	11/06/20	\$2,693.00	\$2,693.00	12/15/20	EXEC	12/23/20	0	
035	050-R0	Mesh infill in Lieu of specified steel cable material for gates and fence	LS	U	12/07/20	\$25,000.00	12/07/20		\$18,020.00	11/20/20	\$18,020.00	\$18,020.00	12/15/20	EXEC	12/23/20	0	
036	056-R0	Time Extension (January - February 2021)	LS	U	01/06/21	\$0.00	01/06/21		\$0.00	01/14/21	\$0.00	\$0.00	02/08/21	EXEC	02/09/21	59	
037	055-R0	Addition of Slurry to Domestic Water Line	LS	U	01/27/21	\$5,000.00	01/27/21		\$2,641.51	12/29/20	\$2,536.00	\$2,536.00	02/09/21	EXEC	02/16/21	0	
038	052-R0	Addition of a Booster Pump Enclosure	LS	E	01/27/21	\$5,000.00	01/27/21		\$2,378.39	12/21/20	\$2,419.00	\$2,419.00	02/09/21	EXEC	02/16/21	0	
039	053-R0	Addition of a Timer to Water Feature	LS	S	01/27/21	\$1,000.00	01/27/21		\$813.12	12/24/20	\$737.00	\$737.00	02/16/21	EXEC	02/17/21	0	
040	058-R0	Extended Partial Maintenance Cost for New Landscape Areas (January, February 2021)	LS	S	01/27/21	\$5,000.00	01/27/21		\$3,314.49	01/29/21	\$2,716.00	\$2,716.00	02/16/21	EXEC	02/17/21	0	
041	063-R0	Replacement and Addition Asphalt along Ord St. and Yale St.	LS	E	02/10/21	\$25,000.00	02/10/21		\$14,444.58	02/23/21	\$14,681.00	\$14,681.00	03/08/21	EXEC	03/08/21	0	
042	062-R0 059-R0	Electrical Utility Bill (9/25/20 to 1/4/21) & (1/4/21 to 2/3/21)	LS	S	02/10/21	\$1,000.00	02/10/21		\$320.65 \$615.89	02/10/21 01/29/21	\$821.00	\$821.00	02/16/21	EXEC	02/17/21	0	
043	054-R0	Installation of conduit/power to Well Controls (Cistern)	LS	E	02/19/21	\$5,000.00	02/22/21		\$2,301.42	12/24/20	\$2,016.00	\$2,016.00	03/08/21	EXEC	03/08/21	0	
044	066-R0	Electrical Utility Bill (2/3/21 to 3/3/21)	LS	S	03/11/21	\$1,000.00	03/11/21		\$308.55	03/09/21	\$270.00	\$270.00	03/23/21	EXEC	03/24/21	0	
045	065-R0	Addition of Toilet Seat Dispensers at Prefabricated Restrooms	LS	S	03/11/21	\$1,000.00	03/11/21		\$1,315.84	03/08/21	\$915.00	\$1,143.00	03/23/21	EXEC	03/24/21	0	
046	064-R0	Addition of 40 Skate Deterrents per PC No. 19	LS	S	03/11/21	\$5,000.00	03/11/21		\$4,498.00	03/04/21	\$4,191.00	\$4,191.00	03/23/21	EXEC	03/24/21	0	
047	061-R0	Additional Grading at Hill Place	LS	E	03/23/21	\$10,000.00	03/23/21		\$5,062.16	02/05/21	\$4,647.00	\$4,647.00	03/30/21	EXEC	03/31/21	0	
048	069-R0	Reimbursement of Supplemental Permit of Rainwater/Cistern Calculations and Drawings to 2017 Plumbing Code	LS	E	03/23/21	\$5,000.00	03/23/21		\$1,260.29	03/19/21	\$1,282.00	\$1,282.00	03/30/21	EXEC	03/31/21	0	

049	068-R0	Temporary Construction Fence Extension	LS	S	03/23/21	\$5,000.00	03/23/21		\$2,322.00	03/16/21	\$2,301.00	\$2,301.00	03/24/21	EXEC	03/30/21	0	
050	067-R0	Modification of Water Feature Cobbles	LS	S	03/23/21	\$5,000.00	03/23/21		\$1,845.30	03/10/21	\$1,807.00	\$1,807.00	03/31/21	EXEC	04/08/21	0	
051	070-R0	Time Extension (March - April 2021)	LS	U	03/23/21	\$0.00	03/23/21		\$0.00	03/24/21	\$0.00	\$0.00	03/31/21	EXEC	04/07/21	61	
052	078-R0 072-R0	Electrical Utility Bill (3/3/21 to 4/1/21)	LS	S	05/04/21	\$1,000.00	05/04/21		\$557.81 \$274.67	05/04/21 04/20/21	\$489.00	\$489.00	05/11/21	EXEC	05/14/21	0	
053	075-R0	Temporary Construction Fence Extension (4/21/21-5/21/21)	LS	S	05/04/21	\$5,000.00	05/04/21		\$2,322.00	04/26/21	\$2,006.00	\$2,100.00	05/11/21	EXEC	05/14/21	0	
054	074-R0	Extended Partial Maintenance Cost for New Landscape Areas (March to April 2021)	LS	S	05/04/21	\$5,000.00	05/04/21		\$2,716.40	04/21/21	\$3,020.00	\$3,020.00	05/11/21	EXEC	05/14/21	0	
055	073-R0	Removal of Green Screen at Temporary Perimeter Fence and Provide Covers for Exposed Fitness Equipment	LS	S	05/04/21	\$5,000.00	05/04/21		\$1,155.20	04/21/21	\$945.00	\$1,050.00	05/11/21	EXEC	05/14/21	0	
056	071-R1	Addition of 3 Signs per RFI No. 196	LS	U	05/04/21	\$1,000.00	05/04/21		\$445.00	04/08/21	\$310.00	\$310.00	05/11/21	EXEC	05/14/21	0	
057	077-R0	Addition of 2 New Concrete Curbs at Maintenance Driveway Entrance	LS	E	05/04/21	\$5,000.00	05/06/21		\$1,057.81	04/28/21	\$1,048.00	\$1,048.00	06/17/21	EXEC	06/23/21	0	
058	076-R0	Removal of Rust and Addition of Galvanizing of Exposed Beams	LS	U	05/04/21	\$5,000.00	05/06/21		\$1,320.78	04/28/21	\$1,315.00	\$1,315.00	06/16/21	EXEC	06/17/21	0	
059	079-R0	Reimbursement of Modifications Plumbing	LS	U	06/09/21	\$1,000.00	06/09/21		\$866.28	05/13/21	\$881.00	\$881.00	06/16/21	EXEC	06/17/21	0	
060	080-R0	Extended Partial Maintenance Cost for New Landscape Areas (May 2021)	LS	S	06/09/21	\$5,000.00	06/09/21		\$1,358.20	05/20/21	\$1,447.00	\$1,447.00	06/22/21	EXEC	06/23/21	0	
061	082-R0	Electrical Utility Bill (4/29/21-5/28/21)	LS	U	06/09/21	\$1,000.00	06/09/21		\$225.78	06/04/21	\$226.00	\$226.00	06/16/21	EXEC	06/17/21	0	
062	083-R0	Electrical Utility Bill (5/29/21-6/25/2021)	LS	S	07/12/21	\$1,000.00	07/13/21		\$233.20	07/07/21	\$233.00	\$233.00	07/20/21	EXEC	07/22/21	0	
063	081-R0	Reimbursement of 1% Bond (Change Orders)	LS	U	07/15/21	\$10,000.00	07/19/21		\$7,995.38	05/25/21	\$8,045.00	\$8,045.00	07/21/21	EXEC	07/28/21	0	
064	084-R0	Final Close-out Change Order and Settlement of all Outstanding Change Order Requests	LS	U	07/20/21	\$0.00	07/21/21		\$0.00	07/22/21	\$0.00	\$0.00	07/27/21	EXEC	07/30/21	60	

Original Contract	\$5,979,966.00	Time Extension	547 CD's	Payment Type:	LS: Lump Sum	CO Category:	U: Unforeseen	23	\$193,282.00
Original Contingency	\$597,996.00	Approved Comp. CD's	120	TM: Time & Material	CAN: Canceled	E: Errors & Omissions	17	\$119,444.00	
Revised Contingency	\$137,067.00	Approved Non Comp. CD's	427			S: Change in Scope	23	\$500,007.00	
Executed COs & UCOs	\$812,733.00			CO Status:	EXEC: Executed	Executed COs	63	\$812,733.00	
CO Percentage	13.59%				NEG: Negotiated	Executed UCOs	0	\$0.00	
Revised Contract	\$6,792,699.00				UNR: Unresolved	Forecasted COs	0	\$0.00	
Remaining Contingency	(\$675,666.00)				CAN: Canceled	Canceled COs	1	--	