

APPROVED

JAN 16 2019

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-013

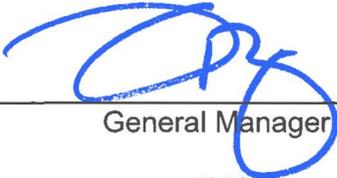
DATE January 16, 2019

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TOMMY LASORDA FIELD OF DREAMS - IMPROVEMENTS TO ATHLETIC FIELDS, FIELD HOUSE AND RESTROOMS (W.O. #E170346F) PROJECT - FINAL ACCEPTANCE

AP Diaz _____ V. Israel _____
*R. Barajas USD S. Piña-Cortez _____
H. Fujita _____ N. Williams _____



General Manager

Approved X

Disapproved _____

Withdrawn _____

RECOMMENDATION

Accept the work performed on Tommy Lasorda Field of Dreams - Improvements to Athletic Fields, Field House and Restrooms (W.O. #E170346F) Project under the Memorandum of Understanding (MOU) between the Department of Recreation and Parks (RAP), the Department of Public Works, Bureau of Engineering (BOE), and the Department of General Services (GSD), as outlined in the Summary of this Report.

SUMMARY

The Tommy Lasorda Field of Dreams is located at 1900 North Waterloo Street, Los Angeles, California 90039. The Project replaced the existing portable restroom located at the site with two (2) new unisex restrooms, conforming to Americans With Disabilities Act (ADA) standards; the temporary storage bin was replaced with a permanent field house, including restroom, office, storage space and janitor's closet; an existing, deteriorating fabric shade structure was replaced with a new, metal shade shelter; a set of new metal bleachers were added under a second shade shelter; and a new batting cage was constructed.

On June 2, 2010, construction was awarded to GSD through the approval of an MOU between RAP, BOE, and GSD (Report No. 10-140), in the amount of \$950,000, including contingency. The MOU was subsequently amended on May 16, 2012 (Report No. 12-141) to extend the term by 24 months (to a total of 48 months), from an expiration date of June 16, 2012 to an expiration date of June 16, 2014.

The Project was funded with Proposition K - L.A. for Kids Program funds. RAP received beneficial occupancy, and began using the facility, on May 13, 2014. However, due to various issues, the final project close-out with GSD did not take place until August 11, 2015

BOARD REPORT

PG. 2 NO. 19-013

At the start of the construction, a Notice-To-Proceed, in the amount of \$710,525, was issued to GSD. During the course of construction, a total of twenty-two (22) change orders were issued, at a total cost of \$236,952.21, or thirty-three percent (33%) of the Notice-to-Proceed amount. The final construction amount, including approved change orders, was \$947,477.21, which is within the approved MOU amount of \$950,000.

The substantial amount of the change orders were attributed in large part due to the extended time frame for construction, also due to the need (as requested by RAP and the Council District) to accommodate the existing youth baseball seasons operated by RAP Municipal Sports Program. This required that construction be stopped part way through, and the site be modified to allow for baseball play prior to completion of the sportsfield improvements. In addition, RAP requested various changes of amenities as designed, which resulted in additional costs. Finally, due to the result of a high bid from GSD's on-call steel vendor, the re-bid of a steel roof for value engineering intent also resulted in a delay, however, the costs savings resulting from the rebid validated the decision to delay the Project for rebidding.

The breakdown for these substantial change orders were, respectively \$106,255 for unforeseen conditions (15%), \$29,955 for errors and omissions (4%), \$21,007 for scope changes (3%), with the remaining \$79,735 (11%), for under estimating and market pricing conditions encountered by GSD (Also known as Category 4 Change Orders). GSD has also indicated that the extended construction period resulted in some of the Category 4 change orders, due to the fact that their vendors and subcontractor's could not be expected to hold their prices beyond the requirements of their vendor and/or construction contracts.

GSD has finished the work, and BOE's Construction Management Division completed the construction management of the project. BOE advised RAP that GSD completed the construction of this Project and that the quality of the work is excellent.

There were no contract compliance or labor issues with the work done under this MOU. Some of the construction work was completed by City employees and other work by subcontractors under the supervision of GSD staff.

FISCAL IMPACT STATEMENT

There is no impact to RAP's General Fund at this time, however, maintenance costs are included in RAP's General Funds.

This Report was prepared by William Tseng, Project Manager, Recreational and Cultural Facilities Program (BOE), with assistance from Erick Chang, Project Manager, Recreational and Cultural Facilities Program (BOE). Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and by Cathie Santo Domingo, Superintendent, Planning, Maintenance, and Construction Branch.