

APPROVED
SEP 19 2012

REPORT OF GENERAL MANAGER

NO. 12-269

DATE September 19, 2012

BOARD OF RECREATION
& PARK COMMISSIONERS

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PALMS RECREATION CENTER – SOCCER FIELD (PRJ2012)
(W.O. #E170116F) – REQUEST FOR AUTHORITY TO NEGOTIATE
CHANGE ORDER TO CONTRACT NO. 3386

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

[Signature]
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the City Engineer to negotiate change order(s), in an amount not-to-exceed \$170,000, for additional scope to the project, including additional trees, retaining walls, and infield mix for T-Ball diamond; and,
2. Authorize the City Engineer to approve subsequent change order(s), in an amount not to exceed \$170,000 for additional scope to the project, including additional trees, retaining walls, and infield mix for T-Ball diamond.

SUMMARY:

On June 6, 2012, the Board awarded Contract No. 3386 (Board Report No. 12-173) in the amount of \$348,000, to Ranbay Construction Corporation, for the Palms Recreation Center – Soccer Field (W.O. #E170326F) project, located at 2950 Overland Avenue, Los Angeles, California 90064.

The scope of work includes the installation of new natural turf soccer field, new seating wall and retaining wall, a new irrigation system, new trees and lawn, new drinking fountain, new six-foot high fence and refurbishment of the existing T-ball infield.

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During the early phase of the construction, a large mature stone pine with six (6) leaders was identified as dying by the City's Arborist and was therefore required to be removed and replanted with six (6) additional replacement trees. The City's Arborist also instructed the project team to revise the design of the proposed retaining wall, so that it is located further away from two (2) existing trees to protect the existing trees, and to allow additional space for growth.

Furthermore, a design error was discovered for the new T-ball Diamond. While the demolition plans required the scraping and the clearing of the existing T-ball field up to two-inch depth, the construction documents failed to call out the specifications for the infield mix. At the request of Department staff, a change order needs to be issued to address this design requirement for the new T-ball diamond.

The project is now 10% complete in construction and cost savings and unused project contingencies have been identified within the original project budget. These funds are specified Proposition K funds that can only be used for this project and cannot be transferred to another project, and Quimby funds which had been previously allocated to this project.

Preliminary change order estimates place the value of each change order over 10% of the construction contract, with the cumulative change order value expected to exceed 25% of the construction contract amount. The change orders will surpass the authority limit of the General Manager and therefore require Board approval (Board Report No. 06-136).

To date, zero (0) change orders have been issued for the project.

Sufficient funds are available from the following fund and account for the change order(s).

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>
Proposition K – Year 15	43K/10/10H882
Quimby	302/89/89460K-PF

FISCAL IMPACT STATEMENT:

There is no anticipated fiscal impact to the Department's General Fund as the project's construction costs will be fully funded by Proposition K and Quimby funds.

This report was prepared by Erick Chang, Project Manager, Recreation and Cultural Facilities Program, Bureau of Engineering (BOE). Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Michael A. Shull, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.