

REPORT OF GENERAL MANAGER

**APPROVED**  
OCT 18 2006

NO. 06-283

DATE October 4, 2006

BOARD OF RECREATION  
and PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: DELANO RECREATION CENTER - COMMUNITY BUILDING - (#1805A)  
(W.O. #E170373F) CONTRACT NO. 3085 - FINAL ACCEPTANCE

J. Combs \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
S. Huntley \_\_\_\_\_  
B. Jensen \_\_\_\_\_

J. Kolb \_\_\_\_\_  
F. Mok \_\_\_\_\_  
K. Regan \_\_\_\_\_  
\*M. Shull Curfman

Robert H. Jensen (fa)  
General Manager

Approved                     

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the final acceptance of work performed under Contract No. 3085 as outlined in the body of this report;
2. Authorize the Department's Chief Accounting Employee to release all retention monies held under Contract No. 3085 to Metro Builders & Engineers Group, Ltd., upon acceptance by the Board; and,
3. Authorize the Board Secretary to furnish Metro Builders & Engineers Group, Ltd., with a letter of completion.

SUMMARY:

The construction contract for Delano Recreation Center, Community Building - (#1805A) (W.O. #E170373F) project was awarded to Metro Builders & Engineers Group, Ltd, on May 21, 2003 (Board Report No. 03-159), in the amount of \$3,395,151.70, funded by the following funding sources: Quimby, Tobacco Funds (HATS), Proposition A, Proposition 12 Per Capita, Proposition 12 Roberti-Z' Berg-Harris, Proposition 12 Murray Hayden, CDBG, Target Neighborhood Initiative funds and FEMA. The project, which was completed on May 13, 2006, provided for the construction of a new 13,250 square-foot community/recreation center building with a full-sized gymnasium, staff offices, storage rooms, interior and exterior restrooms, and three classrooms. The new gymnasium provides a full-court basketball court, new spectator seating, and a

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new scoreboard. The project also refurbished the existing softball/baseball fields, installed new playground equipment on resilient surfacing, and constructed a new parking lot.

The Bureau of Engineering's Construction Management Group completed the construction management of the project under the Prop K Program. The Bureau of Engineering's Program Manager advised the Department that the project was completed on May 13, 2006, and that the contractor had furnished the required permits, drawings, operation and maintenance manuals, and guarantees. The new Community/Recreation Center Building is constructed at approximately the same location as the pre-existing community building which was demolished. The building site is over an old landfill. As such, methane probes were required to be installed around the perimeter of the building. Due to the long time which has elapsed since completion of the project because of issues regarding acceptable location of methane probes, it is recommended that retention be released immediately upon the Board's approval.

The Prop K Program Manager has informed the Department that this project was completed with 106 change orders being issued for a total of \$702,329.33 or 21% of the base contract amount. The high change order percentage is primarily due to added scope items to refurbish the existing softball/baseball fields and to install new playground equipment and resilient surfacing. The final construction contract amount, including change orders, is \$4,097,481.03.

Department staff consulted with the Office of Contract Compliance concerning the status of the labor compliance requirements and Affirmative Action requirements on the project. There are no outstanding wage violations and Metro Builders & Engineers Group, Ltd. is in compliance.

### FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department at this time. The operating and maintenance costs for the Delano Recreation Center Community Building are already included in the Department's General Fund annual budget appropriation, which is estimated at \$310,724 per year.

Prepared by Alice Gong, Project Manager, Recreational and Cultural Facilities Program, Bureau of Engineering. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program and Bradley Smith, Chief Deputy City Engineer, Bureau of Engineering.