

REPORT OF GENERAL MANAGER

APPROVED
MAY 03 2006

NO. 06-105

DATE May 3, 2006

**Office of Recreation
and Park Commissioners**

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PAN PACIFIC SENIOR ACTIVITY CENTER (FORMERLY KNOWN AS WEST WILSHIRE SENIOR CITIZEN CENTER) – BUILDING IMPROVEMENTS (W.O. #PRJ1731C) – CHANGE ORDER TO CONTRACT NO. 3157

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

J. Kolb _____
F. Mok _____
K. Regan _____
*M. Shull _____

am f.h.s.

Robert Jensen (for)

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board Authorize a Change Order, in an amount not to exceed \$315,000, for additional scopes of work for the Pan Pacific Senior Activity Center project (W.O. #PRJ1731C), Contract No. 3157, as outlined in the body of this report.

SUMMARY:

On May 18, 2005, the Board approved the award of a construction contract in the amount of \$2,375,146 to AWI Builders, Inc. (Board Report No. 05-107) for the construction of the Pan Pacific Senior Activity Center (formerly known as West Wilshire Senior Citizen Center)(W.O. #PRJ1731C) project, located at 141 S. Gardner Street, Los Angeles, CA 90032. Contract No. 3157 was executed on July 14, 2005. This project provides for the development of a new 62-car parking lot, and the renovation and conversion of the existing multi-purpose community center to a dedicated facility for senior citizens.

When the final construction documents were being completed, value engineering was performed to account for the unprecedented escalation in construction costs, and also to allow additional funds to be set aside for possible remediation of contaminated soils, since the project is located in a Methane Zone. The project was successfully awarded with the inclusion of seven (7) Additive Alternates, advertised as a part of the original bid, within budget.

REPORT OF GENERAL MANAGER

PG. 2

NO. 06-105

Construction, which commenced on August 15, 2005, is approximately 50% complete. All trenching, excavation and grading activities are now completed, and no contaminated soils were encountered, therefore no remediation work will be required. As such, approximately \$300,000 of the total contingency funds that were originally budgeted for contaminated soil remediation can be allocated to other work, and the Department and Council District 4 have agreed that the contingency funds can be used to improve the facility by incorporating the following additional scopes of work in to the project. The costs are indicated for each item.

1. It was discovered, upon partial removal of a small area of the gymnasium roof early on in construction, that the existing built-up roofing was not installed per the manufacturer's requirements, causing the roof to leak. It was determined that it is necessary to remove and replace the entire existing roofing since there was no warranty in place for the existing roof. This work includes new waterproofing membranes and sheet metal flashings at all rooftop platforms, curbs, and duct penetrations\$79,915
 2. The replacement of the roof will require the removal and re-installation of all of the rooftop duct work, equipment, pipe lines, and electrical devices, as well as modifications to the existing rooftop air-conditioning unit platforms\$81,030
 3. The Department and CD-4 have requested that additional landscaping be provided. A total of fifteen (15) trees will be added in the parking lot area, as well as additional landscaping and irrigation system throughout the project\$38,500
 4. The building was originally designed as a community center and the gymnasium has been mainly used for youth basketball games. The existing wood floor is showing significant wear and tear, and will be removed and replaced\$68,200
- Subtotal of Items Nos. 1 through 4\$267,645
- Contingency\$47,355
- Total for this Change Order\$315,000

Staff has reviewed the proposal and finds it acceptable. Funds are available through the use of construction contingency already budgeted from Quimby fund (Fund 302 / Department 89 / Account 460KWV).

To date, seven (7) Change Orders have been issued in the amount of \$72,554, or 3% of the contract amount. With the inclusion of this Change Order in the amount of up to \$315,000, the total amount of all Change Orders to date will be \$387,554, or 16% of the contract amount. Additional Quimby

REPORT OF GENERAL MANAGER

PG. 3

NO. 06-105

funds are available to allocate to this project. If this becomes necessary, staff will request the Board's approval of the additional funds.

The construction for the additional Change Order work as mentioned above is expected to extend the contract time by sixty (60) calendar days. Final completion of the project is expected to be the end of December, 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 Paul Tseng, Project Manager, Bureau of Engineering (BOE) Architectural Division. Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program; by Bradley Smith, Chief Deputy City Engineer, BOE: