

REPORT OF GENERAL MANAGER

APPROVED
SEP 20 2006

NO. 06-277

DATE September 20, 2006

C.D. 1

BOARD OF RECREATION
and PARK COMMISSIONERS

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SUBJECT: ECHO PARK BUILDING RENOVATION (ALSO KNOWN AS ECHO PARK POOL AND BATHHOUSE) (W.O. #E170388F) - CHANGE ORDERS TO CONTRACT NO. 3158

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

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

com for M.S.

K. W. Regan (for)
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board approve two change orders, in the amounts of \$148,000 and \$125,000 for a total of \$273,000, to Contract No. 3158 with Tobo Construction, Inc., as outlined in the body of this report.

SUMMARY:

On May 18, 2005, the Board awarded a construction contract in the amount of \$4,226,700 to Tobo Construction, Inc., under Board Report No. 05-127, for the construction of the Echo Park Building Renovation, also known as Echo Park Pool and Bathhouse, (W.O. #E170388F), located at 1419 Colton Street, Los Angeles, CA 90026. The Board of Recreation and Parks executed Contract No. 3158 on June 23, 2005.

The construction work on this project is 49% complete. Completion of this project is scheduled for June 2007.

The scope of the first change order in the amount of \$148,000 and recommended for approval consists of providing specialized safety lights, which are recommended for the safety of swimmers. Alternate building interior lights were identified on the plans; however, those lights did not meet the safety guidelines for installation above the swimming pool area. The change order is for the additional cost of revising the proposed lighting system to include 36 light fixtures and emergency light fixtures to fit into the new roof truss system.

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The scope of the second change order in the amount of \$125,000 and recommended for approval consists of the installation of a new fire sprinkler system. The original project scope called for the removal and replacement of the building's structural roof system. Although the original building met the code requirements at the time of its construction, removal of the old roof now triggers additional code requirements. The existing sprinkler system was removed with the old roof and cannot be reinstalled, since it does not meet current code requirements. The Building and Safety Department did not notify us of this during their plan check process prior to going to construction. Their inspector noted it after construction had commenced. The building is now required to have 255 fire sprinkler heads to provide adequate coverage.

The contractor is to provide labor, material and equipment to install the specialized safety lights and the fire sprinkler system. Change Orders have been negotiated in the amount of \$148,000 for specialized pool safety lighting and \$125,000 for fire sprinkler system to complete the work specified above.

Department and BOE staff has reviewed the proposals and find them acceptable.

Funds are available for the construction of this project in the following fund and account number:

<u>FUNDING SOURCE</u>	<u>DEPT/FUND/ACCOUNT NO.</u>
RAP MRP	89/302 / 801M

In compliance with the California Environmental Quality Act (CEQA), staff has determined that the proposed change order work will not have a significant impact on the environment. The installation of the specialized safety lighting and the fire sprinkler system is in conformance with the original scope of the project. The project was determined to be Categorical Exempt pursuant to Article III, Section 1, Class 1(4) of the City CEQA Guidelines. A Notice of Exemption was filed with the Los Angeles City Clerk's Office on November 20, 2001, and posted by the Los Angeles County Clerk's Office on November 20, 2001.

FISCAL IMPACT STATEMENT:

There are adequate funds in the project account for these change orders. Therefore, there is no fiscal impact to the General Fund. However, future operation and maintenance cost will be assessed upon completion of the project.

This report was prepared by Cathie Santo Domingo, Project Manager, Recreational and Cultural Facilities Program, Bureau of Engineering, reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, Bureau of Engineering. Reviewed by Bradley M. Smith, Chief Deputy City Engineer, Bureau of Engineering