

APPROVED
AUG 07 2019

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 19-159

DATE August 7, 2019

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALPINE RECREATION CENTER EXPANSION (AKA ORD & YALE STREET PARK) (W.O. #E170225F) (PRJ20591) PROJECT – REQUEST AUTHORITY TO NEGOTIATE AND ISSUE CHANGE ORDER FOR CONTRACT 3641

AP Diaz _____
H. Fujita _____
V. Israel _____

S. Piña-Cortez _____
C. Santo Domingo DF
N. Williams _____



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATION

Authorize the City Engineer to negotiate and issue a Lump Sum Change Order in an amount not to exceed \$400,000.00 for Contract No. 3641 regarding the construction of the Alpine Recreation Center Expansion (aka Ord & Yale Street Park) (W.O. #E170225F) (PRJ20591) project (Project), which will result in a cumulative total dollar amount of change orders not to exceed Four Hundred Seventy-Three Thousand and Eight Hundred Fifty-Four Dollars (\$473,854) or 7.9% of the original contract award amount, in accordance with the details set forth in this Report.

SUMMARY

On June 6, 2018, the Board of Recreation and Park Commissioners (Board) awarded Contract No. 3641 to C.S. Legacy, Inc. (Board Report No. 18-106), in the amount of Five Million, Nine Hundred Seventy-Nine Thousand, Nine Hundred Sixty-Six Dollars (\$5,979,966.00) for the construction of the Alpine Recreation Center Expansion project (Project).

The Project is located at 524 Ord Street, Los Angeles, in Council District No. 1 (CD1). The scope of work consists of developing a new park on a vacant blighted hillside, behind the Chinatown Branch Library, as an expansion of the Alpine Recreation Center. The park will connect the community's multi-family residences with its commercial and institutional corridors. Park amenities will include benches, trees, park lighting, a raised platform, a shade structure, ramps, walkways, viewing terraces, a restroom facility, drinking fountains, fitness equipment, play structures, cultural artwork, and related irrigation and landscaping. The planting of new plants and trees will complement the park's cultural theme. Interpretive graphics and signage

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will be installed as required to meet the RAP’s Park Standards as well as required by the Council Office 1. In addition, there will be a pedestrian concrete stairway to allow park access from Hill Place and connect Hill Place to Ord Street and Yale Street due to the substantial grade difference.

The Project is currently at 25% completion in construction. During grading for the proposed pedestrian stairway, the existing condition, due to soil erosion over the years, was found to be different than the depicted contour which was prepared in 2014. The site has a steeper descending slope with an average gradient of 1:1 slope. The current hillside condition does not allow the area for staging of the equipment and trenching as the steep slope would be susceptible to sloughing. In addition, the previously proposed cheek walls footings to support the slab-on-grade stairway may also be susceptible to undermining during its service life. Thus, the Structural Engineer and Geotechnical Engineer of Record recommend the stairway to be on structural slab supported by pile foundations, instead of slab-on-grade and cheek walls.

The scope of work for this change order includes equipment, labor and material required to provide ten (10) 24-inch diameter piles on the north side of the stairs running downhill from west to east, grade beams, structural slab, and retaining walls.

Funds are currently available from the following funds and accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT. NO.</u>	<u>AMOUNT</u>
Sites and Facilities	209/88/88RACW	\$600,000
Private Developer	100/54/00K054	\$86,451

TREES AND SHADE

This change order request has no impact on the trees or shade.

ENVIRONMENTAL IMPACT

This Project was previously evaluated for environmental impacts in accordance with the California Environmental Quality Act (CEQA), and was determined to be categorically exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 3 (6), Class 4 (2), and Class 4 (3) of the City of Los Angeles CEQA Guidelines and Chapter XIX, Sections 15303, 15304, and 15304(2) of the California CEQA Guidelines. A Notice of Exemption (NOE) was filed with the Los Angeles County Clerk on May 4, 2017, and the Los Angeles City Clerk on May 5, 2017. The proposed Change Order has not resulted in a substantial change to the project scope or environmental conditions since the filing of the NOE. Therefore, no further CEQA documentation is required.

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FISCAL IMPACT STATEMENT

The requested change order is funded by the aforementioned funding sources. There is no fiscal impact to Department of Recreation and Parks' General Fund.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

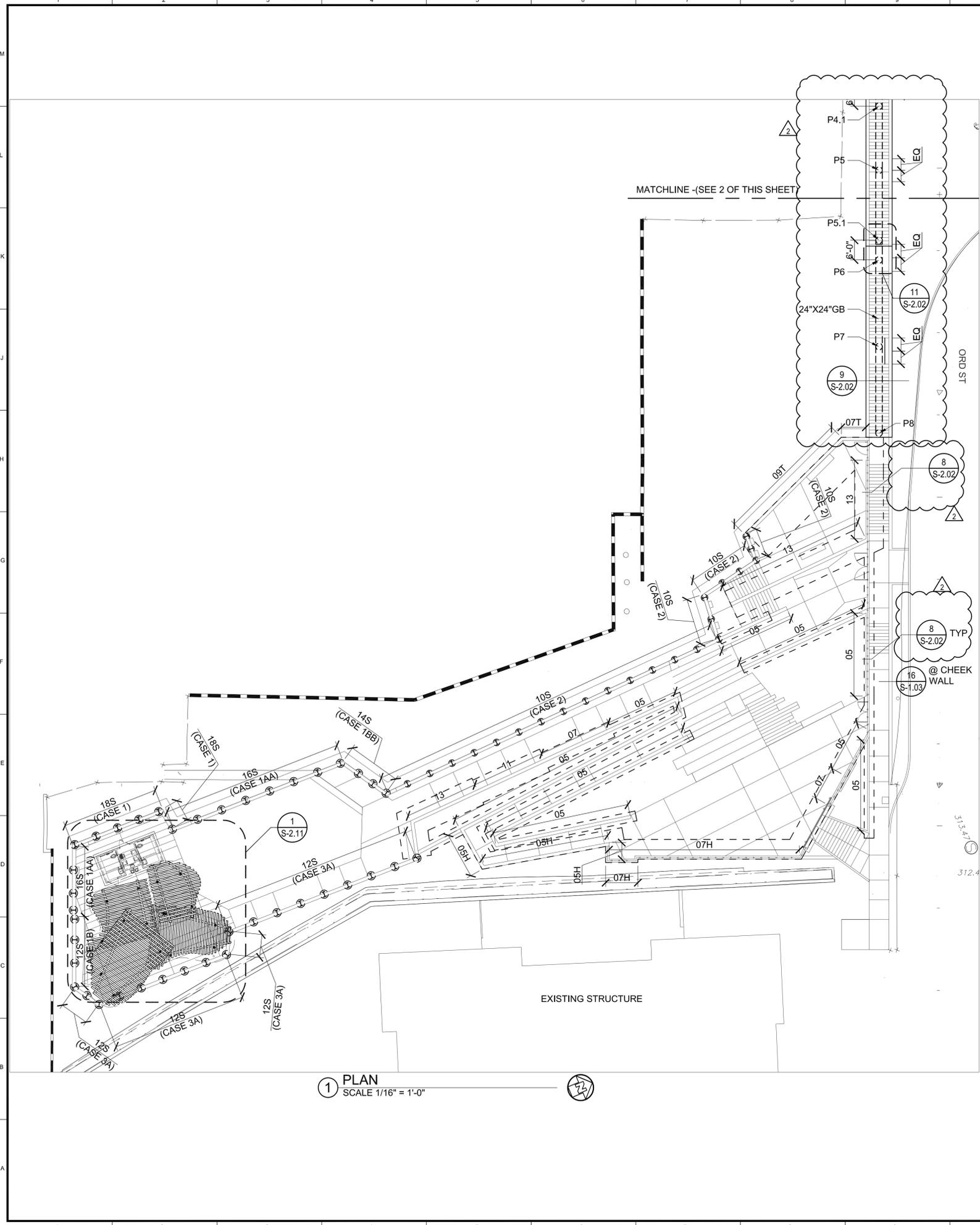
Goal No. 1: Provide Safe and Accessible Parks
Outcome No. 1: Every Angeleno has walkable access to a park in their neighborhood.
Key Metric: Percentage of Angelenos with park access within a ½ mile of their home.
Target: 60% by 2022

This Report was prepared by Chelsea Li, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Interim Division Head, BOE Architectural Division; and Darryl Ford, Superintendent, Planning, Construction, and Maintenance Branch.

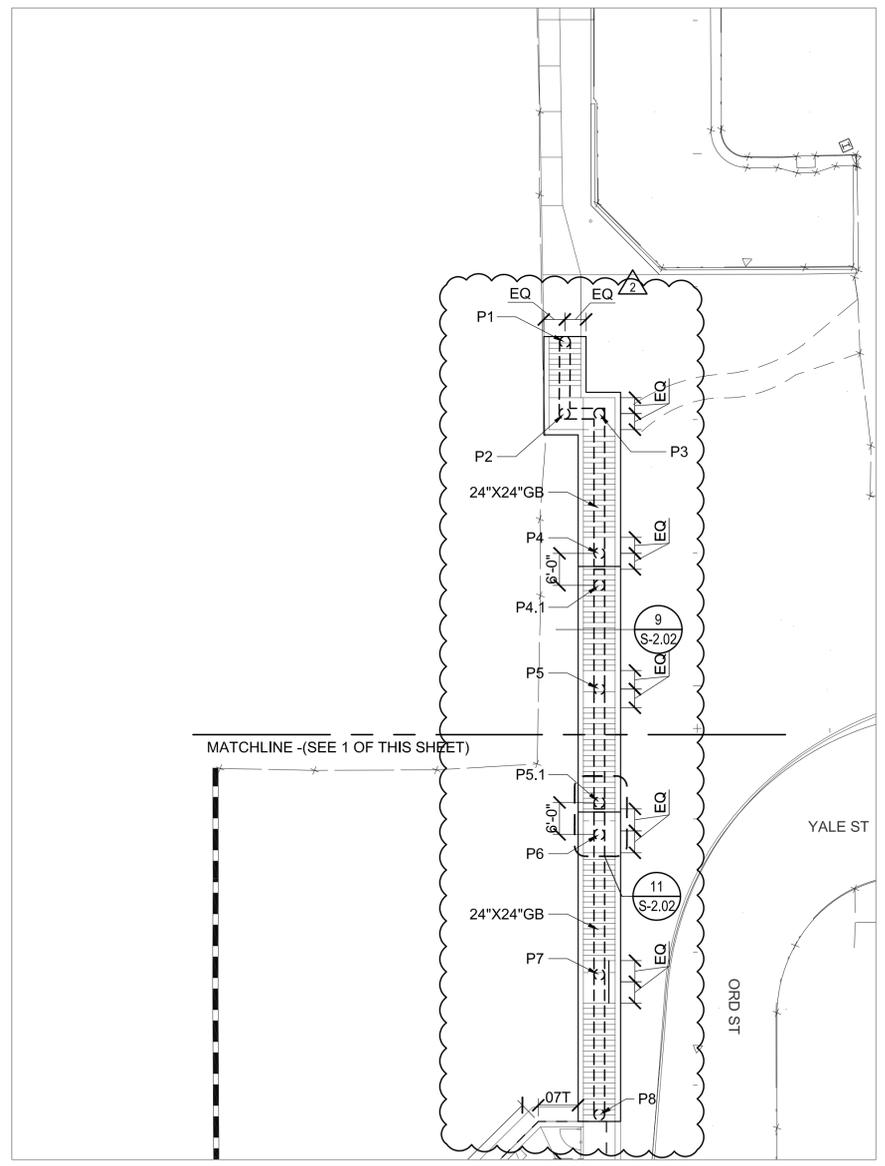
LIST OF ATTACHMENT

1. Change Order No. 4 - Foundation Plan and Details

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



1 PLAN SCALE 1/16" = 1'-0"



2 PLAN SCALE 1/16" = 1'-0"

- FOUNDATION NOTES:**
- FOR RETAINING WALL, SEE DETAIL 13 (S-1.02) & 15 (S-1.02). VERIFY RETAINED HEIGHT WITH CIVIL DRAWINGS. RETAINING WALL LABELS ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE WITH CIVIL GRADING PLAN.
 - THE DESIGN OF THESE RETAINING WALLS IS NOT INTENDED FOR SLOPE STABILITY. THE INTENT OF THESE WALLS IS STRICTLY FOR STATIC SOIL LOAD AND SHORT-TERM SEISMIC INDUCED SOIL LOAD.
 - CONTRACTOR TO COORDINATE TOP OF WALL FOOTING WITH LANDSCAPE DRAWINGS TO ENSURE SUFFICIENT PLANTING DEPTHS ABOVE FOOTING FOR SHRUBS AND TREES.

MC A ENGINEERS, INC.
 2851 WILSON AVENUE
 LOS ANGELES, CA 90065
 TEL: 323.729.6088
 FAX: 323.729.6043

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

100% CONSTRUCTION DOCUMENTS

BUREAU OF ENGINEERING

ENGINEERING
CITY OF LOS ANGELES

DATE: 11/20/18
 PLAN CLARIFICATION #1
 PLAN CLARIFICATION #2

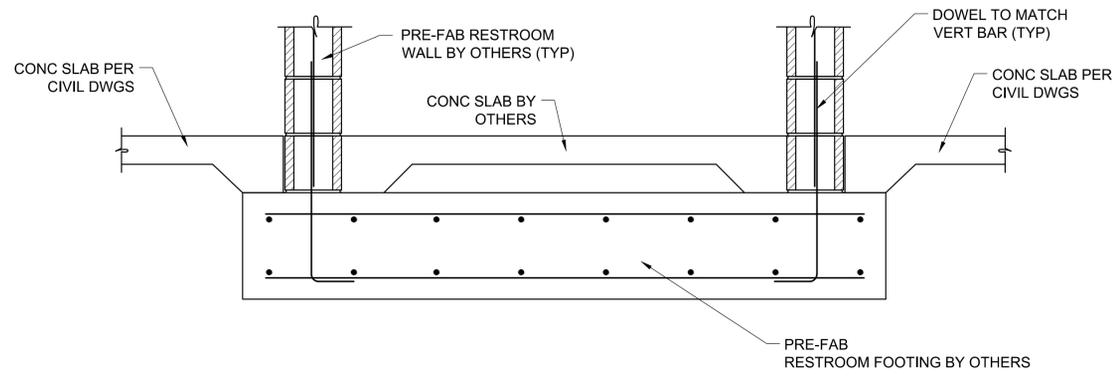
ARCHITECT: GARY LEE MOORE, PE, ENV SP
 ARCHITECTURAL DIVISION
 LIC. NO.
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 APPROVED BY: MAHMOOD KARIMZADEH, A.L.A., PRINCIPAL ARCHITECT

PROJECT: ALPINE RECREATION CENTER EXPANSION (AKA ORD & YALE STREET PARK)
 ADDRESS: 524 ORD STREET
 LOS ANGELES, CA 90012

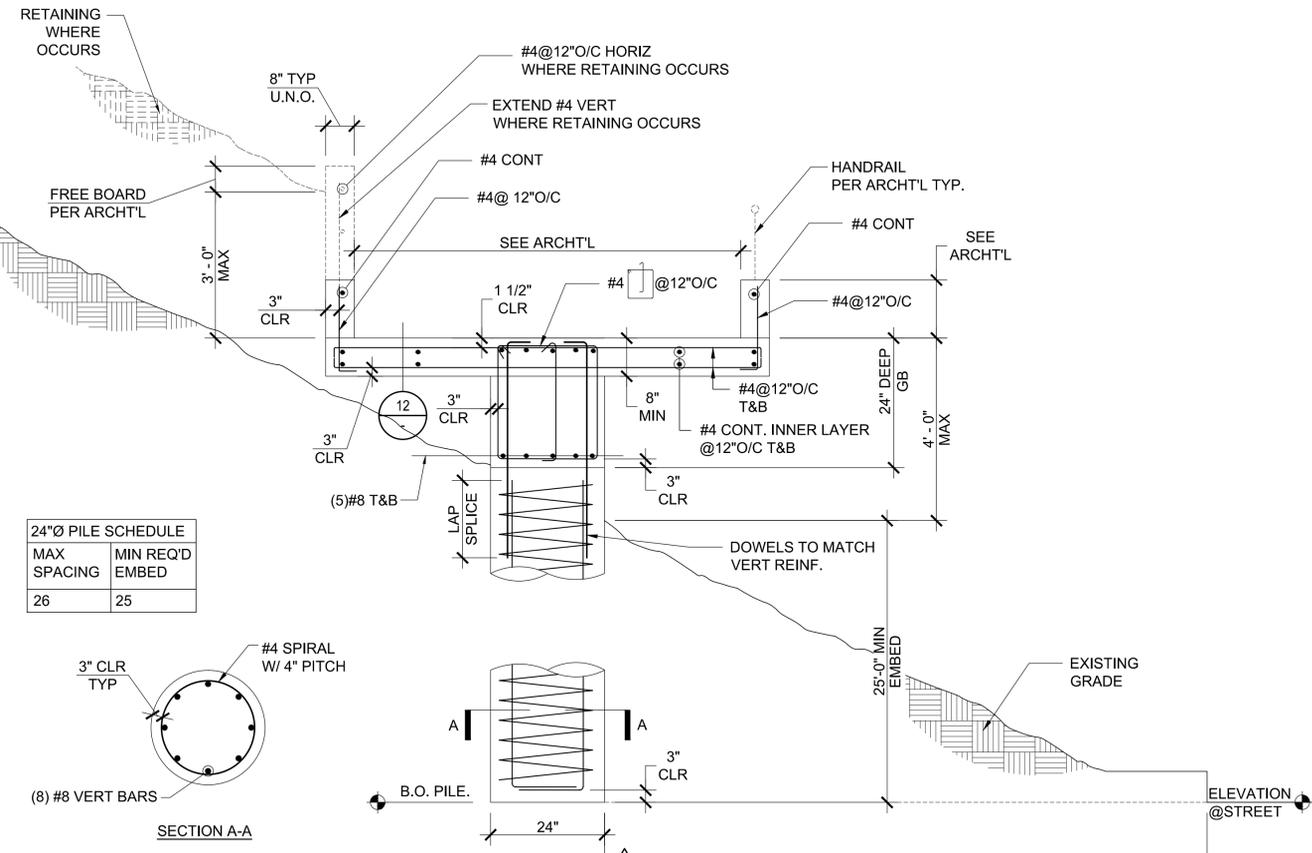
WORK ORDER NO. E170225F
 PLAN FILE NO.
 DRAWING NO. S-1.11
 SHEET OF SHEETS

INDEX NO. BUILDING NO.

REGISTERED PROFESSIONAL ENGINEER
 No. S-4029
 Exp. 2/28/22
 STATE OF CALIFORNIA



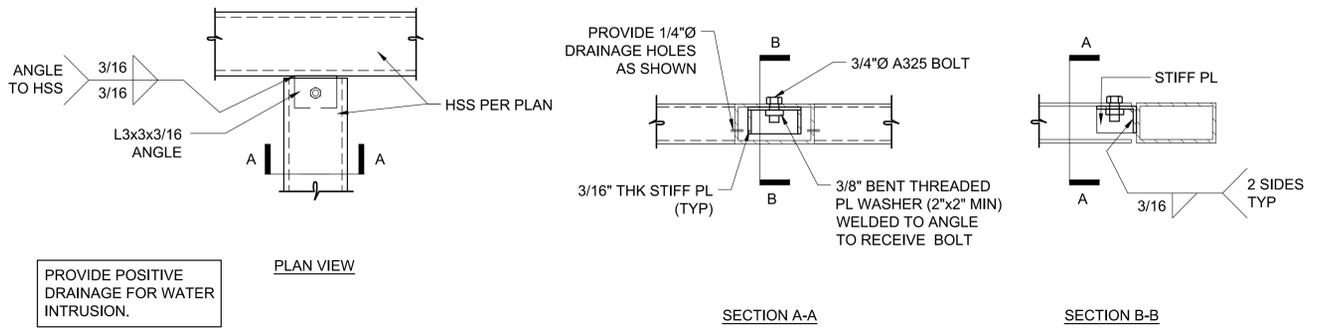
1 DETAIL NTS



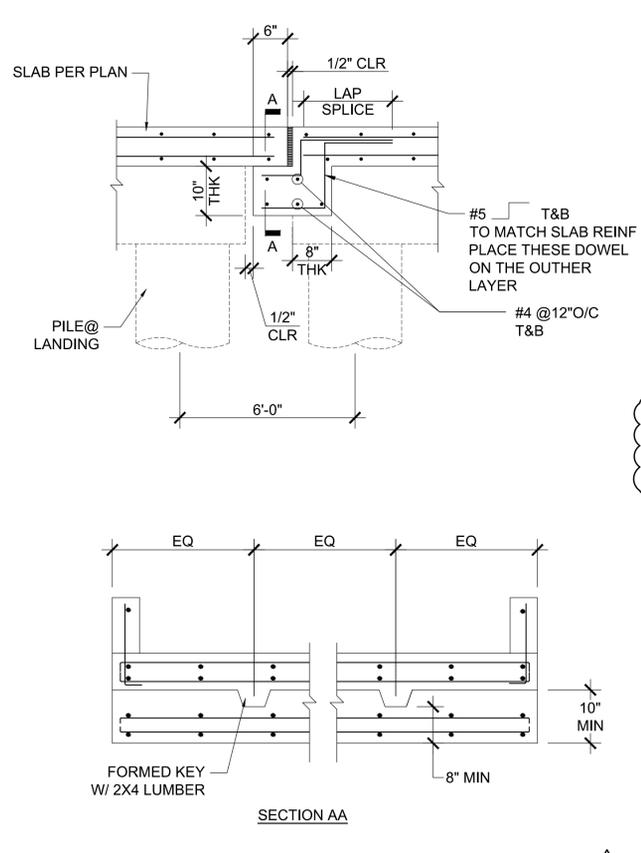
9 DETAIL NTS

13 DETAIL NTS

14 DETAIL NTS

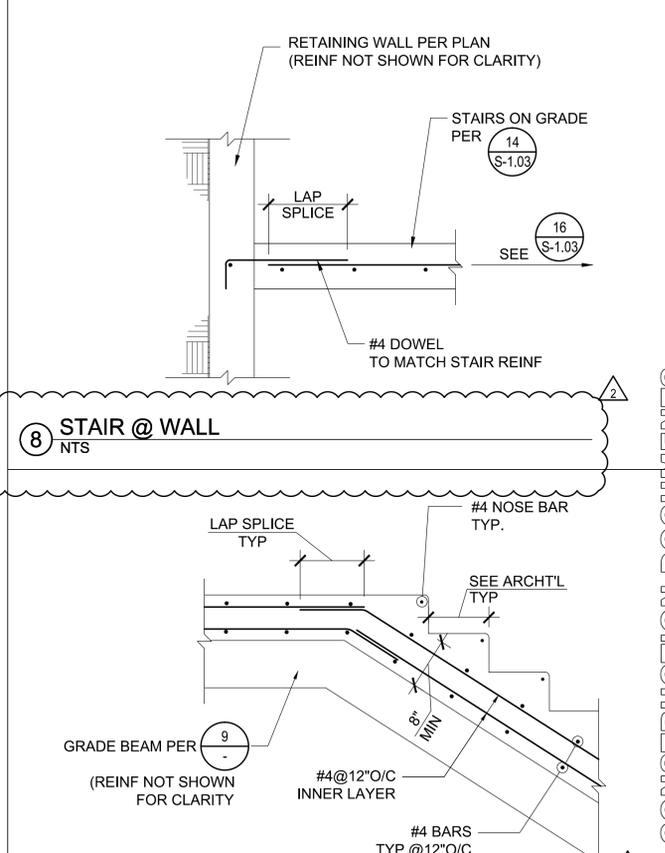


3 TYPICAL HSS TO HSS BEAM CONNECTION NTS



11 DETAIL NTS

15 DETAIL NTS



8 STAIR @ WALL NTS

12 STAIR LANDING / STEP NTS

16 DETAIL NTS

NOTE: INCREASE PILE EMBEDMENT SUCH THAT PILE TIP EXTENDS TO MEET OR BE DEEPER THAN THE STREET GRADE IN ORDER TO SATISFY H/3 SETBACK (MINIMUM PILE EMBED = 25FT)

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BUREAU OF ENGINEERING

ENGINEERING

CITY OF LOS ANGELES

DATE: BY: 11/20/16 11/20/16

REVISIONS: PLAN CLARIFICATION #1 PLAN CLARIFICATION #2

BUILDING NO. INDEX NO.

REGISTERED PROFESSIONAL ENGINEER No. S-4029 Exp. 9/29/20

100% CONSTRUCTION DOCUMENTS

DEPARTMENT OF PUBLIC WORKS

GARY LEE MOORE, PE, ENV SP CITY ENGINEER ARCHITECTURAL DIVISION LIC. NO.

ARCHITECT: DESIGNED BY: DRAWN BY: CHECKED BY: APPROVED BY: MAHMOOD KARIMZADEH, A.I.A., PRINCIPAL ARCHITECT

PROJECT: ALPINE RECREATION CENTER EXPANSION (AKA ORD & YALE STREET PARK) ADDRESS: 524 ORD STREET LOS ANGELES, CA 90012

WORK ORDER NO. E170225F PLAN FILE NO. DRAWING NO. S-2.02 SHEET OF SHEETS

PROJECT NO. A061-1148

MCA ENGINEERS, INC. 5051 MIDWAY DRIVE LOS ANGELES, CA 90065 Tel: 323.729.6088 Fax: 323.729.6043

PLOTTED: 2/26/2019 9:09 AM