

APPROVED

REPORT OF GENERAL MANAGER

NO. 07-174

DATE August 14, 2007

AUG 14 2007

C.D. 4

BOARD OF RECREATION
and PARK COMMISSIONERS

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PAN PACIFIC SENIOR ACTIVITY CENTER (W.O. #PRJ1731C) – FINAL ACCEPTANCE

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<i>Am f m s</i>

R. Adams
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the final acceptance of work performed under Contract No. 3157 as outlined in the body of this report;
2. Authorize the Department's Chief Accounting Employee to release all retention monies held under Contract No. 3157 to A.W.I. Builders, Inc., (AWI), 35 calendar days after the acceptance by the Board; and,
3. Authorize the Board Secretary to furnish AWI with a letter of completion.

SUMMARY:

The construction contract for the Pan Pacific Senior Activity Center (formerly known as West Wilshire Senior Citizen Center) project (W.O. #PRJ1731C) was awarded to AWI on May 18, 2005 (Board Report No. 05-107), in the amount of \$2,375,146. The project, which is located at 141 S. Gardner Street, Los Angeles, CA 90032, provides for the renovation of an existing multi-purpose community center and conversion into a state-of-the-art recreational facility for senior citizens. The new Pan Pacific Senior Activity Center features a new 62-car parking lot, which is shared with the adjacent Pan Pacific Branch Library, and includes a gymnasium and a dedicated area for exercise

REPORT OF GENERAL MANAGER

PG. 2

NO. 07-174

equipment to encourage and promote the senior citizens to stay fit and healthy through physical activities. The construction was completed on May 18, 2007, and a dedication ceremony was held on June 7, 2007.

The project was funded by Quimby, Proposition A, Proposition DD (Library Bond), and Proposition 12 Roberti-Z'berg-Harris (RZH) funds.

The Bureau of Engineering (BOE), Architectural Division performed the project management tasks, while the Construction Management Division performed the construction management task. Jeffrey M. Kalban and Associates Architecture, Inc., is the Architect of Record and provided design and construction administration services.

BOE has informed the Department that this project was completed with 19 Change Orders totaling \$568,812. The final contract amount, including the Change Orders, is \$2,943,958. It should be noted that Change Order No. 11 (\$265,000, Board Report No. 06-105) and Change Order No. 19 (\$89,561), totaling \$354,561, were issued to add scope items to the project as betterments during construction as funding became available. The added scope, approved by the Commission and Council District Four, included a new roof and wood floor for the gymnasium, new ductwork and platforms for the rooftop air conditioning units, and additional landscaping features around the facility. The remaining 17 Change Orders amounted to \$214,251, or 9% of the awarded contract amount.

Department staff has consulted with the Office of Contract Compliance concerning the status of the labor compliance requirements and Affirmative Action requirements on the project. There are no outstanding wage violations, and AWI is in compliance.

FISCAL IMPACT STATEMENT:

The operation and maintenance costs of the Pan Pacific Senior Activity Center facility are already included in the Department's current General Fund annual budget appropriation.

This report was prepared by Paul Tseng, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Program Manager, BOE, Recreational and Cultural Facilities Program; Bradley M. Smith, BOE, Chief Deputy City Engineer, and Michael A. Shull, Superintendent, Department of Recreation and Parks, Planning and Development Division.