

APPROVED
JAN 04 2006

REPORT OF GENERAL MANAGER

NO. 06-02

DATE January 4, 2006

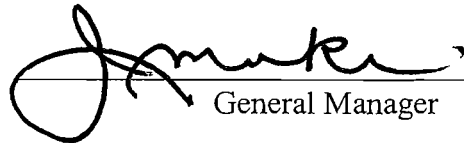
BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: POINSETTIA RECREATION CENTER – AMERICANS WITH DISABILITIES ACT (ADA) PHASE 2 (#1020H), (W.O. #E1903914); NORTH HOLLYWOOD PARK AND RECREATION CENTER - ADA PHASE 2 (#1010H), (W.O. #E1903918); PENMAR RECREATION CENTER AND CHILDCARE CENTER – ADA PHASE 2 (#1015L), (W.O. #E1903915); BRANFORD RECREATION CENTER – ADA PHASE 2 (#1010J), (W.O. #E1903925); AND WOODLAND HILLS RECREATION CENTER – ADA PHASE 2 (#1010G), (W.O. #E1903903) – FINAL ACCEPTANCE

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	_____


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

1. Accept the work under the Memorandum of Understanding (MOU) with the General Services Department (GSD), as outlined in the body of this report;
2. Authorize the Board Secretary to furnish GSD with a letter of completion; and
3. Direct staff to request that Mayor and Council authorize GSD to retain and use unexpended funds (Fund 209, Department 88, Account Y140) in the amount of \$135,722.00 for other Recreation and Parks Americans with Disabilities Act Facilities.

SUMMARY:

On January 8, 2003, the construction project for the ADA park improvements at:

- 1) Poinsettia Recreation Center - ADA Phase 2 (#1020H) (W.O. #E1903914), located at 7341 Willoughby Avenue, Los Angeles, 90046;

REPORT OF GENERAL MANAGER

PG. 2

NO. 06-02

- 2) North Hollywood Park And Recreation Center - ADA Phase 2 (#1010H) (W.O. #E1903918), located at 11430 Chandler Boulevard, North Hollywood; 91601;
- 3) Penmar Recreation Center And Childcare Center –ADA Phase 2 (#1015L), (W.O. #E1903915), located 1341 Lake Street; Venice, 90291;
- 4) Branford Recreation Center –ADA Phase 2 (#1010J) (W.O. #E1903925), located at 13306 Branford Street, Arleta, 91331;
- 5) Woodland Hills Recreation Center –ADA Phase 2 (#1010G) (W.O. #E1903903), located at 5858 Shoup Avenue, Woodland Hills, 91367;

was awarded to GSD through the approval of an MOU between Recreation and Parks (RAP) and GSD (Board Reports No. 03-21 and 03-311). The ADA park improvements included concrete paths of travel to various park amenities, restroom improvements, and addition and replacement of drinking fountains with ADA compliant models. Construction of the first project began on September 8, 2003. Final inspections by the Department of Building and Safety were completed for all projects and RAP took beneficial occupancy of the last project on March 30, 2005.

The initial appropriation of funds to GSD as specified in the MOU to complete all five projects was \$899,034.00, including a 10 percent allowance for change orders. Total amount of all the change orders issued for these five projects was \$71,452.00. In addition, due to the lack of sufficient work forces available, mainly of plumbers, GSD took a longer-than-expected time to complete the construction, which resulted in an extra \$178,861.00 to pay for cost escalation that occurred during the extended construction period. As such, the total amount of construction cost overrun for all five projects was \$250,313.00 (\$71,452.00 + \$178,861.00). The amount of \$178,861.00, or 20% of the awarded construction contract amount, exemplifies the current cost escalation due to prolonged construction duration.

A total of \$386,035.00 of additional fund appropriation to GSD was approved by the City Council in order to cover the cost overruns. See tables below with breakdown by project and funding source.

The Bureau of Engineering (BOE) Architectural Division staff recommended and RAP agreed that the unexpended balance of \$135,722.00, be earmarked to address other ADA Phase 2 project costs. The CAO has agreed to recommend to the Mayor and the Council that necessary actions be taken to authorize GSD to use these funds for the construction of other non-funded ADA work.

REPORT OF GENERAL MANAGER

PG. 3 NO. 06-02

		(A)	(B)	(C) = (A-B)	(D)	(E) = (D-C)
Project Name	Date Project Completed	Initial Appropriation to GSD per Project	Payment to GSD per Project	Overrun per Project	Additional Appropriation Council File 04-0600-S56	Remaining Funds at GSD
Poinsettia	05/01/04	\$147,313.00	\$182,094.00	(\$34,781.00)	\$49,687.00	\$14,906.00
North Hollywood	09/02/04	\$241,264.00	\$341,801.00	(\$100,537.00)	\$123,736.00	\$23,199.00
Penmar	11/10/04	\$203,215.00	\$205,643.00	(\$2,428.00)	\$18,877.00	\$16,449.00
Branford	03/14/05	\$152,808.00	\$203,679.00	(\$50,871.00)	\$74,425.00	\$23,554.00
Woodland Hills	03/30/05	\$154,434.000	\$216,130.00	(\$61,696.00)	\$119,310.00	\$57,614.00
Totals:		\$899,034.00	\$1,149,347.00	(\$250,313.00)	\$386,035.00	\$135,722.00
				(*)		
				(*) (Change Orders = \$71,452 (8%)) + (Cost Escalation = \$178,861 (20%))		

	(F)	(G)	(H) = (F+G)	(J)	(K) = (H-J)
Funding sources	Initial Appropriation to GSD per funding source	Additional Appropriation Council File 04-0600-S56	GSD Total Budget Allocation	Payment to GSD per funding source	Remaining Funds at GSD
CDBG 29th Year Reprogramming	\$273,107.00	\$0.00	\$273,107.00	\$273,107.00	\$0.00
Quimby Funds	\$119,800.00	\$0.00	\$119,800.00	\$119,800.00	\$0.00
Fund V140 302/88 UFFB	\$151,526.00	\$0.00	\$151,526.00	\$151,526.00	\$0.00
Sites & Facilities funds 03-04	\$354,601.00	\$0.00	\$354,601.00	\$354,601.00	\$0.00
Sites & Facilities funds 04-05	\$0.00	\$386,035.00	\$386,035.00	\$250,313.00	\$135,722.00
Total:	\$899,034.00	\$386,035.00	\$1,285,069.00		

REPORT OF GENERAL MANAGER

PG. 4

NO. 06-02

The BOE, Architectural Division project management staff completed the construction management of these projects. The BOE program manager advised the Department that GSD completed the construction of these five projects as of March 30, 2005, and that the quality of the work is excellent.

There are no contract compliance or labor issues with the work done under this MOU, because the construction work was completed by City employees.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the City of Los Angeles, Department of Recreation and Parks from accepting completion of the ADA Phase 2 work at Poinsettia, North Hollywood, Penmar, Branford, and Woodland Hills. The City of Los Angeles, Department of Recreation and Parks currently operates these facilities and operating budgets are in place.

Report prepared by Ada Fernandez-De La Rosa, Project Manager, Architectural Division, and reviewed by Mahmood Karimzadeh, AIA, Program Manager, Architectural Division; and by Deborah Weintraub, AIA, Deputy City Engineer, Architectural/Engineering Consulting Services Program, Bureau of Engineering.