

APPROVED
JUN 05 2019

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 19-110

DATE June 5, 2019

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

**SUBJECT: WOODLAND HILLS RECREATION CENTER – PARK RENOVATION
(PRJ20090) (W.O. #1907454) PROJECT – RELEASE OF REMAINING
RETENTION**

AP Diaz _____ S. Piña-Cortez _____
H. Fujita _____ *PS* C. Santo Domingo *DP* _____
V. Israel _____ N. Williams _____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Accept the gymnasium floor repairs performed by Royal Construction, Corp. (Royal), under Contract No. 3515 for the Woodland Hills Recreation Center – Park Renovation (PRJ20090) (W.O. #E1907454) Project (Project); and,
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to release the remaining retention monies, in the amount of One Hundred Thousand Dollars (\$100,000), which were held under Contract No. 3515 to Royal, upon final project acceptance by the Board of Recreation and Park Commissioners (Board)

SUMMARY

The Woodland Hills Recreation Center – Park Renovation (PRJ20090) (W.O. #E1907454) Project (Project is a Proposition K 8th Cycle competitive project. The Project scope of work included the demolition of the existing administration and gymnasium buildings; the construction of a new 12,400 square-foot (SF) recreation building including a gymnasium, multipurpose rooms, office, kitchen, restrooms and support facilities; the demolition of the existing swimming pool and bathhouse; and the construction of a new 6,750 SF (90-foot by 75-foot) pool, a 2,000 SF pool bathhouse, a 1,000 SF pool equipment room, utility infrastructure upgrades; and additional improvements including outdoor lighting, children's play area, landscaping and irrigation.

On September 5, 2018, the Board approved the Final Acceptance of the Project (Report No. 18-192). However, at the time final acceptance was granted, RAP Maintenance staff reported concerns about high and low spots in the gym floor, and requested Royal to provide a third party inspection for an independent assessment of the floor condition and provide necessary warranty repairs. On November 8, 2018, the Maple Floor Manufacturers Association (MFMA) performed the on-site inspection and made recommendation for the necessary repairs. Due to the repair work that had to be done after the completion of construction, an amount of One Hundred

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Thousand Dollars (\$100,000) in the overall project retention was withheld at the time of final acceptance. Because of the scheduled basketball season at the facility, the gymnasium was not available for repairs until recently. The repair of the gymnasium floor was performed by HUR Flooring, subcontractor to Royal, as warranty work. The work was completed on February 4, 2019, in accordance with MFMA's recommendation (Attachment 1). RAP and BOE staff has inspected the repaired floor, and concur that it is repaired to the satisfaction of RAP. The warranty work was done at no cost to the City. Staff is in receipt of the one-year warranty letter furnished by Royal for the repaired work (Attachment 2).

FISCAL IMPACT STATEMENT

There is no fiscal impact to RAP associated with this Report since the warranty work was performed at no cost to RAP's General Funds.

This Report was prepared by Alex Ngo, Project Manager, BOE Architectural Division, and reviewed by Neil Drucker, BOE Architectural Division, Interim Division Manager; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENTS

Attachment 1 - Letter of Completion of Repair Work
Attachment 2 - Letter of Warranty for Repair Work



Phone 818-700-4985 -- Fax 818-701-0785
License #604929

To: Royal Construction Corp.
11680 Goldring Road, Suite A
Arcadia, CA 91006
Phone: (626) 358-6688
Fax: (626) 358-0880

Re: Woodland Hills RC
Subject: Notice of Completion

February 5, 2019

Dear Ferwin:

This letter shall serve as a formal notice that the corrective work at the Woodland Hills RC Gym was performed and completed on 2/4/2019.

1. The wood flooring was cut at all areas (perimeter of the floor and all vertical obstructions within the borders of the floor) where the required expansion void was disturbed impeding the system from free movement it was designed to accommodate.
2. Additional Johnsonite rubber vent cove base was installed at the West wall.

It is recommended by the MFMA to maintain indoor temperature between 55° and 75° and indoor RH between 35% and 50% year round to prevent the wood flooring from the excessive movement.

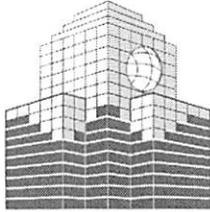
If you have any questions, please do not hesitate to call us at (818) 700-4985.

Sincerely,

Michael Hur

Michael Hur
Owner

15204 Stagg Street
Van Nuys, CA 91405



ROYAL CONSTRUCTION CORPORATION

11680 Goldring Road, Suite A, Arcadia, CA 91006

Tel (626) 358-6688

Fax (626) 358-0880

April 2, 2019

City of Los Angeles
Department of Public Works
Bureau of Engineering
1149 S. Broadway, Ste 700
Los Angeles, CA 90015

Attn: Mr. Hoi Van Luc

Re: WOODLAND HILLS RECREATION CENTER -
GYMNASIUM FLOOR REPAIR

Mr. Hoi Van Luc,

The repair of the gymnasium floor was performed and completed on February 4, 2019 per the MFMA Flooring Inspection Report recommendations dated November 2, 2018. The one year warranty on the repaired floor will run from February 4, 2019 to February 4, 2020.

Attached please find Hur Flooring's letter, pictures and email from Lee Marks for the completion of the repair.

Royal Construction would like to request for the release of our retention that it is being held for the past year and a half.

Should you have any questions, please feel free to contact me at (626) 358-6688.

Regards,


Ferwin Santos
Project Manager