

APPROVED

FEB 20 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-040

DATE February 20, 2019

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALGIN SUTTON RECREATION CENTER – POOL REPLACEMENT AND BATHHOUSE RENOVATION (PRJ21117) (W.O. #E170293F) PROJECT – REQUEST AUTHORITY TO NEGOTIATE AND EXECUTE CHANGE ORDERS TO CONTRACT No. 3610 WITH USS CAL BUILDERS, INC.

AP Diaz, R. Barajas, H. Fujita, V. Israel, S. Piña-Cortez, N. Williams

[Signature] General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

- 1. Authorize the City Engineer to negotiate additional change order(s) in an amount not to exceed Two Million, Two Hundred Seventy Eight Thousand, Three Hundred Dollars (\$2,278,300)
2. Authorize the City Engineer to negotiate and approve subsequent change orders; and,
3. Authorize the City Engineer to execute additional change orders for a total cumulative value not to exceed Three Million, Five Hundred Thirteen Thousand, Three Hundred Dollars (\$3,513,300), or fifty-five percent (55%) of the original contract award amount.

SUMMARY

On January 9, 2018, (Report No. 18-006), the Board of Recreation and Park Commissioners (Board) awarded a contract to USS Cal Builders, Inc. (Contractor), Contract No. 3610, in the amount of Six Million, Three Hundred Eighty-Eight Thousand Dollars (\$6,388,000) for the Algin Sutton Recreation Center – Pool Replacement and Bathhouse Renovation (PRJ21117) (W.O. #E170293F) Project (Project), located at 8800 South Hoover St., Los Angeles, CA 90044.

During the course of pool demolition between late 2017 and early 2018, there were three (3) fire incidents at the Project site. The first fire incident occurred on December 31, 2017, which caused significant fire damage at the northern portion of the existing bathhouse and pool equipment room building, including the roof structure and the men's changing area. The second fire incident occurred on January 22, 2018, in which fire burned the east side of the bathhouse

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building, causing severe damage at the lobby area, observation room, and the mechanical platform above. The third fire incident occurred on January 31, 2018, in which the existing playground equipment was completely destroyed. Replacement of the playground is not a part of this contract and was completed by RAP vendors. Extensive fire damage repair is now part of the scope of the Project, at the request of the Department of Recreation and Parks (RAP).

The original Project, as bid, included an Additive Alternate to provide a large Shade Structure. At the time of awarding the bid, the City did not have sufficient funding to exercise the Additive Alternate No. 1 (for the large Shade Structure). As bid, the price for the Additive Alternate for the shade structure was Nine Hundred Ninety Thousand Dollars (\$990,000).

To date, sixty-one (61) change orders have been executed, in the total amount of One Million, Three Hundred Nine Thousand, Six Hundred Thirty-Two Dollars (\$1,309,632), or 20.05% of the original awarded contract amount. A copy of the most recent Project Change Order Log (CO Log) is attached and it is current as of January 30, 2019 (Attachment No. 1). Some of the major executed change order work in the CO Log included:

- Bathhouse Fire Damage Repairs
- Armed guards for after hour site security
- Shade Canopy Structure
- Construction acceleration
- Unforeseen Conditions

Of the anticipated cumulative total Change Orders dollars amount **of Three Million, Five Hundred Thirteen Thousand, Three Hundred Dollars (\$3,513,300)**, One Million, Three Hundred Thirty Thousand Dollars (\$1,330,000), or 20.82% of the Change Orders, is attributed to Bathhouse fire damage repairs; Nine Hundred Thirty-Three Thousand, Three Hundred Fifty Dollars (\$933,350), or 14.61% of the Change Orders, for the shade canopy structure, as requested by the Office of Council District 8 and RAP; Four Hundred Ninety-Five Thousand, Four Hundred Dollars (\$495,400), or 7.76% of the Change Orders, is for after hour site security; and Seven Hundred Fifty-Four Thousand, Five Hundred Fifty Dollars (\$754,550), or 11.81% of the Change Orders, is associated with the original base bid pool replacement.

The Department of Public Works, Bureau of Engineering (BOE) is reviewing additional change order requests submitted by the Contractor, and anticipates that the total cumulative value of all change orders will exceed 25% of the original contract award amount, surpassing the authority limit of RAP's General Manager, and will therefore require Board approval per Report No. 18-006.

It is therefore requested that the Board authorize the City Engineer to negotiate and execute additional change orders for a total cumulative value not to exceed Three Million, Five Hundred Thirteen Thousand, Three Hundred Dollars (\$3,513,300) or 55% of the original awarded contract amount. Sufficient funds are available in the construction budget appropriated for the project to cover the remaining change orders.

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STATUS OF FUNDING

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>
Prop K K21 Interest	43K/10/PIBG
CIEP	100RR627
RAP	10/54/88R627
Approved Funding Total	

FISCAL IMPACT STATEMENT

The Project change orders will be funded by a combination of the aforementioned funding sources. There is no immediate fiscal impact to RAP's General Fund. It is anticipated that future operations and maintenance costs of the facility should be reduced relative to the existing pool and bathhouse, as it will be a modern and energy-efficient facility, designed in accordance with the needs and recommendations of RAP, including input from RAP Aquatics and Maintenance staff.

This Report was prepared by Alex Ngo, Project Manager, Department of Public Works, BOE Architectural Division. Reviewed by Neil Drucker, Proposition K Program Manager and Cathie Santo Domingo, Superintendent, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENT

Attachment 1 - Change Order Log, dated January 30, 2019

Jan-30-2019

**City of Los Angeles - Department of Public Works - Bureau of Engineering  
Align Sutton Recreation Center - New Pool Building  
W.O. No. E170293A**

**CHANGE ORDER LOG**

CO No.	COR No.	Subject	Payment Type	CO Cat.	COIN Date	COIN Est. (\$)	PCO T&M Date	Not to Exceed (\$)	GC Proposal (\$)	GC Proposal Date	City Estimate (\$)	Agreed Amount (\$)	Agreed Date	CO Status	CO Date	Time Ext. Cal. Days	Comments
001	001-R0	Remove Existing Eucalyptus Tree	LS	E	03/14/18	\$5,000.00	03/20/18		\$15,204.65	03/27/18	\$5,283.00	\$9,257.00	04/09/18	EXEC	04/16/18	0	
002	004-R0	Add Construction Sign	LS	E	04/05/18	\$5,000.00	04/09/18		\$4,049.10	05/01/18	\$1,154.00	\$1,154.00	05/07/18	EXEC	05/10/18	0	
003	015-R0	Fire Damage Repair to Pool Equipment and Men's Shower Room	TM	U	04/17/18	\$100,000.00	04/19/18	\$75,000.00	\$72,244.95	06/08/18	\$68,174.00	\$67,495.00	07/23/18	EXEC	07/24/18	0	
004	002-R0	Remove Existing Diseased Tree	LS	U	04/18/18	\$10,000.00	04/18/18		\$9,405.00	04/23/18	\$9,450.00	\$9,405.00	04/24/18	EXEC	05/10/18	0	
005	013-R0	Payment to LADBS for Bldg Permit and Geo Report	LS	S	04/24/18	\$50,000.00	04/24/18		\$11,651.27	05/23/18	\$7,599.03	\$7,627.00	05/30/18	EXEC	06/07/18	0	
006	003-R0	Added Site Security (May 1 - June 30, 2018)	LS	S	04/24/18	\$75,000.00	04/24/18		\$443,876.40	04/26/18	\$58,411.00	\$47,878.00	05/07/18	EXEC	05/10/18	0	
007	018-R0	Credit for Omitted Slab under Triton Storm water System	LS	U	05/02/18	(\$1,000.00)	05/02/18		(\$2,030.66)	06/18/18	(\$1,815.00)	(\$1,815.00)	06/20/18	EXEC	06/21/18	0	
008	006-R0	Revised Building Footing Detail	LS	U	05/02/18	\$25,000.00	05/02/18	\$75,000.00	\$12,705.00	05/01/18	\$12,307.00	\$12,307.00	05/29/18	EXEC	06/21/18	0	
009	028-R0	Additional Grading Activities at Pool	LS	U	05/02/18	\$100,000.00	05/14/18		\$65,807.89	08/07/18	\$42,273.44	\$46,223.00	08/10/18	EXEC	08/14/18	0	
010	024-R0	Credit for Deletion of Fire Line	LS	U	05/03/18	(\$5,000.00)	05/04/18		(\$37,278.00)	07/23/18	(\$30,957.00)	(\$37,278.00)	07/23/18	EXEC	08/08/18	0	
011	007-R0	Nema-4X Enclosure	LS	E	05/07/18	\$5,000.00	05/07/18		\$2,881.77	05/04/18	\$61.00	\$1,462.00	07/03/18	EXEC	07/13/18	0	
012	030-R0	Temporary Electric Meter Power Fees	LS	S	05/31/18	\$5,000.00	06/04/18		\$6,653.58	08/09/18	\$3,307.00	\$3,922.00	08/14/18	EXEC	08/23/18	0	
013	021-R1	Remove & Replace Complete Slab in Pool Equipment Room	LS	U	05/31/18	\$5,000.00	06/04/18		\$14,916.60	08/22/18	\$4,699.00	\$12,260.00	08/30/18	EXEC	09/05/18	0	
014	029-R0	Fire Damage Repair to Men's Locker Room	TM	U	06/04/18	\$75,000.00	06/18/18	\$75,000.00	\$78,371.90	08/08/18	\$71,492.00	\$71,478.00	08/10/18	EXEC	08/14/18	0	
015	019-R0	Added Site Security for July 2018 through September 2018	LS	S	06/11/18	\$100,000.00	06/12/18		\$82,511.00	06/21/18	\$82,511.00	\$67,632.00	06/29/18	EXEC	07/13/18	0	
016	None Specified	(VOID) Restoration Permit for Repairs to Fire Damaged Bathroom Building	CAN	U	06/12/18	\$5,000.00	06/12/18							CAN			
017	014-R0	Change Door Hardware Set 2	LS	E	06/12/18	\$1,000.00	06/12/18		\$377.52	06/06/18	(\$154.00)	\$627.00	08/16/18	EXEC	08/19/18	0	
018	020-R0	Unfresseen Concrete & Slurry Backfill At Bottom of Surge Chamber	LS	U	06/19/18	\$10,000.00	06/21/18	\$10,000.00	\$6,649.71	06/22/18	\$6,650.00	\$6,650.00	06/22/18	EXEC	07/13/18	0	
019	016-R0	(VOID) MUSCO Stadium Lighting Conduits and Feeders	CAN	U	06/25/18	\$5,000.00			\$25,640.12	06/12/18				CAN			
020	017-R0	Security Conduits for Pool Area	LS	S	06/25/18	\$25,000.00	06/25/18		\$15,918.20	06/12/18	\$14,199.00	\$13,080.00	07/27/18	EXEC	08/08/18	0	
021	034-R0	Credit for Irrigation Revisions	LS	S	07/05/18	(\$10,000.00)	07/05/18		(\$5,816.75)	08/16/18	(\$22,406.00)	(\$4,745.00)	10/16/18	EXEC	10/18/18	0	
022	025-R0	Foundations for Security Lights (Fixture Type F)	LS	E	10/01/18	\$25,000.00	10/02/18		\$19,577.80	07/23/18	\$17,281.00	\$17,281.00	10/03/18	EXEC	10/04/18	0	
023	023-R1	Install New LADWP Permanent Power Service Conduits	LS	E	07/18/18	\$50,000.00	07/19/18		\$48,826.30	07/20/18	\$18,415.00	\$37,289.00	09/10/18	EXEC	09/14/18	0	
024	037-R0	Additional Irrigation at North End of Project Site	LS	S	07/25/18	\$10,000.00	08/27/18		\$13,837.29	08/17/18	\$21,232.00	\$13,838.00	08/27/18	EXEC	09/05/18	0	
025	038-R0	Relocate Floor Sink in Room 127	LS	E	07/27/18	\$5,000.00	07/30/18		\$1,853.53	08/23/18	\$2,959.74	\$1,854.00	08/27/18	EXEC	09/04/18	0	
026	039-R0	Reroute Existing Irrigation Line around Security Light Pole	LS	E	08/02/18	\$10,000.00	08/02/18		\$9,065.39	08/27/18	\$895.00	\$895.00	10/19/18	EXEC	10/22/18	0	
027	059-R0	Install ITA Conduit in Sewer Trench	LS	S	08/13/18	\$25,000.00	08/15/18		\$34,526.00	11/27/18	\$32,576.00	\$34,526.00	11/28/18	EXEC	11/29/18	0	

028	041-R0	Splash Pad Backwash Pit Structural Detail	LS	E	08/13/18	\$5,000.00	08/15/18		\$3,297.19	08/31/18	\$1,735.00	\$2,685.00	10/30/18	EXEC	11/01/18	0
029	043-R0	Replace Front Entrance High Roof and Demo HVAC	TM	U	08/15/18	\$10,000.00	10/23/18	\$13,000.00	\$19,363.97	09/21/18	\$7,430.00	\$12,899.00	10/23/18	EXEC	10/24/18	0
030	033-R0	Replace Fire Damaged HVAC System in Bathroom	LS	U	08/15/18	\$100,000.00	08/20/18		\$87,737.81	08/14/18	\$89,197.00	\$87,738.00	08/20/18	EXEC	09/05/18	0
031	040-R0	Relocate Fire Water Riser at North End of Room 127	LS	U	08/27/18	\$5,000.00	08/27/18		\$2,948.35	08/27/18	\$2,465.00	\$2,574.00	08/30/18	EXEC	09/04/18	0
032	057-R0	Remove Tree in Conflict with New North-South Sewer Reach at West side of Bathroom and Provide New Trees Per Mitigation Plan	LS	E	09/05/18	\$25,000.00	09/08/18		\$13,984.25	11/13/18	\$8,639.00	\$12,990.00	11/16/18	EXEC	11/29/18	0
033	044-R2	Providing Fence Layout Per RFI 67 Response (Original) in Lieu of Credit for Reduction of Steel Material for Fence per Submittal 88-R2 and RFI 90 Responses	LS	S	09/07/18	(\$50,000.00)	09/08/18		\$0.00	10/18/18	\$0.00	\$0.00	10/19/18	EXEC	10/31/18	0
034	026-R3	Replace Fire Damaged Electrical System in Bathroom	LS	U	12/12/18	\$100,000.00	12/14/18		\$98,800.00	12/14/18	\$98,658.94	\$98,800.00	12/14/18	EXEC	12/17/18	0
035	022-R0	Fill Existing Pit at Pool Equipment Room	LS	E	09/20/18	\$5,000.00	09/20/18		\$10,347.16	06/27/18	\$7,435.00	\$8,056.00	10/09/18	EXEC	10/16/18	0
036	036-R0	(VOID) Shelving Supports	CAN	E	09/20/18	\$5,000.00	09/20/18		\$2,136.92	08/17/18				CAN		
037	031-R0	Addendum 1- Electrical Plans Discrepancies	LS	U	09/20/18	\$10,000.00	09/21/18		\$88,430.69	08/10/18	\$3,584.00	\$25,801.00	10/19/18	EXEC	10/22/18	0
039	060-R0	Install ITA Conduits Inside of Bathroom	LS	U	10/03/18	\$50,000.00	10/04/18		\$47,890.00	11/27/18	\$42,509.00	\$47,890.00	11/28/18	EXEC	11/29/18	0
040	None Specified	Install New Gas Line For Bathroom & Splashpad	LS	E	01/14/19	\$50,000.00	01/15/19							UNR		
041	049-R2	New Roof at Bathroom Due to Fire Damage	LS	U	12/11/18	\$100,000.00	12/12/18		\$99,800.00	12/11/18	\$99,796.17	\$99,800.00	12/13/18	EXEC	12/17/18	0
042	051-R0	Added Site Security: October 2018 through December 2018	LS	S	10/03/18	\$75,000.00	10/04/18		\$68,948.00	10/16/18	\$68,948.00	\$68,948.00	10/18/18	EXEC	10/22/18	0
043	None Specified	(VOID) Added Site Security October 2018 through December 2018	CAN	S										CAN		
044	048-R0	Weather Proofing Existing Bathroom Roof	LS	U	10/03/18	\$10,000.00	10/04/18		\$1,776.03	10/09/18	\$1,627.00	\$1,627.00	10/30/18	EXEC	11/01/18	0
045	062-R0	Demolition of Existing MEP Systems and Testing of Utility Lines in Fire Damaged Bathroom	TM	U	10/04/18	\$75,000.00	10/12/18	\$75,000.00	\$42,699.60	12/12/18				UNR		
046	045-R0	Replace Fire Damaged Plumbing System in Bathroom	TM	U	10/19/18	\$100,000.00	10/30/18	\$100,000.00	\$79,480.83	09/21/18				UNR		
047	056-R0	Add Bid Alternate No. 1 Canopy Structure - Phase 1 (Foundation and Underground Electrical Conduit Installation)	LS	S	11/15/18	\$150,000.00	11/15/18		\$84,875.93	11/06/18	\$88,840.05	\$84,876.00	11/29/18	EXEC	11/30/18	0
048	055-R2	Additional Concrete Barrier Seating in Pool Area	LS	E	12/03/18	\$50,000.00	12/03/18		\$70,877.01	12/10/18	\$50,929.00	\$63,041.00	01/17/19	EXEC	01/23/19	0
049	050-R0	Install Hydrel JB1719 Junction Box for Type-J Lights	LS	E	12/03/18	\$5,000.00	12/03/18		\$4,055.66	10/15/18	\$4,250.00	\$4,056.00	12/10/18	EXEC	12/11/18	0
050	061-R0	Relocate Ex Irrigation Lines At South West Walkway	LS	S	12/03/18	\$10,000.00	12/12/18		\$6,697.10	12/05/18	\$6,011.00	\$6,298.00	01/11/19	EXEC	01/14/19	0
051	046-R0	Additional Blocking for Strapping @ Rooms 127 & 128	LS	E	12/07/18	\$1,000.00	12/12/18		\$4,598.06	10/03/18	\$218.00	\$1,325.00	12/27/18	EXEC	01/02/19	0
052	052-R0	Conflict Between Ex Fire Line and New Storm Drain	LS	U	12/20/18	\$5,000.00	01/03/19		\$4,837.58	10/24/18	\$766.00	\$489.00	01/08/19	EXEC	01/10/19	0
053	065-R0	New Electrical System in Women's Dressing Room	LS	S	12/19/18	\$100,000.00	12/19/18		\$77,283.00	12/14/18	\$73,525.09	\$77,283.00	12/20/18	EXEC	12/26/18	0
054	064-R0	Replace Existing Roof @ South End of Bathroom	LS	S	12/19/18	\$100,000.00	12/19/18		\$87,608.00	12/13/18	\$73,467.09	\$87,608.00	12/20/18	EXEC	12/26/18	0

055	067-R0	Added Site Security January 2019 through March 2019	LS	S	01/07/19	\$75,000.00	01/08/19		\$72,839.00	01/18/19	\$67,002.00	\$72,839.00	01/25/19	EXEC	01/28/19	0	
056	None Specified	Add Schedule of Finishes for the Bathroom	LS	E	01/10/19	\$75,000.00	01/11/19							UNR			
057	047-R0	Simpson Strong Wall Modifications	LS	E	01/14/19	\$5,000.00	01/14/19		\$1,929.95	10/09/18	\$1,570.00	\$1,727.00	01/25/19	EXEC	01/28/19	0	
058	032-R3	Install New Fire Sprinkler System in Bathroom	LS	U	01/15/19	\$100,000.00	01/16/19		\$70,359.83	01/25/19				UNR			
059	068-R0	Install New Fire Alarm System in Bathroom	LS	S	01/16/19	\$50,000.00	01/16/19		\$25,307.11	01/22/19				UNR			
060	None Specified	Revised Lighting Schedule and Layout	LS	E	01/16/19	\$25,000.00	01/17/19							UNR			
061	071-R0	Add Bid Alternate No.1 Canopy Structure - Phase 2, Part 1 (Super Structure Shop Drawings)	LS	U	01/24/19	\$50,000.00	01/24/19		\$32,118.00	01/29/19				UNR			
<b>Original Contract</b>			<b>\$6,388,000.00</b>		<b>Time Extension</b>		<b>0 CD's</b>		<b>Payment Type:</b>	<b>LS: Lump Sum</b>		<b>CO Category:</b>	<b>U: Unforeseen</b>				<b>\$564,343.00</b>
<b>Original Contingency</b>			<b>\$958,200.00</b>		<b>Approved Comp. CD's</b>	<b>0</b>	<b>0</b>		<b>TM: Time &amp; Material</b>				<b>E: Errors &amp; Omissions</b>				<b>\$163,679.00</b>
<b>Revised Contingency</b>			<b>--</b>		<b>Approved Non Comp. CD's</b>	<b>0</b>	<b>0</b>		<b>CAN: Canceled</b>				<b>S: Change in Scope</b>				<b>\$581,610.00</b>
<b>Executed COs &amp; UCOs</b>			<b>\$1,309,632.00</b>						<b>CO Status:</b>	<b>EXEC: Executed</b>			<b>Executed COs</b>				<b>\$1,309,632.00</b>
<b>CO Percentage</b>			<b>20.50%</b>						<b>NEG: Negotiated</b>				<b>Executed UCOs</b>				<b>\$0.00</b>
<b>Revised Contract</b>			<b>\$7,697,632.00</b>						<b>UNR: Unresolved</b>				<b>Forecasted COs</b>				<b>\$399,965.37</b>
<b>Remaining Contingency</b>			<b>(\$351,432.00)</b>						<b>CAN: Canceled</b>				<b>Canceled COs</b>				<b>--</b>