

REPORT OF GENERAL MANAGER

APPROVED

NO. 11-212

DATE August 3, 2011

AUG 03 2011

C.D. 2

BOARD OF RECREATION  
and PARK COMMISSIONERS

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VAN NUYS SHERMAN OAKS PARK – EAST VALLEY MULTIPURPOSE CENTER (PRJ#1580A) (W.O. #E1700475) PROJECT – PARTIAL ACCEPTANCE AND PARTIAL RELEASE OF RETENTION

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u><i>ms</i></u>
V. Israel	_____	N. Williams	_____

*[Signature]*  
General Manager

Approved *[Signature]*      Disapproved \_\_\_\_\_      Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve the partial acceptance of work and approve the partial release of retention funds held in the amount of \$530,275.98 (or 75% of the total retention monies held to date of \$706,954.64) on 99% of the work as completed to date, on the Van Nuys Sherman Oaks Park - East Valley Multipurpose Center (PRJ#1580A) (W.O. #E1700475) project, held under Contract No. 3272, with the Ford E.C., Inc., as outlined in the Summary of this Report, subject to the satisfaction of conditions listed under Article 48 of the General Conditions of the Contract;
2. Authorize the Department's Chief Accounting Employee to release \$530,275.98, or 75% of the retention monies held under Contract No. 3272, to Ford E.C., Inc., five business days from the Board approval of this Report, subject to the satisfaction of conditions listed under Article 48 of the General Conditions of the Contract; and
3. Authorize the Board Secretary to furnish Ford E.C., Inc., Contract No. 3272, with a letter of partial completion, subject to satisfaction of conditions listed under Article 48 of the General Conditions of the Contract.

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### SUMMARY:

The construction contract for the Van Nuys Sherman Oaks Park - East Valley Multipurpose Center (PRJ#1580A) (W.O. #E1700475) project was awarded to Ford E.C., Inc., on December 11, 2008 (Board Report No. 08-323) in the amount of \$9,423,000. The project, which is located at 5056 Van Nuys Boulevard, Sherman Oaks, CA 91403, provided for the demolition of two existing buildings, totaling 8,306 square feet, and the construction of three new buildings, totaling 17,319 square feet. The first building, with an area of 7,707 square feet, will be used for multipurpose activities. The second building is 5,025 square feet, and will house the administration staff. The third building is 4,587 square feet, and will be utilized for fitness programs and classrooms.

Ford E.C., Inc. started construction on February 2, 2009. Currently, construction is 98% complete. On May 16, 2011, the Department of Building & Safety issued the Certificate of Occupancy for the project (see Attachment A). On May 18, 2011, the Department took possession of the facility. The remainder of construction is additional work awarded via change orders, which was not part of the original contract work, including the improvements to an eroding south parking lot, and addition of new security gates, requested by the Council Office, constituents, and Department staff. An arrangement was made for the contractor to perform the remainder of the additional work while the facility is occupied by the Department.

To date, the contract amount is \$9,906,467, which includes the original awarded contract amount of \$9,423,000, plus forty six (46) approved change orders, totaling \$483,467 (or 5.13% of the original contract amount). The Bureau of Engineering (BOE) is currently negotiating with Ford E.C., Inc. for the additional change orders for the improvements to an eroding south parking lot and the addition of security gates. Staff has estimated that the additional change orders will increase the total contract amount by approximately \$200,000. The project is anticipated to be completed by September 2011 including all already issued and anticipated change orders. The project will be completed within the overall available budget.

The construction of the project was funded by the Municipal Improvement Corporation of Los Angeles (MICLA) funds appropriated through the 2007-08 budget of the Capital Improvement Expenditure Program - Municipal Facilities. The details of funding sources utilized for this project were outlined in Board Report No. 08-323.

BOE recommends payment of \$530,275.98 (or 75% of the \$706,954.64 retention monies) to Ford E.C., Inc., who exhibited the utmost cooperation in constructing the facility in a satisfactory manner, and providing the additional change order work.

Article 48 of the General Conditions of the contract states that the City may, if the work is progressing satisfactorily, release part of the retention of the work for which a statement of partial completion has been issued, provided that the following conditions have been met.

## REPORT OF GENERAL MANAGER

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- Item 1.     Partial Final Inspections corrections have been completed to the satisfaction of the INSPECTOR.
- Item 2.     The CONTRACTOR submits a written request for the release of retention which includes a verifiable valuation of the identified portions of the Work covered by the Statement of Partial Completion.
- Item 3.     Impacted Subcontractors, major suppliers and the CONTRACTOR's Surety all agree in writing to release of retention.
- Item 4.     If any minor corrections remain which do not directly affect operations or maintenance then twice the values of the remaining cleanup items shall be retained on each request for release.
- Item 5.     The CONTRACTOR signs a Change Order which specifically states the value of the retention being release.

Upon satisfaction of the conditions listed in Article 48 of the General Conditions of the contract, BOE also recommends that the Board Secretary be authorized to issue a letter of partial completion, in support of the Certificate of Occupancy issued by the Department of Building and Safety on May 16, 2011, and the Statements of Partial Completion issued by the Bureau of Contract Administration (BCA) to Ford E.C., Inc. on April 19, 2011 and May 3, 2011 (see Attachment B).

As soon as all change orders are issued and the final Statement of Completion is obtained from the BCA, a recommendation for Final Acceptance by the Board will be prepared, to close out the contract and allow release of the remaining retention funds.

### FISCAL IMPACT STATEMENT:

Approximately \$62,000 a year will be requested through the coming budget process to maintain this facility. This amount will cover cost for a Gardener Caretaker, a part time staff, materials and supplies and will provide adequate maintenance seven days a week, year round. If the requested funding is not granted, this facility will be included in the existing Valley Region routes resulting in reduction of the core functions on the existing routed facilities. This may impact the hours of operation of these facilities.

This report was prepared by Willis Yip, Project Manager, Bureau of Engineering (BOE) Architectural Division. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Mike Shull, Superintendent, Planning, Construction and Maintenance Division, Department of Recreation and Parks.

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R VILLARAIGOSA  
MAYOR

**CERTIFICATE OF OCCUPANCY**

<b>OWNER</b> L A CITY
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No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

<b>CERTIFICATE:</b> Issued-Valid	<b>DATE:</b>
<b>BY:</b> GEORGE PRESTON MEYE	05/16/2011

**SITE IDENTIFICATION**

**ADDRESS:** 5056 N VAN NUYS BLVD 91403

**LEGAL DESCRIPTION**

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
TR 1000		399	M B 19-6 (SHT 6)	171A151 91	2248-009-901

This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and is subject to any affidavits or building and zoning code modifications whether listed or not.

**COMMENT** NEW SENIOR CITIZEN/ RECREATION CENTER WITH OFFICES, CLASSROOMS, AND A TRASH ENCLOSURE.

<b>USE PRIMARY</b>	<b>OTHER</b>
Recreation Building	(-) None

**PERMITS**

07010-10000-04161 | 07010-10000-04509 | 07010-10002-04161 | 07010-10003-04161 | 07010-10004-04161 | 07010-10005-04161 |  
07010-20001-04161

**STRUCTURAL INVENTORY**

ITEM DESCRIPTION	CHANGED	TOTAL
Stories	1 Stories	1 Stories
Length	189.66 Feet	189.66 Feet
Width	238 Feet	238 Feet
Height (ZC)	28.58 Feet	28.58 Feet
Floor Area (ZC)	17626.62 Sqft	17626.62 Sqft
Type V-1BR Construction		
NFPA-13 Fire Sprinklers Thru-out		
A2.1 Occ. Group	3676 Sqft	3676 Sqft
A3 Occ. Group	976.72 Sqft	976.72 Sqft
B Occ. Group	11674.9 Sqft	11674.9 Sqft
S2 Occ. Group	250.25 Sqft	250.25 Sqft
A2.1 Occ. Load	484 Max Occ.	484 Max Occ.
A3 Occ. Load	101 Max Occ.	101 Max Occ.
Parking Req'd for Bldg (Auto+Bicycle)	115 Stalls	115 Stalls
Provided Bicycle for Bldg	3 Stalls	3 Stalls
Provided Disabled for Bldg	5 Stalls	5 Stalls
Provided Standard for Bldg	112 Stalls	112 Stalls
Parking Req'd for Site (Auto+Bicycle)	115 Stalls	255 Stalls
Total Provided Parking for Site	0 Stalls	500 Stalls



**APPROVAL**

CERTIFICATE NUMBER 73288

BRANCH OFFICE VN  
COUNCIL DISTRICT 2  
BUREAU: CODENFR  
DIVISION: CNTRLRGN  
STATUS: CoFo Issued  
STATUS BY: GEORGE PRESTON MEYER  
STATUS DATE 05/16/2011

*George Preston Meyer*

APPROVED BY: GEORGE PRESTON MEYER

EXPIRATION DATE:

**PERMIT DETAIL**

PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
07010-10000-04161	5056 N Van Nuys Blvd	ONE STORY RECREATION/SENIOR CITIZEN CENTER, OFFICE BUILDING, AND CLASSROOM BUILDING CONNECTED BY (2) CANOPIES.	CoFO Issued - 05/16/2011 GEORGE PRESTON MEYER
07010-10000-04509	5056 N Van Nuys Blvd	9'-1" block wall enclosure for RECYCLING AND TRASH STORAGE ENCLOSURE for Multi-Purpose center.	Permit Finaled - 05/06/2011 STEVE WEIS
07010-20001-04161	5056 N Van Nuys Blvd	Supplemental permit to collect fees for permit number 07010-10000-04161. Additional inspection per Inspection Correction Notice dated 4/8/09. This permit does not authorize any additional work or extend the expiration date of the original permit.	Permit Finaled - 02/15/2011 STEVE WEIS
07010-10002-04161	5056 N Van Nuys Blvd	CONSTRUCT OPEN WEB TRUSS FOR ROOF JOISTS PER ENG. DESIGN FOR PARTS A & B OF MULTIPURPOSE CENTER, UNDER CONSTRUCTION PER #07010-10000-04161	Permit Finaled - 05/16/2011 STEVE WEIS
07010-10003-04161	5056 N Van Nuys Blvd	Supplemental to permit #07010-10000-04161 to revise the work description to: one story recreation/senior citizen center, office building, and classroom building connected by 2 canopies. (NFPA-13 fire sprinkler throughout in lieu of 1-hr).	Permit Finaled - 02/15/2011 STEVE WEIS
07010-10004-04161	5056 N Van Nuys Blvd	EXTRA TRIP FEE PER INSPECTION REQUEST DATED 12-22-09.	Permit Finaled - 02/15/2011 STEVE WEIS
07010-10005-04161	5056 N Van Nuys Blvd	Supplemental permit to collect fees for 07010-10000-04161 (1) Additional inspection(s) per inspection Notice # _____, date 12/16/2009. This permit does not authorize any additional work or extend the expiration date of the original permit."	Permit Finaled - 02/15/2011 STEVE WEIS

**PARCEL INFORMATION**

Area Planning Commission: South Valley	LADBS Branch Office: VN	Bldg. Line: 5
Council District: 2	Cnapt. Fill Grd.: CFG-2000	Certified Neighborhood Council: Sherman Oaks
Community Plan Area: Van Nuys - North Sherman Oaks	Census Tract: 1287.02	District Map: 171A151
Energy Zone: 9	Earthquake-Induced Liquefaction Area: Yes	Near Source Zone Distance: 5.8
Near Source Zone Distance: 5.9	Thomas Brothers Map Grid: 562-A3	Zone: OS-LXL

**PARCEL DOCUMENT**

Affidavit (AFF) 20091922244 (OB)	City Planning Cases (CPC) CPC-1990-596-GPC	City Planning Cases (CPC) CPC-2007-3036-CA
Ordinance (ORD) ORD-169498-SA430	Zoning Administrator's Case (ZA) ZA-1977-397	Zoning Administrator's Case (ZA) ZA-1999-255-ZAI

**CHECKLIST ITEMS**

Attachment - Plot Plan	Fabricator Req'd - Prefabricated Joist	Fabricator Req'd - Prefabricated Truss
Fabricator Req'd - Structural Steel	Special Inspect - Anchor Bolts	Special Inspect - Concrete >2.5ksi
Special Inspect - Field Welding	Special Inspect - Fire Proofing	Special Inspect - Grade Beam/Caisson
Special Inspect - Masonry	Special Inspect - S.M.R. Frame-Steel	Special Inspect - Structural Observation
Std. Work Descr - Seismic Gas Shut Off Valve		

**PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

<b>OWNER(S)</b>			
L A City			
<b>TENANT</b>			
<b>APPLICANT</b>			
Relationship: Architect			
Jonathan Black-	6824 Melrose Ave.	LOS ANGELES, CA 90038	(323) 634-9220
Relationship: Agent for Owner			
Pedram Zivari-Ford E.C. Inc.	2116 Wilshire Blvd	SANTA MONICA, CA 90034	(310) 925-9050
Relationship: Agent for Contractor			
Pegman Taheri -			(818) 402-8606

**BUILDING RELOCATED FROM:**

**(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION**

NAME	ADDRESS		CLASS LICENSE #	PHONE #
(A) Rios, Mark William	6824 Melrose Avenue,	Los Angeles, CA 90038	NA C15744	(323) 634-9220
(C) Ford E C Inc	2116 Wilshire Blvd #275,	Santa Monica, CA 90403	B 396212	(310) 474-7999
(C) Ford E C Inc	10850 Wilshire Blvd Ste 380,	Los Angeles, CA 90024	B 396212	
(C) Ford E C Inc	2116 Wilshire Blvd #275,	Santa Monica, CA 90403	B 396212	
(E) Ho, Lawrence Ying Kuen	Epi 2116 Arlington Ave,	Los Angeles, CA 90018	NA S3259	(323) 733-2640
(E) Yakar, Koray	7100 Cerritos Ave 78,	Stanton, CA 90680	NA C67040	

**SITE IDENTIFICATION-ALL**

ADDRESS: 5056 N VAN NUYS BLVD 91403

**LEGAL DESCRIPTION - ALL**

TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
TR 1000		399	M B 19-6 (SHT 6)	171A151 91	2248-009-901
TR 1000		400	M B 19-6 (SHT 6)	171A151 122	2248-008-901

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and  
Director

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CONTRACT ADMINISTRATION  
1148 S. Broadway, Ste. 300  
Los Angeles, CA 90015

(213) 847-1922

<http://bca.lacounty.org>

## STATEMENT OF PARTIAL COMPLETION

		Partial Field Acceptance Date <b>04/19/2011</b>
PROJECT TITLE	VAN NUYS SHERMAN OAKS PARK EAST VALLEY MULTIPURPOSE CENTER (1580A)	
WORK ORDER NUMBER	E1700475 BUILDING A AND C	
CONTRACTOR	FORD E.C.	

This listed portion(s) of this project was (were) satisfactorily completed in accordance with the plans, specifications and authorized changes. The contractor retains full responsibility for satisfactory completion and operation of the total project

Inspector of Public Works

By

Final Inspector

Distribution: Division Manager / District Supervisor / Office of Contract Compliance /  
Bureau of Engineering / Board of Public Works

For information regarding this Statement of Completion, please contact Seffy Wiles at (213) 847-2408.

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MAYOR

JOHN L. REAMER, JR.  
Inspector of Public Works  
and  
Director

BUREAU OF  
CONTRACT ADMINISTRATION  
1149 S. Broadway, Ste. 300  
Los Angeles, CA 90015

(213) 647-1922

<http://bca.lacity.org>

## STATEMENT OF PARTIAL COMPLETION

Partial Field Acceptance Date

05/03/2011

PROJECT TITLE	VAN NUYS SHERMAN OAKS EAST VALLEY MULTIPURPOSE CENTER (1580A)
WORK ORDER NUMBER	E1700475 BUILDING B
CONTRACTOR	FORD E. C.

This listed portion(s) of this project was (were) satisfactorily completed in accordance with the plans, specifications and authorized changes. The contractor retains full responsibility for satisfactory completion and operation of the total project

Inspector of Public Works

By P. THOMAS

Final Inspector

Distribution:

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