



BOARD REPORT

NO. 16-162

DATE July 13, 2016

C.D. 12

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CHATSWORTH PARK SOUTH – REHABILITATION PROJECT (PRJ20361)
(W.O. #E170331F) – AUTHORITY TO NEGOTIATE AND ISSUE CHANGE
ORDERS TO CONTRACT NO. 3528

AP Diaz	_____	V. Israel	_____
<i>for</i> R. Barajas	<i>CSD</i>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



General Manager

Approved ✓ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Authorize the General Manager or Designee to negotiate and issue Change Order No.4, for an amount not-to-exceed Two Hundred Twenty Thousand Dollars (\$220,000.00), to Contract No. 3528 with American Integrated Services, Inc. for the work outlined in the Summary of this Report; and,
2. Authorize the General Manager or Designee to negotiate and issue Change Order No.5, for an amount not-to-exceed Two Hundred Thousand Dollars (\$200,000.00), to Contract No. 3528 with American Integrated Services, Inc. for the work outlined in the Summary of this Report.

SUMMARY

On June 18, 2015, the Board of Recreation and Park Commissioners awarded Contract No. 3528 to American Integrated Services, Inc. (Contractor) (Report No. 15-141), in the amount of Six Million, Two Hundred Ninety-Five Thousand Dollars (\$6,295,000.00) for the Chatsworth Park South – Rehabilitation (PRJ20361) (W.O.#E170331F) project, located at 22360 West Devonshire Street Los Angeles, CA 91311. Construction started on April 4, 2016 and is currently 28% complete.

The Remedial Action Plan and remedial design documents that form the basis of the construction contract generally characterized the project site as both hazardous and non-hazardous. So, specific areas within the project site could not be categorized or quantified as either hazardous or non-hazardous. Because the project was designed as remedial cap that would leave the majority of the soil in-site, the entire project site was preliminarily categorized as non-hazardous with the provision that some excess soils to be disposed off-site could be classified as hazardous. During the excavation at the project site, it was determined through

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testing that the excess soil set for removal from the site contained high levels of lead and arsenic. The tested soil failed the toxicity characteristic leaching procedure (TCLP) test, thereby classifying this waste stream as Resource Conservation and Recovery Act (RCRA) hazardous waste under Federal Regulations. As a result, this soil cannot go directly to a Class I landfill without first stabilizing the soluble lead. Treating the excess soil was not included in the contractor's scope of work; therefore, a change order must be issued to properly dispose of the contaminated soil. The change order work will include hauling and treating approximately 750 tons of hazardous soil. The difference between non-hazardous soil trucking and hazardous soil trucking will also require additional driving distance for dumping at US Ecology in Nevada, dust mitigation, and traffic control measures. The Contractor is also required to submit daily manifest and dump tickets signed by the project inspector.

The Contractor bid the project assuming the standard trucking times of 8:00 am to 4:00 pm; however, the haul route approval, which was obtained after award of the project, requires the trucking hours to be from 9:00 am to 2:00 pm. This change affects the number of trips each truck can make per day and increases the number of trucking days from 25 to 35 days. Each day, approximately 25 trucks will access the site in order to accommodate the limited haul route trucking hours; however, the full daily rate per truck is charged regardless of the hauling hour requirements. In order to pay for the additional trucking days, a change order must be issued to the Contractor.

The Contractor has submitted a change order proposal, in the amount of Four Hundred Twenty Seven Thousand, Eight Hundred and Ninety-Seven Dollars (\$427,897.00) for a portion of the change order work described above. Bureau of Engineering (BOE) staff is reviewing the change order proposal and recommends that staff requests authority to negotiate the change order, in an amount to not-to-exceed Four Hundred Twenty Thousand Dollars (\$420,000.00).

To date, three change orders (Attachment No. 1) have been executed, for a total amount of Twenty-Nine Thousand, Seven Hundred Twenty-Four Dollars (\$29,724.00) or 0.47% of the original awarded contract amount. These change orders include the addition of a project sign, demolition of the existing playgrounds, and vegetation removal around the community center, which were scope changes requested by the Department of Recreation and Parks (RAP).

With the issuance of the two aforementioned change orders (Change Order Nos. 4 and 5), the total arithmetic value of change orders approved to date would not exceed Four Hundred Forty-Nine Thousand, Seven Hundred Twenty-Four Dollars (\$449,724.00). This would bring the total percent of change orders, in comparison to the original contract value, to 7.1%. BOE staff is reviewing additional change order requests submitted by the Contractor (Potential Change Order Nos. 6 through 11), and anticipates that the total change order exposure will not exceed Five Hundred Eighty Thousand, Seven Hundred Twenty-Four Dollars (\$586,724.00) or 9.3% of the original contract award amount, as listed in Attachment No. 1.

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FISCAL IMPACT STATEMENT

The change order authority requested in this Report is funded by the project contingency. There is no immediate fiscal impact to RAP's General Fund.

This Report was prepared by Meghan Aldrich, Project Manager, BOE Recreational and Cultural Facilities Program. Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Division; Jose Fuentes for Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

LIST OF ATTACHMENTS

- 1) Change Order Log

CHATSWORTH PARK SOUTH REHABILITATION PROJECT
Change Order Log

NO	SCOPE OF WORK	CHANGE ORDER AMOUNT	TYPE	STATUS
EXECUTED CHANGE ORDERS:				
1	Project Credit Sign	\$ 3,243.00	Change in Scope	Executed
2	Demolition of Playground	\$ 15,190.00	Change in Scope	Executed
3	Vegetation Removal Around Community Center	\$ 11,291.00	Change in Scope	Executed
CHANGE ORDERS REQUESTED BY THIS REPORT:				
4	Transportation and Disposal of Hazardous Waste	\$ 220,000.00	Unforeseen Condition	Unresolved
5	Additional Trucking Costs from Haul Route Restrictions	\$ 200,000.00	Change in Scope	Unresolved
POTENTIAL CHANGE ORDERS UNDER REVIEW:				
6	Main Waterline Break	\$ 6,000.00	Unforeseen Condition	Unresolved
7	New 6" Water Line	\$ 30,000.00	Change in Scope	Unresolved
8	Conduit for Low Voltage Irrigation Wires	\$ 20,000.00	Change in Scope	Unresolved
9	Electrical Wiring and LED upgrade to existing lights	\$ 25,000.00	Change in Scope	Unresolved
10	Concrete Walkway to Recreation Center and WMD Road	\$ 6,000.00	Change in Scope	Unresolved
11	Additional Planting and Trees	\$ 50,000.00	Error and Omission	Unresolved
		Total:	\$ 586,724.00	

SUMMARY BY TYPE	AMOUNT	Percentage
Unforeseen Condition	\$226,000.00	3.6%
Error and Omission	\$50,000.00	0.8%
Change in Scope	\$310,724.00	4.9%
Category 4 - items under estimated or excluded by GSD	\$0.00	0.0%
Total Amount:	\$586,724.00	9.3%

DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING
RECREATIONAL AND CULTURAL FACILITIES DIVISION