

APPROVED
MAY 03 2006
MAY 03 2006

REPORT OF GENERAL MANAGER

NO. 06-104

DATE May 3, 2006

BOARD OF RECREATION
AND PARK COMMISSIONERS

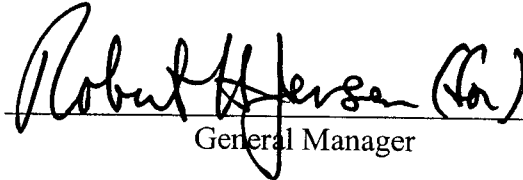
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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HANSEN DAM UNIVERSALLY ACCESSIBLE PLAYGROUND AND RESTROOM (W.O. #PRJ1246A) – CHANGE ORDER TO CONTRACT NO. 3163

J. Combs _____
H. Fujita _____
S. Huntley _____
B. Jensen _____

J. Kolb _____
F. Mok _____
K. Regan _____
*M. Shull See p. 11-5.


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board authorize a Change Order, in an amount not to exceed \$120,000, for an additional scope of work at the Hansen Dam Universally Accessible Playground and Restroom project (W.O. #PRJ1246A), Contract No. 3163, as outlined in the body of this report.

SUMMARY:

On June 15, 2005, the Board approved the award of a construction contract in the amount of \$1,821,000 to Simgel Co., Inc. (Board Report No. 05-163) for the construction of the Hansen Dam Universally Accessible Playground (UAP) and Restroom project (W.O.#PRJ1246A), located at 12040 W. Osborne Street, Los Angeles, CA 91040. Contract No. 3163 was executed on August 3, 2005. This project provides for the construction of a new UAP and restroom building that are fully compliant with the Americans with Disabilities Act (ADA) requirements.

Recently, the Department has required that all new playgrounds with resilient surfaces be designed and constructed with the resilient surface placed over a concrete base. However, the Hansen Dam UAP, designed by Melendrez Design Partners prior to the transition of the project to the Bureau of Engineering (BOE) in 2004, was bid and awarded with the final plans and specifications showing that the playground's resilient surface be placed over a compacted gravel base. It shall be noted that a gravel base is a common alternative to a concrete base, and is a suitable and acceptable substrate approved by the resilient surface manufacturers and the certified installers.

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Construction, which commenced on August 15, 2005, is approximately 40% complete. In order to comply with the Department's requirement to install the resilient over a concrete base at all new playground construction, the Contractor has submitted a Change Order proposal, at the City's request, to provide a concrete base under the playground's resilient surface as required by the Department. It is also necessary to construct, as part of the Change Order work, dry wells to provide proper drainage of water collected on the concrete base. The gravel base, as originally designed, is permeable and, therefore, did not require dry wells. The cost of the proposed Change Order is as follows:

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|----|---|-----------|
| 1. | Construct a 4"-thick concrete base underneath the playground's resilient surface, of approximately 19,600 square feet in size | \$93,384 |
| 2. | Additional costs, including dry well construction | \$6,616 |
| 3. | Contingencies for unforeseen condition | \$20,000 |
| | Total of Change Order | \$120,000 |

Staff has reviewed the proposal and finds it acceptable. Funds are available through the use of construction contingency already budgeted from the Proposition 40 specified funds (Fund 205 / Department 89 / Account WU02).

No Change Orders have been issued to date for this project; however, there are six (6) other Change Order Proposals that have been requested. The following is a summary of the available construction contingency, and the anticipated Change Order costs:

| | |
|--|-----------|
| Available Construction Contingency (10% of contract price) | \$182,100 |
| This Proposed Change Order | \$120,000 |
| Additional 6 Change Orders Proposals Requested | \$35,000 |
| Remaining Construction Contingency | \$27,100 |

Based on this proposed Change Order, and the estimated cost for the six proposals requested, the total Change Order amount on the project will be approximately 8.5 % of the award amount. With this proposed Change Order and the pending Change Order Proposals, only \$27,100, or 14% of the \$182,100 total budgeted for contingencies would remain. BOE is requesting that the Department seek additional funding for other unforeseen conditions that may arise during the remainder of construction.

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The construction of the concrete base is anticipated to extend the contract time by ten (10) calendar days. Final completion of this project is expected to be the end of November, 2006.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department as a result of this Change Order, as the amount is covered by the contingency funds already budgeted; however, future operations and maintenance costs will be included in future Departmental annual budget requests.

This report was prepared by Reza Bagherzadeh, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program; by Bradley Smith, Chief Deputy City Engineer, BOE: