

APPROVED
APR 21 2022
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-085

DATE April 21, 2022

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VAN NESS RECREATION CENTER - POOL AND BATHHOUSE REPLACEMENT (PRJ20330) (W.O. #E170392F) PROJECT – CONTRACT NO. 3660 – FINAL ACCEPTANCE

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



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Authorize the City Engineer to negotiate and execute a Final Closeout Change Order(s) (FCCO) to Contract No. 3660 with Metro Builders in the amount of Two Hundred Thirty Thousand, Two Hundred, and Four Dollars (\$230,204), which will result in a cumulative total dollar amount of change orders not to exceed Eight Hundred Forty-Four Thousand, Nine Hundred and Thirty-Eight Dollars (\$844,938), or 9.5% of the original contract award amount;
2. Accept the work performed by Metro Builders (Contractor) under Contract No. 3660 for the Van Ness Recreation Center – Pool and Bathhouse Replacement (PRJ20330) (W.O. #E170392F) Project (Project), as outlined in the Summary of this Report;
3. Direct the Department of Recreation and Parks' (RAP) Chief Accounting Employee or Designee to release the retention monies held under Contract No. 3660 of Metro Builders after deducting any remaining Stop Payment Notices and/or penalties, to Metro Builders;
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 Metro Builders with a Letter of Completion.

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SUMMARY

On July 11, 2018, the Board awarded the construction contract to Metro Builders for the Project (Report No. 18-141), in the amount of Eight Million, Eight Hundred Seventy-Two Thousand, Two Dollars (\$8,872,002.00). The Project is located at 5720 2nd Avenue, Los Angeles, California 90043, and is part of the existing 7.81-acre Van Ness Recreation Center, which includes recreation center, gymnasium, basketball courts, children's play area and childcare center for the use of the surrounding community. Approximately 8,838 City residents live within one-half (½) mile walking distance of the Van Ness Recreation Center.

The Project provided the following improvements to the Van Ness Recreation Center:

1. Demolition of the existing 6,000 Square foot (sf) aged and deteriorated bathhouse, and 7,500 sf swimming pool.
2. Construction of:
 - a. New 9,000 sf lap pool and 7,500 sf pool deck;
 - b. New 4,930 sf pump house/bathhouse and administration office
 - c. New splash pad and waterslide
 - d. New shade structures
 - e. New perimeter fencing
 - f. New landscaping, irrigation, stormwater infiltration infrastructure, and park furniture
 - g. New Department of Cultural Affairs commissioned mural

The Project's plans and specifications were prepared by the Department of Public Works, Bureau of Engineering (BOE), Architectural Division (Arch), in conjunction with the design consultant, John Friedman Alice Kim Architects. BOE Arch Division performed project management and the BOE Construction Management Division (CMD) performed construction management services for the Project. 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 Metro Builders has furnished the required permits, as-built drawings, operations and maintenance manuals, warranties and guarantees. The Project has received the Certificate of Occupancy from the Department of Building and Safety on April 09, 2021 and the Statement of Completion from BCA on May 05, 2021. A dedication ceremony and grand opening was conducted on July 26, 2021.

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As part of the bid and the awarded Contract, there were allowances in an amount of \$175,000 to address any required permit fees and additional work due to differing site conditions and/or changes in scope. A total of One Hundred Five Thousand, Two Hundred and Four Dollars (\$105,204) was spent from the allowances; \$64,976 was utilized to pay for permits, and \$40,228 for differing site conditions, such as replacement of the existing irrigation gate valves, removal, and disposal of existing unforeseen asbestos transite pipe, and removal and disposal of a concrete slab in the gas service line trench (Attachment No. 1). Thus, the remaining amount from the allowance is \$69,796.

The Project has sixty-three (63) executed change orders for a total amount of Six Hundred Fourteen Thousand, Seven Hundred and Thirty-Four Dollars (\$614,734), or 6.93% of the base contract amount. The change order log is included as Attachment No. 2 of this Report.

Included in this Report is the Final Closeout Change Order (FCCO), noted as Attachment No. 3. This FCCO are the costs of compensable time extension to allow the Contractor to perform additional work during construction. The FCCO, in the amount of \$230,204, is a combination of the credit change order and negotiated change orders that include all outstanding requests for compensation under this contract plus all payment for any interruption of schedules, extended field overhead cost, delay, and cumulative impact on all other work under this contract. Of the requested 231 compensable calendar days of delay, 66 compensable calendar days were negotiated to accommodate the sewer line installation, and 165 compensable calendar days were negotiated to accommodate the fence installation at north side of pool.

Upon approval of this Report and the execution of the FCCO, the Project will have a total of sixty (64) change orders. The final contract amount will be Nine Million, Seven Hundred Sixteen Thousand, Nine Hundred and Forty Dollars (\$9,716,940).

The tables below provide a summary of the change orders (COs), their categories, including the FCCO, and the total contract amount:

CO Category	No. of COs	COs Amount	% of Contract Award Amount
Unforeseen Conditions (executed)	7	\$102,017.00	1.15%
Errors and Omissions (executed)	40	\$363,315.00	4.10%
Change in Scope (executed)	16	\$149,402.00	1.68%
Final Closeout (Pending)	1	\$230,204.00	2.60%
TOTAL	64	\$844,938.00	9.53%

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Contract Award Amount	No. of Change Orders	Change Order Amount	Change Order Percentage	Revised Contract Amount
\$8,872,002	64	\$844,938	9.53%	\$9,716,940

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

Staff consulted with the Department of Public Works, Office of Contract Compliance (OCC), BCA, concerning the status of the labor compliance requirements on the Project. OCC reported that Metro Builders is in compliance.

TREES AND SHADE

The Van Ness Recreation Center has many established trees surrounding the existing bathhouse and pool. Of the existing thirty-five (35) trees identified on site, four (4) were proposed to be removed to make room for the new water slide and splash pad construction. A total of twenty-four (24) new trees were planted as part of the Project. The four (4) trees to be removed consisted of one (1) Evergreen Ash tree, one (1) Acacia tree, and two (2) Desert Willows tree, and have a total canopy cover of 2,301 square feet. The proposed twenty-four (24) new trees include five (5) Geijera (Geijera Parviflora) trees, three (3) Jacaranda (Jacaranda Mimosifolia) trees, two (2) Weeping Bottle Brush (Callistemon Vaminals) trees, nine (9) Chinese Pistache (Pistacia Chinensis) trees, and five (5) Tipu (Tipuana Tipu) trees, all of which will be planted in and around the pool building and splash pad areas. At the time of planting, the new trees should provide approximately 409 square feet of canopy cover. Upon full maturity, the new trees are expected to provide approximately 4,533 square feet of canopy cover. Four (4) shade canopies on the west side of the pool perimeter fence should provide approximately 640 square feet of shade. A series of seven (7) shade canopies on the east side of the pool perimeter fence should provide approximately 1,120 square feet of additional shade

ENVIRONMENTAL IMPACT

The proposed Project has been previously evaluated and approved in compliance with the California Environmental Quality Act (CEQA) (Report No. 18-056). A Notice of Exemption (NOE) was filed with the Los Angeles County Clerk on May 2, 2018. The scope of the Project and the environmental setting has not substantially changed since the CEQA determination, with no additional environmental impacts or an increase in the intensity of the projected impacts which might have required a new or modified assessment. Therefore, no additional CEQA documentation is required.

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FISCAL IMPACT STATEMENT

The requested change orders will be funded by the aforementioned funding source. 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. 2: Offer Affordable and Equitable Recreational Program
Outcome No. 1: Improved health and social equity for young Angeleno's

This Report was prepared by Alex Ngo, Project Manager, BOE Architectural Division, and reviewed by Ohaji Abdallah, Contract Administrator; Steven Fierce, Principal Architect, BOE Architectural Division; Deborah Weintraub, Chief Deputy City Engineer, BOE; Sean Phan, Planning, Construction and Maintenance Branch; and Darryl Ford, Superintendent, Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENTS

Attachment No. 1 – Allowance Order Log
Attachment No. 2 – Change Order Log
Attachment No. 3 – Preliminary Final Close Out Change Order

**City of Los Angeles - Department of Public Works - Bureau of Engineering
 Van Ness Recreation Center - Pool and Bathhouse Replacement
 ALLOWANCE ORDER LOG**

BID LINE ITEM	A.O. NO.	A.O. AMOUNT	DATE A.O. FULLY EXECUTED	ALLOWANCE ORDER SUBJECT
4 - ALLOWANCE FOR PERMIT : PER GENERAL CONDITIONS ARTICLE 19, AND GENERAL REQUIREMENTS ARTICLE 31				
Bid Line Amount		\$125,000.00		
	4-001	\$32,239.00	1/11/19	LADBS Building Permit Fee
	4-002	\$7,880.00	4/22/19	LADBS Pool, Spa, & Solar Heater Permit Fee:
	4-003	\$1,672.00	6/5/19	Reimbursement for Missing LADBS Permits
	4-004	\$6,426.00	6/17/20	Reimbursement for Missing Permits
	4-005	\$881.00	10/15/20	Reimbursement for Class "A" Permit Fee
	4-006	\$12,685.00	3/8/21	Reimbursement for LADBS Permits
	4-007	\$3,193.00	5/18/21	Reimbursement for California DIR Inspection Fees
Allowance Order Amount Remaining		\$60,024.00		
5 - ALLOWANCE FOR DIFFERING SITE CONDITION: PER THE GENERAL CONDITIONS ARTICLE 53				
Bid Line Amount		\$50,000.00		
	5-001	\$2,114.00	2/25/19	Replace 4" Irrigation Gate Valve
	5-002	\$20,214.00	3/7/19	Remove and Dispose of Asbestos Transite Pipe
	5-003	\$25,000.00		(VOID) Install 8" Sewer Lateral Tie-in for House Connection on 2nd Avenue
	5-004	\$5,500.00	2/5/20	Remove and Dispose of Concrete Slab in Gas Service Line Trench
	5-005	\$5,000.00	8/10/20	Stabilize Sewer Trench Subgrade in Parking Lot
	5-006	\$4,200.00	10/15/20	Add Soil Preparation for Planting Backfill Mix
	5-007	\$3,200.00	10/15/20	Re-establish Existing Irrigation Outside of the Limit of Work
Allowance Order Amount Remaining		\$9,772.00		

ATTACHMENT NO. 2

Jan-24-2022

City of Los Angeles - Department of Public Works - Bureau of Engineering
 Van Ness Recreation Center - Pool and Bathhouse Replacement
 W.O. No. E170392F

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	005-R0	(VOID) Replace 4" Irrigation Gate Valve	CAN	U	11/26/18	\$1,000.00	12/05/18	\$5,000.00	\$1,843.86	12/07/18	\$2,133.70			CAN			
002	001-R2	Dilute and Dispose of Chemical Waste	LS	U	11/27/18	\$1,000.00	11/27/18		\$417.18	11/30/18	\$417.18	\$417.00	12/03/18	EXEC	12/10/18	0	
003	004-R0	(VOID) Remove and Dispose of Asbestos Transite Pipe	CAN	U	11/29/18	\$10,000.00	11/30/18		\$23,259.20	11/30/18				CAN			
004	007-R0	Add Waterstop at Surge Chamber Joints	LS	E	03/20/19	\$5,000.00	03/21/19		\$3,422.87	03/18/19	\$2,661.05	\$3,078.00	04/09/19	EXEC	04/16/19	0	
005	011-R0	Reroute/Modify Telecommunication Lines	LS	S	03/20/19	\$50,000.00	03/21/19		\$31,875.53	05/03/19	\$25,971.71	\$24,500.00	05/13/19	EXEC	05/14/19	2	
006	008-R0	Rain Delays from November 2018 to March 2019	LS	U	03/26/19	\$0.00	03/27/19		\$0.00	04/12/19	\$0.00	\$0.00	04/24/19	EXEC	04/30/19	46	
007	010-R0	Replace Compacted Subgrade with CLSM (Slurry)	LS	S	04/11/19	\$5,000.00	04/16/19		\$11,122.27	04/23/19	\$6,619.23	\$8,000.00	05/13/19	EXEC	05/20/19	2	
008	023-R1	(VOID) Delete Fire Water Line and Its Appurtenances	CAN	S	05/01/19	(\$10,000.00)	05/28/19		(\$14,966.21)	03/18/20				CAN			
009	009-R0	Change Lifeguard Chair Finish to Stainless Steel	LS	S	05/06/19	\$10,000.00	05/07/19		\$9,226.32	04/18/19	\$9,111.08	\$9,200.00	05/23/19	EXEC	05/24/19	0	
010	014-R1	Change Drinking Fountains	LS	E	06/17/19	\$5,000.00	06/18/19		\$2,551.26	07/17/19	\$3,270.42	\$2,551.00	07/22/19	EXEC	07/26/19	0	
011	018-R0	Change Backflow Preventer Size	LS	E	07/15/19	\$5,000.00	07/16/19		\$1,228.62	07/17/19	\$637.51	\$1,000.00	07/23/19	EXEC	07/26/19	0	
012	016-R0	Change Disabled Access Lift	LS	S	07/15/19	\$5,000.00	07/16/19		\$4,930.22	07/08/19	\$4,569.36	\$4,569.00	07/26/19	EXEC	07/31/19	0	
013	015-R0	Add Trap Primers	LS	E	07/26/19	\$5,000.00	07/26/19		\$3,596.31	07/08/19	\$4,181.90	\$3,596.00	08/08/19	EXEC	08/16/19	0	
014	021-R0	Add Geotextile to StormTrap	LS	E	08/08/19	\$5,000.00	08/12/19		\$4,830.88	08/06/19	\$3,164.11	\$3,900.00	08/21/19	EXEC	08/26/19	0	
015	022-R0	Relocate Louvers within CMU Wall on Gridline A	LS	E	08/09/19	\$5,000.00	08/12/19		\$3,884.47	08/07/19	\$1,968.00	\$2,600.00	08/21/19	EXEC	08/26/19	1	
016	019-R0	Change Litter Receptacles	LS	E	09/05/19	\$5,000.00	09/06/19		\$1,069.78	07/23/19	\$1,007.00	\$1,007.00	09/24/19	EXEC	10/03/19	0	
017	024-R0	Rotate HSS Post in Room 106 Men's Shower Area	LS	E	10/29/19	\$5,000.00	10/30/19		\$1,241.29	09/24/19	\$1,056.00	\$1,056.00	12/02/19	EXEC	12/06/19	0	
018	025-R0 026-R1	Add Spare Conduit and Upsize Electrical Pullboxes	LS	S	10/29/19	\$10,000.00	10/30/19		\$4,800.38 \$7,538.63	10/01/19 12/24/19	\$6,289.00	\$7,242.00	01/15/20	EXEC	01/16/20	3	
019	034-R0	Change 7/8" Furring Hat Channels to 16 Gauge 4" Metal Studs	LS	E	12/02/19	\$5,000.00	12/05/19		\$4,296.45	11/20/19	\$2,844.00	\$4,000.00	12/09/19	EXEC	12/12/19	2	
020	035-R0	Add Wood Nailers on Roof Deck	LS	E	12/02/19	\$25,000.00	12/05/19		\$13,147.71	11/21/19	\$5,810.00	\$7,900.00	12/09/19	EXEC	12/12/19	4	
021	033-R0	Add Stiffeners to Seat Wall with Bench Seat and Back	LS	E	12/02/19	\$5,000.00	12/05/19		\$1,485.00	11/18/19	\$1,188.00	\$1,188.00	12/09/19	EXEC	12/12/19	0	
022	032-R0	Add Four (4) Solar Tube Skylights	LS	S	12/02/19	\$10,000.00	12/05/19		\$7,277.73	11/06/19	\$5,220.00	\$5,500.00	12/09/19	EXEC	12/12/19	2	
023	027-R0	Add Connection between HSS Beams and CMU Wall	LS	E	12/10/19	\$25,000.00	12/12/19		\$12,881.24	10/04/19	\$3,738.00	\$9,200.00	01/16/20	EXEC	01/22/20	7	
024	036-R0	Remove Interfering Juniper Tree	LS	E	01/15/20	\$25,000.00	01/16/20		\$12,160.79	12/13/19	\$3,073.31	\$4,000.00	01/21/20	EXEC	01/22/20	3	
025	044-R0	Remove and Replace Driveway on 2nd Avenue	LS	S	01/31/20	\$25,000.00	02/03/20		\$20,130.47	03/12/20	\$14,813.26	\$16,550.00	03/26/20	EXEC	03/27/20	9	
026	037-R0	Upsize System Bonding Jumper and Supply Bonding Conductors	LS	E	02/03/20	\$5,000.00	02/04/20		\$1,659.47	01/15/20	\$1,659.00	\$1,659.00	02/05/20	EXEC	02/20/20	2	

027	029-R1	Install 6" Sewer Saddle Connection and Manhole and CCTV Existing Sewer Lateral/Mainline	LS	U	02/07/20	\$100,000.00	02/10/20		\$95,598.04	03/12/20	\$58,962.28	\$92,000.00	03/27/20	EXEC	04/02/20	0	
028	043-R0	Add 6" Sanitary Sewer Line	LS	E	02/25/20	\$75,000.00	02/25/20		\$70,432.46	03/12/20	\$67,376.41	\$54,500.00	03/31/20	EXEC	04/02/20	23	
029	047-R0	Increase Hot and Cold Water Piping Sizes	LS	E	02/25/20	\$10,000.00	02/25/20		\$10,357.68	03/12/20	\$6,708.52	\$8,330.00	04/02/20	EXEC	04/03/20	3	
030	039-R0	Add Conduit on Existing Recreation Center	LS	S	02/25/20	\$5,000.00	02/25/20		\$8,977.81	02/26/20	\$7,297.00	\$8,200.00	03/11/20	EXEC	04/03/20	3	
031	042-R0	Reroute Splash Pad Debris Trap Storm Drain Connection Line	LS	E	02/25/20	\$10,000.00	02/25/20		\$3,480.37	02/28/20	\$3,976.00	\$3,976.00	03/11/20	EXEC	04/03/20	2	
032	041-R0	Add Decking in Attic for Rooms 103 and 104	LS	E	03/09/20	\$5,000.00	03/09/20		\$2,363.30	02/26/20	\$2,162.00	\$2,300.00	03/11/20	EXEC	04/03/20	0	
033	046-R0	Add Recessed Hose Box; Delete 3/4" Water Line	LS	E	04/02/20	\$5,000.00	04/03/20		\$1,795.64	03/12/20	\$2,567.88	\$1,632.00	04/06/20	EXEC	04/08/20	0	
034	051-R0	Change ACO Drain Grates	LS	S	04/06/20	\$5,000.00	04/06/20		\$4,708.68	03/26/20	\$2,237.00	\$3,000.00	04/09/20	EXEC	04/10/20	0	
035	052-R0	Rain Delays from November 2019 to April 2020	LS	U	04/15/20	\$0.00	04/15/20		\$0.00	04/15/20	\$0.00	\$0.00	04/21/20	EXEC	04/23/20	38	
036	045-R0	Add Connections for Roof Framing	LS	E	04/15/20	\$25,000.00	04/15/20		\$12,863.17	03/12/20	\$8,077.00	\$10,200.00	04/20/20	EXEC	04/22/20	3	
037	049-R0 050-R0	Modify HSS4x4x3/8 Posts in Room 106 Men's Water Closet Area and Room 107 Women's Water Closet Area	LS	E	04/21/20	\$5,000.00	04/22/20		\$4,692.59 \$1,244.20	03/20/20 03/20/20	\$3,373.00	\$4,650.00	04/22/20	EXEC	04/23/20	3	
038	048-R0	Add Reinforcement and Waterproofing to Backwash Pit Walls	LS	E	04/22/20	\$5,000.00	04/22/20		\$4,121.24	03/20/20	\$2,053.00	\$3,100.00	04/22/20	EXEC	04/23/20	1	
039	053-R0	Change Lavatories in Room 101 Unisex West and Room 102 Unisex East	LS	E	04/28/20	\$25,000.00	04/28/20		\$10,549.58	04/20/20	\$9,746.00	\$10,400.00	05/15/20	EXEC	05/18/20	2	
040	054-R0	Change LMRC-211 to LMRC-111	LS	E	05/05/20	\$10,000.00	05/05/20		\$5,591.34	04/28/20	\$3,132.00	\$3,600.00	05/14/20	EXEC	05/18/20	1	
041	055-R0	Add Combustion Air Openings in Attics for Rooms 103 and 104	LS	E	05/11/20	\$10,000.00	05/11/20		\$1,672.68	05/06/20	\$1,673.00	\$1,673.00	05/14/20	EXEC	05/18/20	4	
042	056-R0	Upsize Valve Boxes	LS	E	05/15/20	\$5,000.00	05/18/20		\$1,884.89	05/11/20	\$1,727.00	\$1,800.00	05/18/20	EXEC	05/21/20	3	
043	057-R0	Change Perforated Metal Sheets on Pool Gates and Adjacent Fencing	LS	E	05/22/20	\$10,000.00	05/26/20		\$6,094.35	05/15/20	\$3,416.00	\$4,900.00	05/26/20	EXEC	05/26/20	0	
044	058-R0	Add Liquid Waterproofing and Crack Isolation Membrane to Showers	LS	E	05/21/20	\$25,000.00	05/26/20		\$21,299.39	05/20/20	\$6,538.00	\$11,500.00	05/26/20	EXEC	05/26/20	5	
045	061-R0	Time Extension for Change Order 027	LS	U	05/26/20	\$0.00	05/27/20		\$0.00	07/07/20	\$0.00	\$0.00	08/13/20	EXEC	08/20/20	75	
046	059-R0	Add Conduit at Existing Daycare Center and in Pump Room	LS	S	07/31/20	\$25,000.00	08/03/20		\$19,373.77	07/02/20	\$6,288.00	\$16,100.00	08/05/20	EXEC	08/06/20	5	
047	062-R0	Add Anti-Gassing Primer for Fence Coating	LS	S	07/31/20	\$25,000.00	08/03/20		\$21,680.97	07/20/20	\$11,614.00	\$11,614.00	08/06/20	EXEC	08/10/20	6	
048	064-R0	Add Connection for Drain Underneath Slide	LS	E	08/10/20	\$25,000.00	08/10/20		\$11,296.00	08/06/20	\$8,592.87	\$10,500.00	09/04/20	EXEC	09/18/20	6	
049	066-R0	Change Hardware for Pool Gates	LS	E	10/05/20	\$25,000.00	10/05/20		\$14,661.51	08/19/20	\$8,695.09	\$11,475.00	10/06/20	EXEC	10/15/20	2	
050	069-R0	Add Fence at North Side of Pool	LS	E	10/18/20	\$50,000.00	10/19/20		\$69,610.53	10/26/20	\$47,295.03	\$62,000.00	02/03/21	EXEC	02/05/21	151	
051	070-R0	Add Photoluminescent Exit Signs for Pool Deck Egress Gates	LS	E	12/01/20	\$5,000.00	12/01/20		\$2,675.36	11/24/20	\$2,675.36	\$2,675.00	12/03/20	EXEC	12/03/20	6	
052	065-R0	Revise Phenolic Partition Layout in Room 106 Men's Water Closet Area and Room 107 Women's Water Closet Area	LS	E	12/10/20	\$5,000.00	12/10/20		\$3,222.45	08/12/20	\$1,937.63	\$1,938.00	12/21/20	EXEC	12/22/20	25	
053	071-R0	Add Perforated Metal Sheets on West Pool Fencing	LS	E	12/22/20	\$10,000.00	12/22/20		\$5,152.19	12/02/20	\$2,920.95	\$4,900.00	01/19/21	EXEC	01/19/21	20	

054	072-R0	Change Panic Hardware for Single Gate	LS	E	01/19/21	\$10,000.00	01/19/21		\$8,984.52	12/30/20	\$3,419.16	\$8,000.00	01/19/21	EXEC	01/20/21	20	
055	074-R0	Change Gate Closers	LS	E	02/22/21	\$10,000.00	02/22/21		\$6,773.68	02/09/21	\$3,518.56	\$6,774.00	02/23/21	EXEC	02/24/21	0	
056	075-R0	Add Protective Cover to Combination Starters at Water Slide	LS	S	03/08/21	\$5,000.00	03/08/21		\$4,457.20	03/04/21	\$1,722.95	\$3,600.00	07/06/21	EXEC	07/06/21	0	
057	076-R0	Add Cove at Concrete Floor/CMU Wall Transition in Room 106 Men's and Room 107 Women's	LS	E	03/19/21	\$10,000.00	03/22/21		\$9,619.06	03/18/21	\$8,780.66	\$9,200.00	07/06/21	EXEC	07/06/21	0	
058	077-R0	Add Bottom Rail for Fence at North Side of Pool	LS	S	03/22/21	\$10,000.00	03/22/21		\$4,479.28	03/18/21	\$3,748.43	\$41,750.00	07/06/21	EXEC	07/09/21	29	
059	078-R0	Remove Plants at North Side of Pool	LS	E	03/22/21	\$25,000.00	03/22/21		\$15,952.85	03/18/21	\$12,725.97	\$14,300.00	07/06/21	EXEC	07/06/21	0	
060	079-R0	Furnish Permanent Core Cylinders for all Doors and Gates	LS	S	03/22/21	\$5,000.00	03/22/21		\$1,734.23	03/18/21	\$1,734.23	\$1,734.00	04/19/21	EXEC	04/19/21	0	
061	080-R1	RAP Requested Plumbing Modifications	LS	S	04/13/21	\$25,000.00	04/14/21		\$17,166.87	04/15/21	\$13,500.00	\$14,900.00	07/06/21	EXEC	07/06/21	0	
062	081-R0	Relocate Key Pad Junction Box in Room 109	LS	S	04/16/21	\$5,000.00	05/13/21		\$2,925.65	04/05/21	\$2,122.00	\$2,520.00	07/06/21	EXEC	07/09/21	0	
063	082-R0	Add Stopping Device and Sign for Water Slide	LS	S	04/16/21	\$10,000.00	04/19/21		\$4,186.93	04/16/21	\$4,186.93	\$21,087.00	07/06/21	EXEC	07/08/21	13	
064	084-R1	Time Extension and Extended Field Overhead for Allowance Order 5 - 002	LS	U	07/13/21	\$10,000.00	07/15/21		\$6,500.00	07/16/21	\$6,500.00	\$6,500.00	07/19/21	EXEC	07/19/21	5	
065	083-R0	Final Closeout Change Order	LS	S	09/08/21	(\$75,000.00)	09/13/21		\$1,928.08	05/13/21	\$217,417.00			UNR			
066	085-R0	Additional Bond and Insurance Costs	LS	S	09/22/21	\$25,000.00	09/30/21		\$14,390.00	09/20/21	\$14,390.00	\$14,390.00	10/01/21	EXEC	10/25/21	0	
067	086-R0	Extend Fire Alarm Monitoring Service to 01/31/22	LS	S	01/04/22	\$1,000.00	01/05/22		\$302.45	12/13/21	\$302.45	\$303.00	01/05/22	EXEC	01/05/22	0	

Original Contract	\$8,872,002.00	Time Extension	537 CD's	Payment Type:	LS: Lump Sum	CO Category:	U: Unforeseen	7	\$102,017.00
Original Contingency	\$1,300,000.00	Approved Comp. CD's	47		TM: Time & Material		E: Errors & Omissions	40	\$363,315.00
Revised Contingency	--	Approved Non Comp. CD's	490		CAN: Canceled		S: Change in Scope	16	\$149,402.00
Executed COs & UCOs	\$614,734.00			CO Status:	EXEC: Executed		Executed COs	63	\$614,734.00
CO Percentage	6.93%				NEG: Negotiated		Executed UCOs	0	\$0.00
Revised Contract	\$9,486,736.00				UNR: Unresolved		Forecasted COs	1	\$217,417.00
Remaining Contingency	\$685,266.00				CAN: Canceled		Canceled COs	3	--



City of Los Angeles - Department of Public Works - Bureau of Engineering

PRELIMINARY FINAL CLOSE-OUT CHANGE ORDER

Project Title Van Ness Recreation Center - Pool and Bathhouse Replacement			Project No K328	FCCO No 065	File No 8.6.13	Page No
W.O. No E170392F	Contract No 3660	Bid Item No	Subject Final Closeout Change Order			
Contractor Metro Builders & Engineering Group, LTD		COR No 083	Plan Reference C403, C404, and C405			
Category Change In Scope		Schedule Activity	Specification Reference GR Article 22			

1. Reason for Change

This is the Final Closeout Change Order for this project. This Change Order resolves all outstanding issues, claims and disputes and credits the City, including but not limited to:

1. Metro Builders' Time Impact Analysis/Request for Compensation and all other pending change orders under this contract, including but not limited to:
 - a. Time Impact Analysis 03 and all other time impact analyses and requests for compensation for delay, disruption, and unanticipated overhead that have been submitted in accordance with Article 51 of the General Conditions;
 - b. Cost for temporary fencing that the City's Department of Recreation and Parks (RAP) requested to remain erected from 05/05/21 (Statement of Completion Date) to 06/14/21.
 - c. Credit for deletion of the portion of the fire sprinkler system and its appurtenances specified on Sheets C403, C404, and C405 of the Contract documents that was not required to be installed per the response to RFI 0018 (dated 11/26/18).
2. A credit to the City for unused Allowance Items. The Schedule of Work and Prices of the Bid Proposal establishes allowance items. The allowance items and descriptions, item totals, amounts of allowance expended, and amounts of allowance remaining are as follows:

Item	Description	Item Total	Amount of Allowance Expended	Amount of Allowance Not Expended
4	ALLOWANCE FOR PERMIT per the General Conditions Article 19, and General Requirements Article 31	\$125,000.00	\$64,976.00	\$60,024.00
5	ALLOWANCE FOR DIFFERING SITE CONDITION per the General Conditions Article 53	\$50,000.00	\$40,228.00	\$9,772.00

Article 22.C.2 . of the General Requirements states the following:

If allowance items are not executed or are only partially executed or the allowance for any item is not expended or partially expended, then a deductive change order shall be issued for the amount that is not expended..

Therefore, a deductive change order shall be issued for the amounts of the allowance items that were not expended.

2. Description of Change

The Contractor shall:

1. Be compensated for Time Impact Analysis/Request for Compensation and all other pending change orders under this contract, including but not limited to: "driving project delays" referenced in Time Impact Analysis 03, in accordance with Article 51 of the General Conditions.
2. Provide a credit for the total amount of the allowances that were not expended, as follows:

Item	Description	Amount of Allowance Not Expended
4	ALLOWANCE FOR PERMIT per the General Conditions Article 19, and General Requirements Article 31	\$60,024.00
5	ALLOWANCE FOR DIFFERING SITE CONDITION per the General Conditions Article 53	\$9,772.00

This is not an authorization to proceed with the proposed change order. Do not perform any work that may conflict with the proposed change order without further authorization by the City.

Submitted By:



Kevin Huynh
Construction Manager

Date: 02/02/2022

Approved By:



Richard Louie
Sr.Engineer / Division Manager

Date: 02/02/2022

Uploaded Files

File Name	Size(Bytes)	Uploaded By
City of Los Angeles Mail - 469 - Field Memo 47 - Project Completion.pdf	164849	Kevin Huynh
Field Memo 47.pdf	54792	Kevin Huynh

Document links

CO Initiation	065: Final Closeout Change Order
CO Request	COR 023 -PCO 008 Subject: Delete Fire Water Line and Its Appurtenances
CO Request	COR 023 -R1-(VOID) PCO 008 Subject: Delete Fire Water Line and Its Appurtenances
CO Request	COR 083 -Fence Rental Extension
CO Request	COR 084 -PCO 064 Subject: Time Extension and Extended Field Overhead for Allowance Order 5 - 002(VOID)
Statement of Completion	1: Statement of Completion
Time Impact Analysis (TIAs)	09/29/2021 03:49 PM: