

APPROVED

REPORT OF GENERAL MANAGER

OCT 18 2006

NO. 06-284

DATE October 4, 2006

BOARD OF RECREATION  
and PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EAGLE ROCK RECREATION CENTER - GYM RENOVATIONS AND  
LANDSCAPING (#1713D) (W.O. #E170402F) - CONTRACT NO. 3119 - FINAL  
ACCEPTANCE

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

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

*for M.S.*

*Robert H Jensen (for)*  
General Manager

Approved                     

Disapproved                     

Withdrawn                     

RECOMMENDATION:

That the Board:

1. Approve the final acceptance of work performed under Contract No. 3119 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. 3119 to Tobo Construction, Inc., upon acceptance by the Board; and,
3. Authorize the Board Secretary to furnish Tobo Construction, Inc., with a letter of completion.

SUMMARY:

The construction contract for Eagle Rock Recreation Center - Gym Renovations and Landscaping (#1713D) (W.O. #E170402F) project was awarded to Tobo Construction, Inc., on June 1, 2004 (Board Report No. 04-172), in the amount of \$1,218,000.00, funded by Proposition K and Proposition 12 Roberti-Z'Berg-Harris grant funds. The project, which was completed on August 4, 2006, provided for the construction of improvements to slopes, gymnasium, walkways, and irrigation system. The following is a general list of the improvements that were made at the park.

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Landscape improvements throughout the park included:

1. Repair or re-paving of asphalt paths/roads and new accessible decomposed granite paths
2. Drainage devices, slope erosion prevention devices, and refurbishment of existing drain line
3. Stairs and accessible ramp/walkway with guardrails
4. Vehicular access gates and barrier posts
5. Low fencing/rails and pilasters along asphalt paths
6. Automated irrigation system, re-grading, planting, and hydroseed

Building Improvements to the existing Recreation Center Building included:

1. Hardwood and re-finished hardwood floors
2. Adjustable height basketball backboards
3. Acoustical ceiling replacement and existing roof repair
4. Repairs to operational mechanism for lifting doors/walls and repairs or replacement of storage doors
5. Existing window replacement for ventilation and low-profile roof ventilators
6. Kitchen counter, fixtures, and plumbing.
7. Repairs to folding accordion (panel) doors at stage and to interior sliding stage doors

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 on September 8, 2006, that the project was complete and the contractor had furnished the required permits, drawings, operation and maintenance manuals, and guarantees. Between mid June to the beginning of August 2006, the contractor was unable to determine cause of water accumulation at base of new ramp/walkway. It was believed that drainage from Lunsford Drive was traveling down the adjacent slope onto the walkway. However, upon inspection and repair of the damaged street by the Bureau of Street Services, it was apparent that the water accumulation was not caused by street runoff. Therefore, to correct the problem, a change order was issued to the contractor to provide a swale at the base of the slope below Lunsford Drive that connects to the new permeable swale. Due to the long time which has elapsed since substantial completion of the project on June 16, 2006 and the resolution of the drainage issue, 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 31 Change Orders being issued for a total of \$304,484.46 or 25% of the base contract amount. The high Change Order percentage is due in part to the resolution of the drainage issue along Lunsford Drive and the revisions to the accessible ramp/walkway. The final construction contract amount, including change orders, is \$1,522,484.46.

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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 Tobo Construction, Inc. is in compliance.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department at this time because the project consisted primarily of repair and upgrading of existing facilities without adding additional space or maintenance requirements. The operating and maintenance costs for the Eagle Rock Recreation Center, Gym Renovations and Landscaping project are already included in the current Department's General Fund annual budget appropriation, which is estimated at \$465,532.00.

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.