

APPROVED
APR 21 2022
BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 22-086

DATE April 21, 2022

C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MID-VALLEY INTERGENERATIONAL MULTIPURPOSE CENTER (AKA ALBERT PIANTANIDA INTERGENERATIONAL CENTER) – PHASE II (PRJ21267) (W.O. #E170420F) PROJECT – CONTRACT NO. 3599 – FINAL ACCEPTANCE

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



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Accept the work performed for the Mid-Valley Intergenerational Multipurpose Center (AKA Albert Piantanida Intergenerational Center) – Phase II (PRJ21267) (W.O. #E170420F) project (Project) by Evergreen Environmental, Inc. (Evergreen), a Department of Recreation and Parks’ (RAP) as-needed on-call contractor, under Contract No. 3599, as outlined in the Summary of this Report.

SUMMARY

The Project is located at 9540 Van Nuys Boulevard, Van Nuys, California, within the Panorama City community in Council District Six (CD6).

The Phase-I project included the development of the westerly (fronting Van Nuys Boulevard) 1.3 acres of the 2.7-acre site, with the construction of a new 2,500-square-foot intergenerational multipurpose recreation center facility, parking lot, landscaping, and other associated site improvements. The Phase-I project was accepted by the Board of Recreation and Park Commissioners (Board) on February 18, 2015 (Report No. 15-040).

The Phase-II scope included the development of the remaining 1.4 acres of the 2.7-acre site, with installation of new landscaping and irrigation, basketball court, outdoor group activity area, security lighting, walking paths, fencing, children’s play area, exercise equipment areas, benches and tables.

BOARD REPORT

PG. 2 NO. 22-086

Plans and specifications for the Project were prepared by the Department of Public Works, Bureau of Engineering, Architectural Division (Arch) and approved by Board (Report No.19-177). 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 is complete and has received a Statement of Completion from BCA. The breakdown of the total construction cost is as follows:

NTP Amount	Change Order Amount	Change Order Percentage	Final Construction Cost
\$939,500.00	\$15,075.29	1.60%	\$954,575.29

The Project's construction has a total of six (6) executed change orders for a total amount of Fifteen Thousand, Seventy-Five Dollars and Twenty-Nine Cents (\$15,075.29), or 1.6% of the original Notice to Proceed amount. The major change orders were:

1. Change Order No 3 in the amount of \$2,261.90 to cover the costs of additional landscaping and irrigation, due to a slight discrepancy between the actual site condition and the as-built plan the design was based on.
2. Change Order No. 4 in the amount of \$8,689 was issued to cover the costs of additional trimming of existing trees requested by the RAP Arborist.

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	4	\$5,597.77	0.60%
Errors and Omissions	1	\$788.52	0.08%
Change in Scope	1	\$8,689.00	0.92%
TOTAL	6	\$15,075.29	1.60%

A Final Change Order Log is included in this Report as Attachment No. 1 for reference.

The construction of the Project was funded by Proposition 68, CIEP, Quimby, 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 Evergreen is in compliance.

BOARD REPORT

PG. 3 NO. 22-086

TREES AND SHADE

The Project removed a total of seventeen (17) non-native, non-protected trees, thirteen (13) of which were either unhealthy or drought-stressed, and four (4) of which were dead. The trees removed had an aggregate canopy coverage area of 2,485 square feet. The Project planted a total of thirty (30) trees, which after five (5) years and an estimated 75% survival rate, will have a tree canopy coverage area of 14,700 square feet. When combined with other existing trees, the Project will have at least 40% tree canopy coverage, for an estimated canopy area of 23,000 square feet in five (5) years.

A shade structure built in the children's play area also provides shade over 25% of the area, or approximately 1,144 square feet of shaded space.

ENVIRONMENTAL IMPACT

The Project was previously evaluated for environmental impact in accordance with the California Environmental Quality (CEQA), and the Board has determined that it is categorically exempt from the provisions of the CEQA (Report No. 19-177). A Notice of Exemption (NOE) was filed with the Los Angeles City Clerk on November 9, 2010, and with the Los Angeles County Clerk on November 10, 2010. RAP staff has determined that the Project and the environmental conditions of the site 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 Project 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: Offer Affordable and Equitable Recreational Programming

Outcome No. 1: Improved health and social equity for young Angelenos

This Report was prepared by Ray Araujo, Project Manager, BOE Architectural Division and reviewed by Steven Fierce, Principal Architect, BOE Architectural Division; Deborah Weintraub, BOE Chief Deputy City Engineer; Sean Phan, Planning, Construction and Maintenance Branch, and Darryl Ford, Superintendent, Planning, Construction and Maintenance Branch, RAP.

LIST OF ATTACHMENTS

Attachment No. 1 – Final Change Order Log

Attachment No. 2 – Construction Completion Photo

ATTACHMENT NO. 1

Jan-13-2022

**City of Los Angeles - Department of Public Works - Bureau of Engineering
Mid Valley Intergenerational MPC - Phase II - Park Facility Construction Project
W.O. No. E170420A**

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	001-R0	Construct 48 feet of 6" wide Concrete Curb	LS	U	03/18/20	\$5,000.00	04/09/20		\$1,374.39	03/02/20	\$1,301.08	\$1,369.93	04/16/20	EXEC	05/07/20	0	
001	001-R0	Construct 48 feet of 6" wide Concrete Curb	LS	U	03/18/20	\$5,000.00			\$1,374.39	03/02/20				UNR			
002	002-R0	Demo 48' of 18" wide concrete curb and 100' of 6" wide concrete curb	LS	E	03/26/20	\$1,000.00	04/09/20		\$794.92	03/02/20	\$794.92	\$788.52	05/11/20	EXEC	05/19/20	0	
003	003-R0	Add Landscape and Irrigation at South West Corner of project site.	LS	U	05/19/20	\$5,000.00	06/02/20		\$2,261.90	03/10/20	\$2,261.90	\$2,261.90	07/09/20	EXEC	07/16/20	0	
004	004-R0	Add Tree Trimming Services	LS	S	11/02/20	\$10,000.00	11/02/20		\$8,688.65	10/27/20	\$8,688.65	\$8,689.00	11/04/20	EXEC	11/17/20	0	
005	005-R0	Security of LID System Covers	LS	U	06/14/21	\$5,000.00	06/16/21		\$1,965.95	06/10/21	\$1,965.94	\$1,965.94	06/17/21	EXEC	06/21/21	0	
006	006-R0	Final Closeout Change Order	LS	U	08/16/21	\$0.00	08/16/21		\$0.00	08/16/21	\$0.00	\$0.00	12/09/21	EXEC	01/03/22	0	
Original Contract			\$939,500.00	Time Extension			0 CD's	Payment Type: LS: Lump Sum			CO Category: U: Unforeseen			4	\$5,597.77		
Original Contingency			\$93,950.00	Approved Comp. CD's			0	TM: Time & Material			E: Errors & Omissions			1	\$788.52		
Revised Contingency			--	Approved Non Comp. CD's			0	CAN: Canceled			S: Change in Scope			1	\$8,689.00		
Executed COs & UCOs			\$15,075.29					CO Status: EXEC: Executed			Executed COs			6	\$15,075.29		
CO Percentage			1.60%					NEG: Negotiated			Executed UCOs			0	\$0.00		
Revised Contract			\$954,575.29					UNR: Unresolved			Forecasted COs			1	\$1,374.39		
Remaining Contingency			\$78,874.71					CAN: Canceled			Canceled COs			0	--		

