

APPROVED
FEB 18 2015

REPORT OF GENERAL MANAGER

NO. 15-040

DATE February 18, 2015

BOARD OF RECREATION
AND PARK COMMISSIONERS

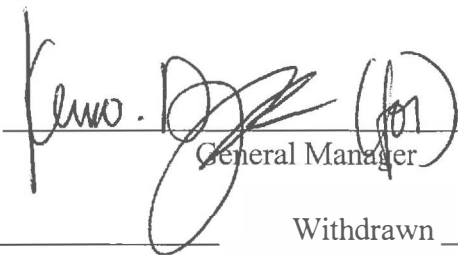
C.D. 6

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MID-VALLEY INTERGENERATIONAL MULTI-PURPOSE CENTER
(PRJ20163) (W.O. #E170239F) PROJECT - FINAL ACCEPTANCE AND
RELEASE OF RETENTION

R. Adams	_____	V. Israel	_____
*R. Barajas	<u>CSDA</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

as amended



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final acceptance of work performed for the Mid-Valley Intergenerational Multipurpose Center (PRJ20163) (W.O. # 170239F) project under Contract No. 3442 and awarded to Mallcraft, Inc., as outlined in the Summary of this Report;
2. Authorize the Department's Chief Accounting Employee to immediately release all retention monies held under Mallcraft, Inc., Contract No. 3442, after deducting for any remaining stop notices and/or penalties, if any, as outlined in the Summary of this Report;
3. Authorize the Board Secretary to furnish Mallcraft, Inc., with a letter of acceptance for the subject project.

SUMMARY:

On April 17, 2013, the Board awarded Mallcraft, Inc., Contract No. 3442, in the amount of \$2,120,000, under Report No. 13-093, for the construction of the Mid-Valley Intergenerational Multipurpose Center (PRJ20163) (W.O. # E170239F) project. On June 5, 2013, the Board executed Contract No. 3442. The Notice-to-Proceed was issued to Mallcraft, Inc. on June 11, 2013. The

REPORT OF GENERAL MANAGER

PG. 2 NO. 15-040

Board also authorized the Department of Public Works, Bureau of Engineering (BOE) to negotiate and execute construction change orders within the amount of the approved construction budget.

The project is located at 9540 North Van Nuys Boulevard, Panorama City, California in Council District 6. The scope of work for the subject project consisted of the construction of a new multipurpose facility, which includes a single story, 2,500 square foot building and outdoor improvements including; landscape, irrigation, walking paths, and parking and installation of picnic tables, benches, electrical car charging station, bicycle storage locker, drinking fountains, security lighting, trash enclosure, and signage. The installation of fitness and children's play equipment were also included in the project scope, using the City's On-Call contractors. This work was done under a separate contract, and was not part of the work awarded to Mallcraft, Inc.

Construction is now 100% complete. On January 5, 2015, the Department of Building and Safety issued the Certificate of Occupancy for the project. On February 9, 2015, the Department of Recreation and Parks (RAP) took beneficial occupancy of the facility.

There were 60 Change Orders issued, totaling \$411,645¹ or 19.4% of the original awarded amount. The total contract amount, including approved change orders, is \$2,531,645.00¹. The funds to pay for the cost of Change Order No.10 will be reimbursed to the City by Wildan Engineering, Geotechnical consultant for the subject project, for costs incurred during construction, due to an error by Wildan Engineering. Wildan Engineering has agreed that the error was caused by their work, and agreed, through a Settlement Agreement, now in the process of being executed, to reimburse the City for any and all additional costs incurred by the project due to their error. The project was completed within the overall approved budget.

Department staff has consulted with the Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance concerning the status of the labor compliance requirements and Affirmative Action requirements on the project and, to date, there are no outstanding wage violations, and Mallcraft, Inc., is in compliance.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department at this time. Current staff within the immediate area will provide the necessary maintenance.

This Report was prepared by Ray Araujo, Recreational and Cultural Facilities Program, Department of Public Works, Bureau of Engineering (BOE). Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; , Deputy City Engineer, BOE; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.

CO & CO Request Log: Mid-Valley Multi-Purpose Intergenerational Center
W.O.No.: E170239

CO No	CO Req	DESCRIPTIONS	PCO ECO Date	GC Prop Amount	Proposal Date	CMD Est Amount	Apprvd Amount	Apprvd Date	Change Order Status	FCO Date	C.O. Type	Pymt Type	Cal. Days Req.	App'd Comp Cal Days	App'd Non Comp Cal Days	REMARKS
001		7 Day Time Extension	NA	\$ -	NA	\$ -	\$ -	NA	Executed	08/09/13	U	LS	7	0	7	Issued due to City delay in providing RTI plans
002	002	Reimbursement of Permit	NA	\$ 15,014.00	08/06/13	\$ 12,874.00	\$ 12,874.00	08/07/13	Executed	08/07/13	U	LS	0	0	0	Issued due to no allowance orders in budget
003	001	Cistern Removal	08/01/13	\$ 3,362.00	07/24/13	\$ 2,963.00	\$ 3,362.00	10/18/13	Executed	11/06/13	U	LS	0	0	0	Unforeseen condition, time delay addressed in CO 010
004	7R1	Removal of Unidentified Trees and Iron Fence	10/16/13	\$ 5,820.00	10/02/13	\$ 4,850.00	\$ 5,820.00	10/02/13	Executed	11/06/13	U	LS	0	0	0	No additional time issued
005	003	Printing Fees	NA	\$ 1,332.31	08/06/13	\$ 1,204.00	\$ 1,204.00	08/13/13	Executed	08/13/13	U	LS	0	0	0	City services could not provide 10 full copies of plans and specs in a reasonable time.
006	12R1	Landscaping Plan Changes	08/06/13	\$ 12,597.00	01/23/14	\$ 10,438.00	\$ 10,438.00	08/28/14	Executed	10/24/14	S	LS	14	0	14	Issued due to improvements within drip line of trees.
007		Credit Use of Existing Fence and BMP	08/09/13	\$ -	NA	\$ -	\$ -	NA	Canceled	NA	NA	NA	0	0	0	Wash cost of removal with cost of use
008	005	Locate and CCTV Sewer Laterals for POC	08/12/13	\$ 7,151.00	08/20/13	\$ 1,832.00	\$ 1,832.00	02/13/14	Executed	04/15/14	U	LS	0	0	0	
009		New 4" Communications Conduit at PL		\$ -	NA	\$ -	\$ -	NA	Canceled	NA	NA	NA	0	0	0	Cost of CO not worth time to put COR together
010	008	Corrections to Backfill Material for Building and Parking Lot Area	09/06/13	\$ 98,782.00	02/05/14	\$ 48,292.00	\$ 82,000.00	03/13/14	Executed	03/13/14	U	TM	43	20	23	Resolved all time delays prior to the date of FCO
011	4R1	Plan Clarification #1 - Electrical	NA	\$ 24,149.00	08/19/13	\$ 8,519.00	\$ 14,538.00	10/22/14	Executed	10/22/14	U	LS	14	0	0	Time issued on CO 030
012	10R	PSI. Added Scope Per Shop Drawings	NA	\$ 2,708.00	10/25/13	\$ 1,200.00	\$ 2,500.00	09/11/14	Executed	10/23/14	S	LS	5	0	0	
013	016	Plywood at Roof		\$ 9,785.00	02/11/14	\$ 6,966.00	\$ 6,966.00	03/25/14	Executed	04/15/14	E	LS	5	0	0	Time negotiation unresolved
014	017	DWP Fees for Meter	NA	\$ 9,238.00	02/10/14	\$ 8,243.00	\$ 7,670.00		Canceled		E	LS	0	0	0	City not responsible to pay utility fees
015	026	Closure Plate and Notching Track		\$ 2,334.00	03/18/14	\$ -	\$ -	NA	Canceled	NA			0	0	0	Rejected due to PSI erection mistake
016	025	Added Closure, Clip, and Welding		\$ 5,117.00	03/18/14	\$ -	\$ -	NA	Canceled	NA			0	0	0	Voided by RDJ in COR 35R1
017	021	Removal of 2 Trees - Jacaranda and Juniper		\$ 2,862.00	03/19/14	\$ 2,147.00	\$ 2,147.00	03/28/14	Executed	04/15/14	S	LS	0	0	0	Deducted the Arborist's time
018	19R3	Added Cost of Haul-Off for Excess Spills		\$ 30,469.00	05/12/14	\$ 15,234.00	\$ 20,000.00	01/03/15	Executed		E	LS	0	0	0	Rejected as there is no calculation for bid quantities shown in COR
019	13R1	Omega Gate and Trilogy Locks		\$ 7,769.00	08/22/14	\$ 7,420.00	\$ 7,420.00	09/11/14	Executed	01/22/15	S	LS	30	0	0	Issue w/o time
020	23R2	Ceiling Expansion Covers		\$ 10,574.00	10/30/14	\$ 9,289.00	\$ 10,574.00	01/27/15	Executed		E	LS	0			Added per addendum, but type and model not specified
021	028	Anodizing Premium - Nannawall	04/28/14	\$ 5,547.00	04/28/14	\$ 5,437.00	\$ 5,437.00	05/06/14	Executed	06/04/14	S	LS	0	0	0	Premium color requirement not specified in documents
022	030	Added Steel	05/28/14	\$ 1,984.00	05/28/14	\$ 750.00	\$ 1,984.00	09/11/14	Canceled		U	LS	0	0	0	Added supports for decking
023	033	Seismic for Pendant Lights	NA	\$ 1,290.00	07/14/14	\$ 1,352.00	\$ 1,290.00	07/15/14	Canceled		E	LS	0	0	0	Not required; plan clarification eliminated light pendants that would require seismic bracing
024	029	Grading at North and South West Limits	NA	\$ 2,037.00	07/10/14	\$ 1,741.00	\$ 1,741.00	07/15/14	Executed	08/20/14	S	LS	0	0	0	T&M tickets used for tracking purposes only. Negotiated in Lump Sum Need TIA for 40 days.
025	011	Trash Enclosure Redesign	NA	\$ 11,966.00	08/22/14	\$ 11,966.00	\$ 11,966.00	09/11/14	Executed	01/22/15	S	LS	40	0	0	
026	071	Change in Curb Height Requirements		\$ 6,225.00	10/28/14	\$ 5,942.00	\$ 5,942.00	10/28/14	Executed	01/22/15	S	LS	0	0	0	
027	031	Stainless Steel Sink at Exterior RR	NA	\$ 3,813.00	08/22/14	\$ 2,360.00	\$ 3,524.00	01/27/15	Executed	01/30/15	E	LS	7	0	0	
028	038	Security Alarm Revisions	NA	\$ 1,853.00	08/22/14	\$ 1,853.00	\$ 1,853.00	08/02/14	Executed	01/30/15	S	LS	5	0	0	
029	TM	Steel Stud Changes	NA	\$ 21,046.00	08/19/14	\$ 1,337.00	\$ 12,114.00	09/11/14	Executed				30			Negotiated in toto
030	4R2	Plan Clarification #1 - Structural		\$ 10,216.00	08/22/14	\$ 8,228.00	\$ 8,228.00	09/11/14	Executed				14	0	14	
031	051	Arch/Vent at East Overhang		\$ 1,011.00	09/16/14	\$ 810.00	\$ 810.00	12/02/14	Executed	01/22/15	E	LS	5	0	0	
032	44R1	Roof Panel Installation		\$ 3,830.00	09/15/14	\$ 610.00	\$ 610.00	12/03/14	Executed	01/22/15	E	LS	3	0	0	
033	45R1	Piping for Drinking Fountain		\$ 5,266.00	09/12/14	\$ 3,300.00	\$ 3,300.00	12/03/14	Executed	01/22/15	E	LS	2	0	0	
034	046	Added Aluminium Reveals		\$ 2,617.00	09/04/14	\$ 2,239.00	\$ 2,239.00	12/03/14	Executed	01/22/15	E	LS	0	0	0	
035	40R1	Signage Changes		\$ 8,452.00	01/13/15	\$ 3,392.00	\$ 7,800.00	01/30/15	Executed		S		0			Needs revised breakdown.
036	041	Hand Dryer		\$ 974.00	08/28/14	\$ 900.00	\$ 900.00	12/03/14	Executed	01/22/15	E	LS	0	0	0	
037	42R	Additional Fire Sprinklers		\$ 10,280.00	09/08/14	\$ 10,280.00	\$ 10,280.00	11/20/14	Executed	12/04/14	E	LS	0	0	0	
038	47R1	Driveway Change CMB to CAB		\$ 26,061.00	09/10/14	\$ 14,447.00	\$ 14,447.00	12/03/14	Executed	01/22/15	E	LS	10	0	0	
039	069	Corbels at Reception		\$ 424.00	10/20/14	\$ 400.00	\$ 424.00	12/03/14	Executed	01/22/15	E	LS	0	0	0	
040	037	Car Charger		\$ 4,919.00	09/25/14	\$ 4,919.00	\$ 4,919.00	01/22/15	Executed	01/22/15	S	LS	0	0	0	
041	052	Reinforce Openings		\$ 741.00	09/11/14	\$ 741.00	\$ 741.00	01/30/15	Executed		E		0			
042	062	Fire Extinguishers and Cabinets		\$ 1,363.00	10/02/14	\$ 1,363.00	\$ 1,363.00	01/22/15	Executed	01/22/15	U	LS	0	0	0	
043	066	Level of Finish		\$ 2,740.00	10/08/14	\$ 2,500.00	\$ 2,500.00		Canceled				0			Included in CO 029
044	061	Added Lights at Break Area		\$ 638.00	09/20/14	\$ 460.00	\$ 638.00	12/03/14	Executed	01/22/15	E	LS	0	0	0	
045	078	Replacement of HVAC Unit	12/05/14	\$ 17,063.00	12/02/14	\$ 15,000.00	\$ 14,535.00	12/09/14	Executed	01/22/15	E	LS	0	0	0	
046	068	Paint Building Exterior	10/15/14	\$ 4,150.00	10/15/14	\$ 4,150.00	\$ 4,150.00	12/03/14	Executed	01/22/15	E	LS	0	0	0	
047	070	Door 107 Hardware	11/06/14	\$ 1,006.00	11/06/14	\$ 1,006.00	\$ 1,006.00	12/03/14	Executed	01/22/15	E	LS	0	0	0	
048	072	Tapered Insulation for Canopy	11/18/14	\$ 2,564.00	11/18/14	\$ 2,564.00	\$ 2,564.00	01/30/15	Executed	01/30/15	S	LS	0	0	0	
049	059	Change in Wall Tile Layout	12/05/14	\$ 977.00	12/05/14	\$ 234.00	\$ 977.00	01/19/15	Executed	01/30/15	S	LS	0	0	0	
050	76A	FDC Changes	12/29/14	\$ 2,204.00	12/23/14	\$ 1,190.00	\$ 1,905.00	01/19/15	Executed	01/22/15	E	LS	0	0	0	
051	009	Sewer Connection	02/01/15	\$ 39,454.00	09/10/14	\$ 20,000.00	\$ 21,000.00	01/30/15	Executed		E		0			
052	075	Smoke Detector Lowering	01/09/15	\$ 1,047.00	01/09/15	\$ 494.00	\$ 1,047.00	01/30/15	Executed	01/30/15	E	LS	0	0	0	
053	082	Canopy Signage Changes	01/13/15	\$ 2,332.00	01/13/15	\$ 1,621.00	\$ 2,332.00	01/30/15	Executed		E		0			2136 offer pending
054	057	Expansion Joints at Tile Wall	09/25/14	\$ 578.00	09/25/14	\$ 378.00	\$ 378.00	01/30/15	Executed		E		0			
055	055	Fire Rated Plywood at Corn Room		\$ 1,054.00	01/14/15	\$ 1,054.00	\$ 1,054.00	01/19/15	Executed	01/22/15	E	LS	0	0	0	
056	043	Framing and Drywall Changes		\$ 2,081.00	11/21/14	\$ 1,451.00	\$ 1,915.00	01/30/15	Executed		E		0			
057	049	Added Screws at Canopy		\$ 1,112.00	09/10/14	\$ 1,112.00	\$ 1,112.00	01/30/15	Executed		E		0			
058	058	Waterproofing at Window Frames		\$ 1,197.00	11/20/14	\$ 1,113.00	\$ 1,113.00	01/30/15	Executed		S		0			
059	060	Offsite Improvements		\$ 31,035.00	01/27/15	\$ 16,000.00	\$ 16,000.00	01/30/15	Executed		U		0			
060	064	Added Countertop per Submittal		\$ 2,417.00	10/03/14	\$ 2,000.00	\$ 2,000.00	01/30/15	Executed		E		0			
061	074	Main Duct Relocation		\$ 2,064.00	01/12/15	\$ 1,900.00	\$ 1,900.00	01/30/15	Executed		E		0			
062	080	Add Angle and Weld to HSS Tubing		\$ 3,709.00	01/08/15	\$ 3,709.00	\$ 3,709.00	01/30/15	Executed		E		0			
063	085	Revise duct work at Kitchen		\$ 890.00	01/28/15	\$ 800.00	\$ 800.00	01/30/15	Executed		E		0			
064	048	Standby Time for Inspections		\$ 4,545.00	09/10/14	\$ 3,000.00	\$ 3,000.00	02/02/15	Executed		U		0			
065	053	Overtime		\$ 5,784.00	01/27/15	\$ 5,784.00	\$ 5,784.00	02/02/15	Executed		E		0			
066	024	Structural Steel Issues		\$ 53,898.00	12/12/14	\$ 24,855.00	\$ 24,855.00	02/02/15	Executed		E		0			
067	050	Extended Overhead		\$ 85,570.00	01/27/15	\$ 14,550.00	\$ 14,550.00	02/02/15	Executed		U		15		45	
068		Final Closeout Change Order		\$ 44,894.00	02/10/15	\$ 22,934.00	\$ 22,934.00	02/10/15	Executed		U					
				\$ 2,120,000.00			Executed			C.O. Type 1	U: Unforeseen	\$ 161,461.00	38%	Executed Change Orders		
				\$ 318,000.00	Change Order Status		Negotiated			E: Errors & Omissions	\$ 173,475.00	41%	60	\$ 411,645.00		
				\$ 411,645.00			Unresolved			S: Change in Scope	\$ 66,817.00	16%	Forecasted Change Orders			
				\$ 2,511,645.00			Canceled			LS: Lump Sum	Change Order	1	\$			
				\$ (93,645.00)	Approved Comp. Cal. Days		35			TM: Time & Material	Percentage	Canceled Change Orders				
				136 Cal. Days	Approved Non Comp. Cal. Days		163			CAN: Canceled	19.4%	8				

Footnotes
1. Percentages of Change Order Types are based on approved dollar amounts.
2. Forecasted Change Orders = Unresolved + Negotiated