

APPROVED
05-18-2016

BOARD OF RECREATION
AND PARK COMMISSIONERS

BOARD REPORT

NO. 16-126

DATE May 18, 2016

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HOLLYWOOD RECREATION CENTER – POOL AND POOL BUILDING PROJECT (PRJ1402B) (W.O. #E170344F) – CONTRACT NO. 3454 – FINAL ACCEPTANCE

AP Diaz	_____	V. Israel	_____
* R. Barajas	<u><i>Om f RB</i></u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____


_____ **General Manager**

Approved ✓ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Accept work performed by Morillo Construction, Inc., under Contract No. 3454 for the Hollywood Recreation Center Pool and Pool Building (PRJ1402B) (W.O. #E170344F) project, as outlined in the Summary of the Report;
2. Authorize the Board Secretary to immediately release from escrow all retention monies held under Contract No. 3454 to Morillo Construction, Inc. after deducting for any remaining stop notices and/or penalties, if any; and,
3. Authorize the Board Secretary to furnish Morillo Construction, Inc., with a Letter of Completion.

SUMMARY

On June 5, 2013, the construction contract for the Hollywood Recreation Center – Pool and Pool Building (PRJ1402B) (W.O. #E170344F) project (Project) was awarded to Morillo Construction, Inc. (Report No. 13-144), in the amount of Five Million, One Hundred Ninety-Six Thousand Dollars (\$5,196,000.00). The Project, which is located at 1122 North Cole Avenue, Los Angeles, California 90038, was completed on January 11, 2016.

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The Project replaced the existing old pool facility at the Hollywood Recreation Center, which was demolished under a separate contract to prepare for the new construction. A new 9,600 square-foot pool with integrated splash area, pool deck, Americans with Disabilities Act (ADA) compliant access ramp and railing, waterslide, diving stand, and covered spectator areas was built, as well as a new pool building with shower facilities, a life guard training room, a family changing room, a pool equipment room, and a storm water surge tank. Also, new irrigation, landscaping, and perimeter fencing with a gate was installed. The new facility provides the Department of Recreation and Parks' (RAP) the flexibility to operate the pool and pool building year-around.

Plans for the Project were prepared by Frank R. Webb Architects, Inc. under the direction of the Department of Public Works, Bureau of Engineering (BOE), Recreational and Cultural Facilities Division (RCFD). BOE, Construction Management Division (CMD), completed the construction management of the Project.

BOE has informed RAP that the Project is complete and that the contractor has furnished the required permits, drawings, operation and maintenance manuals, warranties and guarantees. The Statement of Completion (SOC) was issued by the Department of Public Works, Bureau of Contract Administration on January 11, 2016.

During the course of construction, ninety-five (95) change orders were issued in the total amount of One Million, Two Hundred Eighty-Four Thousand, Two Hundred Eighty-Five Dollars (\$1,284,285.00) or twenty-four point seven percent (24.7%) of the base contract amount. The list of change orders is included as Attachment 1 of this Report for reference. Over fifty percent (50%) of the change orders were attributed to unforeseen conditions.

When construction was first started, it was revealed that the deterioration of the existing structures was worse than expected. Therefore, some of the structures originally intended to be repaired or restored could not be salvaged for re-use, such as the retaining walls and fence posts along Lexington Avenue and North Cahuenga Boulevard and these structures were replaced with new structures to support the new perimeter fencing. Secondly, the Los Angeles Department of Water and Power (LADWP) mandated a larger power conduit for the new pool and bathhouse than was planned. In addition, a work backlog from LADWP resulted in an extended use of temporary power by the contractor to keep the existing gymnasium active while LADWP replaced the outdated power switch gear. This accounts for majority of the cumulative time impact (delays), which were compensable time extensions since the delay was caused by the City.

Furthermore, there were RAP requested change orders, which accounted for approximately twelve percent (12%) of the change orders. These change orders included adding security measures (video camera, alarm, doors and cashier's counter wire mesh), and a new ADA drinking fountain for the park.

Finally, the remaining change order costs were due to Errors and Omissions on the construction documents.

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The final construction contract amount, including change orders, is Six Million, Four Hundred Eighty Thousand, Two Hundred Eighty-Five Dollars (\$6,480,285.00). Although the amount of the change orders appears relatively high, the overall construction cost of the Project is very close to the City Engineer's original Class A estimate of Six Million, Three Hundred Thousand Dollars (\$6,300,000.00).

RAP 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 labor compliance issues with the work completed by Morillo Construction, Inc. in this contract.

MURAL/ARTWORK

The Public Art component (mural) for this Project has been deferred until the Department of Cultural Affairs and RAP resolves the agreement with the artist. The mural uses various types, sizes, textures and colors of ceramic tiles to build a floral design. The mural design will be presented to the Board for approval. The contractor has constructed a wall surface area of 25 feet by 9 feet to receive the art work. This area is temporarily protected with a water resistant coating to permit later installation of the mural.

TREES AND SHADE

As part of the Project, three shade structures were installed in the spectator areas and three Palm trees were planted at the entrance of the pool building, along with drought tolerant plants such as Agave and Senecio. In addition, three Canary Island Pine trees were added to replace one existing tree that had to be removed in order to construct the pool building foundation.

FISCAL IMPACT STATEMENT

There is no immediate fiscal impact to the RAP's General Fund as this pool is a replacement and all the costs have been calculated in previous years.

This Report was prepared by Shashi Bhakta, Project Managers, Recreational and Cultural Facilities Division, Bureau of Engineering (BOE). Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Division, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Cathie Santo Domingo, Superintendent of Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENTS

- 1) List of Change Orders

CO & CO Request Log: Hollywood Recreation Center - Pool and Pool Bldg
W.O. No: E170344F

CO No	DESCRIPTIONS	Apprvd Amount	Apprvd Date	Change Order Status	C.O. Type	Apv'd Comp Cal Days	Apv'd Non Comp Cal Days	REMARKS
001	Door Changes Bulletin #2	\$14,728.00	5/1/14	Executed	S	0	0	Reissue PCO 1 per Bulletin #2; RFI 50, 76, 110, 114, 116; Converted to ECO 1 3/19; Morillo returned signed copy 7/11
002	Grading and Haul Out of Excess Soil at Southwest Site	\$60,578.00	12/13/13	Executed	U	0	0	ECO, RFI 42; Time Separate
003	Permits and Plan Check Fees	\$23,778.00	11/5/13	Executed	S	0	0	
004	Utility Survey at South Grass Area	\$4,054.00	12/6/13	Executed	S	0	0	RFI 39
006	Trim Bars for Surge Pit Access Hatch	\$438.00	12/17/13	Executed	E	0	0	RFI 3
007	Additional Cost for Surge Pit Stilling Chamber Wall	\$3,433.00	12/17/13	Executed	E	0	0	RFI 4
008	Surge Pit Shoring	\$57,967.00	12/19/13	Executed	U	0	0	RFI 112; Time Separate
009	Pool Heater Mechanical Pad	\$1,800.00	12/19/13	Executed	E	0	0	RFI 2
010	Entrance Gate	\$1,425.00	12/19/13	Executed	S	0	0	
011	Surge Pit Waterproofing	\$1,363.00	12/19/13	Executed	S	0	0	Submittal 32R1
012	Sump Pits in Pool Equipment Chambers	\$1,000.00	12/19/13	Executed	E	0	0	RFI 5, 7
013	Sewer Connection Bulletin #2	\$9,838.00	1/27/15	Executed	U	0	0	RFI 39, Bulletin #2
014	Submersible Pump Station Bulletin #2	\$15,708.00	4/2/14	Executed	U	0	0	RFI 108
016	DWP Power Line Changes at South of Building with Walkway Replacement	\$49,072.00	5/29/14	Executed	U	0	0	RFI 46, 47, 48, 137, 150, 162, 165, Bulletin #2; Morillo returned signed copy 7/11
017	Lower Footing and Utility Relocations at Lifeguard Training Room	\$30,837.00	10/1/14	Executed	U	0	0	RFI 163
019	Demolition of Retaining Walls at Perimeter of the Site	\$24,515.00	5/20/15	Executed	U	0	0	RFI 129, 178. Refer to Reports 1-5 in Change Order Request.
020	Drinking Fountain Replacement	\$3,477.00	11/19/14	Executed	S	0	0	RFI 88
021	Planter Wall, Curb Wall and Planting Plan Bulletin #2	\$25,500.00	4/2/14	Executed	E	0	0	RFI 18, 18R1, 18R2, Bulletin #2
022	Lower Footing in Men's and Women's Shower Rooms	\$4,931.00	4/2/14	Executed	E	0	0	RFI 62, 83
023	Wall Finish Bulletin #1	\$7,738.00	12/16/14	Executed	S	0	0	Bulletin #1
026	Structural Horizontal Framing Modifications	\$9,016.00	6/12/15	Executed	E	0	0	RFI 75, 87
028	Pool Starting Platform and Lifeguard Chair	\$0.00	11/20/15	Executed	S	0	0	RFI 173, 179, Submittal 22
029	Exterior Drinking Fountain Ceiling and Chiller Location	\$5,130.00	10/19/15	Executed	E	0	0	RFI 141, 155, 155R1, 155R2
030	Concrete Coverage for Columns at Isolated Footings	\$7,000.00	4/8/14	Executed	E	0	0	RFI 17A
031	Window Actuator Circuits and Panel C Relocation	\$12,903.00	5/29/14	Executed	E	0	0	RFI 24, 43; Morillo returned signed copy 7/11
032	Electrical Room Main Roof Drain	\$3,100.00	1/27/15	Executed	E	0	0	RFI 082, 126
033	Waterstop at Surge & Pump Pits	\$713.00	11/14/14	Executed	U	0	0	RFI 118
034	Pedestals for Canted Columns	\$1,500.00	4/8/14	Executed	E	0	0	RFI 55
035	Rebar at Surge & Pump Pit Pipe Penetrations	\$1,389.00	4/2/14	Executed	E	0	0	RFI 143
036	Diaper Changing Station in Family Changing Room #114	\$2,695.00	4/8/14	Executed	E	0	0	RFI 109
037	Conduit Trench Change at Electrical Room Foundation	\$4,623.00	1/15/15	Executed	U	0	0	
038	Credit for Fire Alarm System	(\$12,649.00)	4/8/14	Executed	S	0	0	
039	Water Service and Meter Size Change	\$16,133.00	5/30/14	Executed	U	0	0	RFI 53, 117, 219; Morillo returned signed copy 7/11
040	Revised Bulletin #2 Submersible Pump Station	\$8,546.00	2/5/15	Executed	U	0	0	Revised Bulletin #2, RFI 176
043	Bonding Grids for Pool Epoxy Rebar	\$6,439.00	8/22/14	Executed	E	0	0	RFI 232
044	Pool Shell Reconstruction	\$43,484.00	9/11/14	Executed	E	0	0	
045	Temporary Power Service to the Gym	\$47,692.00	9/25/15	Executed	U	0	0	ECO
046	Additional Security Conduits	\$12,925.00	3/13/15	Executed	S	0	0	ECO; RAP email, RFI 333
048	Cumulative Time Impacts up to 6/31/2014	\$42,000.00	9/5/14	Executed	U	42	147	
049	Additional Plaster at GL A & 2	\$404.00	9/9/14	Executed	E	0	0	RFI 95, 225
050	Additional Site Demolitions	\$9,388.00	9/11/14	Executed	U	0	0	RFI 26
051	Pool Equipment Room Conduit	\$7,166.00	10/1/14	Executed	E	0	0	RFI 180, 207
052	Additional Support for the Cantilevered Walls	\$12,906.00	8/6/15	Executed	S	0	0	RFI 337; ECO
053	Foundation Reinforcements at Columns	\$5,780.00	1/16/15	Executed	E	0	0	RFI 113, 193
054	Dedicating a Circuit to PA rack in Life Guard Room	\$1,002.00	1/16/14	Executed	E	0	0	RFI 153
055	Bag Racks	\$3,000.00	4/6/15	Executed	E	0	0	
056	DWP Charge for Power Service	\$28,000.00	6/17/15	Executed	U	0	0	RFI 137
057	West Brick Fence Wall	\$7,274.00	6/17/15	Executed	U	0	0	1/23 requested hydroblast;
058	Canopy and Light Pole Footing Extension	\$2,355.00	1/28/15	Executed	E	0	0	
059	Chemtrol Pool Controller Replacement	\$10,500.00	11/5/15	Executed	S	0	0	ECO
060	Cumulative Time Impacts from 9/1/2014 to 2/6/2015	\$22,000.00	2/25/15	Executed	U	22	92	
062	Water Pipe Connection, Drywell Installation, and Model Change for Drinking Fountain	\$10,160.00	6/12/15	Executed	U	0	0	ECO, RFI 384, 457
063	Waterslide Fencing	\$7,153.00	4/9/15	Executed	E	0	0	RFI 288S1, 433

CO & CO Request Log: Hollywood Recreation Center - Pool and Pool Bldg
W.O. No: E170344F

064	LADBS Correction on Bulletin 2 Valve Box	\$3,353.00	3/12/15	Executed	U	0	0	RFI 427
065	Surface Preparation of Steel/Decking in Mechanical/Chemical Rooms	\$7,500.00	6/19/15	Executed	E	0	0	
066	Haul Out of Remaining Soil CO No.2	\$23,474.00	5/8/15	Executed	U	0	0	
067	Wire Mesh Panel Custom Designed Posts and Plates	\$23,000.00	7/1/15	Executed	U	0	0	
068	Vibration Isolation Rail System for MUA-1	\$8,946.00	7/1/15	Executed	E	0	0	
069	Lexington Avenue Retaining Wall and Fence Post Replacement	\$53,732.00	5/12/15	Executed	U	0	0	*Applicable T&M Sheets from COR 55
070	Cahuenga Boulevard Retaining Wall and Fence Post Replacement	\$60,692.00	5/12/15	Executed	U	0	0	*Applicable T&M Sheets from COR 56
071	Window Sill Waterproofing	\$4,750.00	6/19/15	Executed	S	0	0	
072	Chain Link Fence Rails Addition	\$8,000.00	6/19/15	Executed	U	0	0	
073	HVAC Duct Modifications	\$7,389.00	7/24/15	Executed	E	0	0	
074	Sheet Metal Cap Mechanical Pads	\$1,313.00	5/18/15	Executed	S	0	0	
075	Water Slide Footing Additional Overexcavation	\$12,000.00	6/19/15	Executed	U	0	0	
076	CMU Wall Changes	\$8,219.00	6/24/15	Executed	E	0	0	
077	Additional No Diving Signs on Deck	\$1,815.00	6/24/15	Executed	S	0	0	RFI 504
078	Pump Pit Modifications	\$3,507.00	10/19/15	Executed	E	0	0	RFI 506
079	Men's and Women's Dressing Room Signs	\$1,261.00	6/25/15	Executed	E	0	0	
080	Cumulative Time Impacts from 2/7/2015 to Substantial Completion	\$65,000.00	11/30/15	Executed	U	65	71	
081	Additional Security Walls, Doors and Panels	\$30,780.00	9/25/15	Executed	S	0	0	ECO
082	Water Slide Reset	\$3,123.00	8/13/15	Executed	U	0	0	
083	LADBS Plumbing Corrections	\$11,113.00	7/24/15	Executed	E	0	0	ECO
084	Trapeze Supports	\$6,829.00	8/14/15	Executed	E	0	0	
086	Temporary Certification of Occupancy	\$2,225.00	9/17/15	Executed	U	0	0	
087	Hot Dip Galvanize Encased Steel Members	\$7,481.00	10/14/15	Executed	S	0	0	
088	Mechanical and Chemical Rooms Structural Steel Changes	\$15,461.00	10/6/15	Executed	E	0	0	RFI 328
090	Extend Door Header	\$1,000.00	3/13/15	Executed	E	0	0	
091	Modifications to Building Walls and Floors	\$16,577.00	10/19/15	Executed	E	0	0	RFI 87, 124, 139, 188, 198, 234, 331
092	Door Frame Weld	\$4,325.00	8/14/15	Executed	E	0	0	
093	Window Support and Attachments	\$7,315.00	8/14/15	Executed	E	0	0	
094	Exterior Utility Changes	\$13,568.00	11/10/15	Executed	E	0	0	RFI 60, 353, 422, 430, 477, 496, 534, 550
095	Additional Power and Low Voltage Works	\$9,636.00	11/16/15	Executed	S	0	0	RFI 153, 214, 268, 335, 412, 455, 509
096	Hardscape Changes	\$8,197.00	11/16/15	Executed	E	0	0	RFI 166, 233, 349, 367
097	Outdoor Gas and Lights	\$12,958.00	11/17/15	Executed	E	0	0	RFI 244, 399, 403, 410, 466, 468, 500, 543
098	Additional Accessory Items	\$6,333.00	11/18/15	Executed	E	0	0	RFI 470, 499
099	Mechanical Corrections	\$4,490.00	10/9/15	Executed	E	0	0	RFI 441R1, 442R2, 432, 480, 486, 549
100	Trench Drain Reinforcements and Modifications	\$18,556.00	10/8/15	Executed	E	0	0	RFI 291, 299; Submittal 69R1
101	Curved Wall Platform and Accessories	\$11,922.00	10/1/15	Executed	U	0	0	RFI 291,349, 352,360S1
102	Roof Deck Support Steel Angels and Bent Plates	\$24,377.00	10/1/15	Executed	E	0	0	RFI 292, 301
103	Steel Installation Changes	\$36,408.00	11/19/15	Executed	E	0	0	Submittal 14s
104	Replacement of Asphalt Concrete Adjacent to Right of Way	\$11,500.00	11/19/15	Executed	S	0	0	
105	Landscaping	\$12,420.00	11/19/15	Executed	U	0	0	RFI 370,439,548
85R	Security System Steel Hangers and Additional Conduit Changes	\$11,273.00	10/16/15	Executed	S	0	0	RFI 469
FCO	Final Closeout Change Order	\$20,559.00	1/11/16	Executed	U	0	0	RFI 70, 72S1, 136, 406, 407Submittal 24S8,
Original Contract Amount =		\$5,196,000.00	Change Order Type		U Unforeseen	\$744,544.00		58 %
Revised Contingency =		\$1,299,000.00			E Errors & Omissions	\$380,948.00		30 %
Total Change Order Amount =		\$1,284,285.00			S Change in Scope	\$158,793.00		12 %
Revised Contract Price =		\$6,480,285.00	Approved Comp Cal Days	129	Change Order Percentage		24.7%	
Remaining Contingency =		\$14,715.00	Approved Non Comp Cal Days	310	Total Change Order Amount =		\$1,284,285.00	
Total # of Approved Days =		439	Total # of Change Order		95			