

APPROVED  
JAN 18 2006

REPORT OF GENERAL MANAGER

NO. 06-17

DATE January 18, 2006

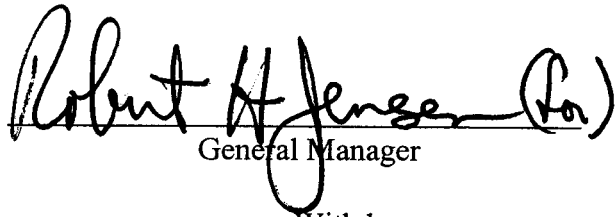
BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TAYLOR YARD PHASE II – NEW PARK DEVELOPMENT (#1202S)  
(W.O. #E1904346) – CHANGE ORDER TO CONTRACT NO. 3165

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

  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Authorize a change order to add the previous City Deductive Alternates Nos. 2, 3, 4, 5, and 6, in the amount not to exceed \$80,000.00, \$174,000.00, \$140,000.00, \$300,000.00, and \$200,00.00 respectively, for additional scope of work to the Taylor Yard Phase II – New Park Development (W.O. # E1904346), Contract No. 3165, as outlined in the body of this report; and,
2. Authorize the Chief Accounting Employee to encumber funds in the amount of \$894,000.00 from the following fund and account numbers:

<u>Funding Source</u>	<u>Ded. Alt.</u>	<u>Change</u> <u>Order No.</u>	<u>Fund/Dept./Acct.</u> <u>No.</u>	<u>Not to Exceed</u> <u>Amount</u>
Prop 40 Murray Hayden	#2	#6	205/89/YW03	\$ 80,000
Prop K Year 8	#3	#6	43K/10/W567	\$ 174,000
Prop 40 Murray Hayden	#4	#6	205/89/YW03	\$ 70,000
Prop 40 Urban Parks	#4	#6	205/89/WV08	\$ 70,000
Prop 40 Murray Hayden	#5	#10	205/89/YW03	\$ 300,000
Prop 40 Urban Parks	#6	#11	205/89/WV08	\$ 200,000
				\$ 894,000

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### SUMMARY:

On September 21, 2005, the Board approved the award of a construction contract in the amount of \$7,639,100.00 to Los Angeles Engineering, Inc., under Board Report No. 05-237 for construction of the Taylor Yard Phase II – New Park Development (W.O. # E1904346), located at 1900 N. San Fernando Road, Los Angeles, CA 90065-1266. Contract No. 3165 was executed on October 20, 2005. This project (Phase II) provides for the development of the 40-acre state-owned park site. The City of Los Angeles has leased 20 acres of the Taylor Yard's property through a lease agreement with the State. The State of California Parks and Recreation plans were included as part of this bid package. The State's plans were listed as a separate bid item in the documents and will be funded through a grant agreement that was previously approved by this Board on June 15, 2005 (Board Report No. 05-148).

The following City Deductive Alternates were not exercised in the original contract due to an estimated funding shortfall. The price of the Deductive Alternates as listed in the bid are guaranteed by contract for (3) months from the date of award and are due to expire on January 21, 2006. Staff is now recommending award of the City Deductive Alternate Nos. 2, 3, 4, 5 and 6 through the use of available construction contingency funds from Proposition K, Proposition 40 Murray Hayden and Proposition 40 Urban Parks. The total cost of the City Deductive Alternate Nos. 2, 3, 4, 5 and 6 represents 11.7% of the base contract.

The project has been in construction for approximately (2) months and the contractor has completed approximately 15% of the work with no significant issues. It is because of this and the fact that most of the work which posed the majority of change order risk to the City was completed under the Phase I - Grading Project Contract (Contract No. 3144). Therefore, staff believes that adequate contingency funds are remaining after award of the Deductive Alternates to cover any unexpected change orders that may result during construction. Staff is not recommending award of Deductive Alternates 1 and 7 at this time and is exploring other funding options including further use of contingency funds along with reduction of scope and will report back to the Board with status and recommendations at a future date. The priority of these Deductive Alternates is no less important but poses less of an impact to the project if implemented at a later date. All of the City Deductive Alternates are listed below.

1. Four Basketball Courts and Two Tennis Courts including, lighting, fencing, and bleachers (Deductive Alternate No.1 – \$210,000)
2. Sports field lighting for the Multi-Purpose Synthetic Turf Field (Deductive Alternate No.2 - \$80,000.00.)
3. Sports field lighting for the four Junior soccer fields (Deductive Alternate No.3 - \$174,000.00)

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4. Sports field lighting for the baseball and softball fields (Deductive Alternate No.4 - \$140,000.00)
5. Children's Play Area (Deductive Alternate No.5 - \$300,000.00)
6. Splash Pad (Deductive Alternate No.6 - \$200,000.00)
7. Park Office/Community Building (Deductive Alternate No.7 - \$850,000)

The construction work on this project is 15% complete. Completion of this project is expected by March 21, 2007 and adding this work does not affect the schedule.

### FISCAL IMPACT STATEMENT:

Assessments of the future operations and maintenance costs have yet to be determined and will be requested in future budget submittals.

Prepared by Michael A. Shull, Planning and Development