

APPROVED
JUN 18 2008

REPORT OF GENERAL MANAGER

NO. 08-165

DATE June 18, 2008

BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SYLMAR RECREATION CENTER - SPLASH PAD AND AMERICANS WITH DISABILITIES ACT BATHHOUSE IMPROVEMENTS (#1523B) (W.O. #E170476F) - CHANGE ORDERS TO CONTRACT NO. 3188

R. Adams _____	J. Kolb _____
H. Fujita _____	F. Mok _____
S. Huntley _____	K. Regan _____
V. Israel _____	M. Shull _____

Ken Regan (for KM)
General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Authorize the City Engineer to negotiate change orders, in a not-to-exceed amount of \$20,000, which will result in total project change orders exceeding 25 percent (25%) of the original contract amount, as outlined in the body of this report; and,
2. Authorize the City Engineer to approve subsequent change orders up to 27% of the original contract amount.

SUMMARY:

The construction contract for the Sylmar Recreation Center - Splash Pad and Americans with Disabilities Act (ADA) Bathhouse Improvements project (W.O. #E170476F) was awarded to Landshapes, Inc., on June 7, 2006 (Board Report No. 06-141), in the amount of \$625,000. The project is located at 13109 Borden Avenue, Sylmar, CA 91342. Plans for the project were prepared by Bureau of Engineering (BOE), Architectural Division and called for the construction of a new Splash Pad and upgrade to the existing Bathhouse to comply with Americans with Disabilities Act requirements. Landshapes, Inc., will schedule final inspection on the Splash Pad upon completion of the pool deck replacement, which is being done by a Recreation and Parks subcontractor.

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Landshapes, Inc., started construction on October 1, 2006. To date, the contract amount is \$772,464, which includes the base bid amount of \$625,000 and seven (7) executed change orders, totaling \$147,464, which equals 24% of the base bid for approved changes. The upcoming change orders include one that is pending negotiation with the contractor and may contain additional changes that may be needed for project closeout. It is anticipated that the cost of these additional change orders will not exceed \$20,000, which will increase the change order total up to a maximum of 27% of the original base contract amount.

The need for the proposed change orders evolved in response to plan check requirements by the Los Angeles County Health Department (County), and due to unforeseen conditions which were identified by the Department of Building and Safety (DBS) during the construction of the ADA Bathhouse improvements. The project originally consisted of construction of the Splash Pad only; however, DBS also required upgrades to the restrooms for compliance with the ADA. Later, while the restroom improvements were taking place, the contractor discovered undersized piping and deteriorated framing within the bathhouse restrooms. The change orders approved for the bathhouse improvements account for approximately 7% of the base bid for these unforeseen conditions. In addition, during the County's Splash Pad plan check process, several elements were added to the plans in order to obtain County approval, which also resulted in delays. Additional delays occurred when the construction was stopped at the request of the Department for open pool season. The Splash Pad plan changes and delay costs account for 17% of the base bid.

Construction of the ADA Bathhouse improvements was completed in March 2007. The Splash Pad construction is complete with the exception of the installation of a lean bar and final inspection from the County. However, the Department is currently replacing the pool deck directly adjacent to the location where the lean bar will be installed. Therefore, BOE in consultation with the Department, Aquatics Staff and Construction Forces, has asked the contractor to postpone the installation of the lean bar until such time as the pool deck is complete. It is anticipated that both the deck and lean bar installation shall be complete well in advance of this summer's swim season.

Sufficient funds are available in the construction funds appropriated for the project to cover the remaining change orders. Once the final change orders are negotiated, the lean bar is installed and final County approval is obtained, a recommendation for Final Acceptance will be presented to the Board to close the Contract.

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FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to the Department's General Fund. The costs for operating the facility are already included as a line item in the Department's 2008-09 operating budget.

This report was prepared by Susan Avila, Recreational and Cultural Facilities Program; and Juan Izaguirre, Construction Management Division, Bureau of Engineering. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; Michael Kantor for Deborah Weintraub, Chief Deputy City Engineer, Bureau of Engineering; and Michael A. Shull, Superintendent, Planning and Development Division, Department of Recreation and Parks.