

APPROVED
DEC 12 2007

REPORT OF GENERAL MANAGER

NO. 07-286

DATE December 12, 2007

~~BOARD OF RECREATION
and PARK COMMISSIONERS~~

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TAYLOR YARD PHASE II - NEW PARK DEVELOPMENT (#1202S)
(W.O. #E1904346) - CONTRACT NO. 3165 - FINAL ACCEPTANCE

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

Neil Israel
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Accept the work performed under Contract No. 3165 as outlined in the body of this report;
2. Authorize the Department's Chief Accounting Employee to release all retention monies currently held under Contract No. 3165 to Los Angeles Engineering, Inc. 35 calendar days after the acceptance by the Board; and,
3. Authorize the Board Secretary to furnish Los Angeles Engineering, Inc., Contract No. 3165, with a letter of completion.

SUMMARY:

On September 21, 2005, the Board awarded a construction contract in the amount of \$7,639,100 to Los Angeles Engineering, Inc., (Board Report No. 05-237) for construction of the Taylor Yard Phase II - New Park Development (#1202S) (W.O. #E1904346), located at 1900 North San Fernando Road, Los Angeles. Contract No. 3165 was executed on October 20, 2005, for construction of a new forty (40) acre park located on State owned property now known as Rio de Los Angeles State Park, as renamed by the State Park Board of Commissioners, and formerly known as Taylor Yard. The City of Los Angeles is leasing twenty (20) acres of the property through a lease agreement with the State.

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The City-leased portion of the project (20 acres) provided for the development of one regulation natural turf soccer field, one regulation size synthetic turf field, two youth natural turf soccer fields, sports field lighting, four basketball courts, two tennis courts, one splash pad, children's play area, one baseball field, one softball field, parking, and park office/community building (building). The completed project has made use of many sustainable design practices such as smart irrigation systems, permeable parking surfaces, native landscaping, on-site storm water treatment and collection, and a synthetic soccer field. All of this work has been completed under the terms of the contract. On November 1, 2006, the Board approved Change Order No. 35 for construction of the building (Board Report No. 06-321) for a not-to-exceed amount of \$1,100,000, subject to Council approval for Proposition 12-Per Capita (\$302,015) and Proposition 40 - Per Capita (\$350,000) funding. The City's portion of the project has been funded through Proposition 40, Proposition 12, Proposition K, State Parks, Community Development Block Grant (CDBG), the City's General Fund and Federal Grant - EDI Special Project.

The remaining twenty (20) acres to be operated by the State, which was included in the scope of work under Contract No. 3165 with Los Angeles Engineering, Inc., included construction of natural, native landscaped passive areas such as trails, picnic areas, and a wetland area. Much of the wetland area acts as containment and treatment of collected on-site storm water run-off. All of this work has been satisfactorily completed under the terms of the contract as well. This work was funded under a grant agreement with the State of California's Department of Parks and Recreation which was previously approved by the Board on June 15, 2005 (Board Report No. 05-148).

The Board previously approved a partial acceptance of the project on February 21, 2007 (Board Report No. 07-41). The only uncompleted work at that time was the building which is now complete and operational.

To date, a total of \$2,532,427.13 in change orders has been agreed to on this project (Change Order Nos. 1 to 52). Of that amount, \$2,152,217 was used to award City Deductive Alternate Nos. 1, 2, 3, 4, 5, 6 and 7. Therefore, the actual change order value resulting from errors, omissions and unforeseen conditions is \$380,210.13, which represents only 5% of the original contract. Even with the estimated additional change orders, the change order percentage is still significantly less than the 10% to 15% normally expected on a project of this scale.

The Bureau of Engineering Construction Management Division completed the construction management of the project under the Proposition K Program and is in agreement with final acceptance of the project.

Department staff consulted with the Office of Contract Compliance concerning the status of the labor compliance requirements and affirmative action requirements of the project. No outstanding wage violations exist and Los Angeles Engineering, Inc., is in compliance on this project.

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FISCAL IMPACT STATEMENT:

The Department is in negotiations with State Parks for a collaborative approach to maintaining the forty-acre park and will be returning to the Board with a separate report outlining the agreed upon terms and conditions of the maintenance agreement. Further, the Department did receive operations and maintenance funding in the 2006-2007 and 2007-2008 budget.

This report was prepared by Michael A. Shull, Superintendent, Planning and Development.