

APPROVED

REPORT OF GENERAL MANAGER

NO. 072285

DATE December 12, 2007

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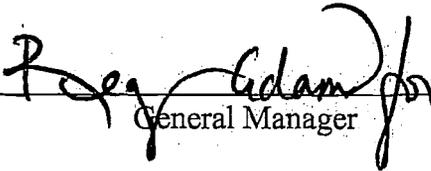
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BOARD OF RECREATION and PARK COMMISSIONERS

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SUBJECT: HUBERT HUMPHREY RECREATION CENTER – CHILD CARE CENTER ADDITION (W.O. #E170284F) – CONTRACT NO. 3159 - FINAL ACCEPTANCE

R. Adams	_____	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	<u>ms</u>

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Authorize issuance of change orders exceeding 25% of the total contract amount for the reasons stated in the body of this report (per Board Report No. 06-137, June 7, 2007);
2. Approve the final acceptance of work performed under Contract No. 3159 as summarized in the body of this report;
3. Authorize the Department's Chief Accounting Employee to release all retention monies held under Contract No. 3159 to Abeam Construction, Inc., thirty-five calendar days after acceptance by the Board; and,
4. Direct the Board Secretary to furnish Abeam Construction, Inc., with a letter of completion.

SUMMARY:

The construction contract for the Hubert Humphrey Recreation Center – Child Care Center Addition (W.O. #E170284F) was awarded to Abeam Construction, Inc., on June 1, 2005 (Board Report No. 05-139), in the amount of \$898,800. The project, which is located at 12560 Filmore Street, Pacoima, California, provided for the expansion of the existing childcare center. The project scope of work included constructing a 700 square-foot addition, a 100 square-foot canopy, a 3,300 square-foot play area including landscaping; converting 1,000 square-feet of covered patio area into a new

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classroom; installing a fire sprinkler system throughout; and resurfacing / re-stripping the parking lot. As stated in Board Report No. 07-241 (October 17, 2007), the Contractor was not able to start construction as assumed in the bid documents on September 1, 2005, because the relocation of the childcare program was not completed on time. Construction began on December 5, 2005, and was completed, and accepted by the Bureau of Contract Administration on August 1, 2007.

The project was funded entirely by Proposition K funds as outlined in Board Report Nos. 05-139 and 07-241.

The Bureau of Engineering (BOE), Recreation and Cultural Facilities Program, completed the Construction Management of the project.

BOE has informed the Department that this project was completed in the amount of \$1,195,706.32, which includes the base bid amount of \$898,800, plus sixteen change orders totaling \$296,906.32, which equals approximately 33% of the base bid, for unforeseen conditions and project betterments made at the request of Department staff. The two final change orders issued as a result of the delayed construction start and the extended overhead incurred by the contractor throughout the project accounted for the added 8% in the contract amount. Three additional change orders that were issued for project betterments, attributed to an additional 14% of the contract amount. These included expanding the new fire alarm system into the existing gymnasium, interior and exterior painting including the application of an anti-graffiti coating for the existing childcare facility, and resurfacing of the asphalt parking lot in lieu of the specified slurry coating. The additional betterments along with the delayed start of construction and extended overhead costs contributed to the final change order amount exceeding the 25% authority limitation.

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 Abeam Construction, Inc., is in compliance.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department's General Fund as the costs for operation of the facility are already included in the Department's 2007 - 2008 operating budget for Child Care Facilities, and construction was accomplished fully with Proposition K funding.

This report was prepared by David Takata, Project, Bureau of Engineering and was reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; Bradley M. Smith, Chief Deputy City Engineer, Bureau of Engineering; and Michael A. Shull, Superintendent, Planning and Development, Department of Recreation and Parks.