

REPORT OF GENERAL MANAGER

APPROVED
OCT 17 2007

NO. 07-236

DATE October 17, 2007

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BEVERLY POCKET PARK (#1111A) (W.O. #E1904756) - FINAL ACCEPTANCE

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

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the final acceptance of work performed under Contract No. 3192 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. 3192 to Landshapes, 35 calendar days after the acceptance by the Board; and,
3. Authorize the Board Secretary to furnish Landshapes with a letter of completion.

SUMMARY:

The construction contract for the Beverly Pocket Park (#1111A) (W.O. #E1904756) project was awarded to Landshapes on August 9, 2006 (Board Report No. 06-212), in the amount of \$596,000. The project, which is located at 1644 Beverly Boulevard, Los Angeles, CA 90026, involved the construction of a new pocket park, approximately 13,900 square feet in size, featuring a children's playground on a rubberized resilient surface, community gardens, walking paths, drinking fountain, picnic tables, benches, perimeter metal fencing, security lighting, landscaping and irrigation. The construction was completed on August 22, 2007, and a dedication ceremony was held on September 15, 2007.

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Acquisition of the land and construction of the project was fully funded by a testamentary gift from the Anna H. Bing Living Trust.

The Bureau of Engineering (BOE), Architectural Division performed the project management tasks, while the Construction Management Division provided construction management services. Cornerstone Studios, Inc., is the Landscape Architect of Record and provided design and construction administration services.

BOE has informed the Department that this project was completed with eight Change Orders issued in the amount of \$98,737.66, or 16.6% of the awarded contract amount. The final contract amount, including the Change Orders was \$694,737.66. It should be noted that Change Order No. 8, in the amount of \$50,000, was issued to accelerate the construction schedule in order to meet the deadline required by the Anna H. Bing Living Trust. The remaining seven Change Orders amounted to \$48,737.66, or 8.2% of the awarded contract amount, an amount within the normal contingency for projects of this size and scope.

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 Landshapes is in compliance.

FISCAL IMPACT STATEMENT:

The new Beverly Pocket Park will be maintained and operated by the Los Angeles Neighborhood Land Trust (LANLT) through a Maintenance and Operation Agreement between the Department and LANLT. As such, the new park will require very little maintenance, if any, on the part of the Department; however, a small budget for part-time maintenance is included in the Department's current General Fund annual budget appropriation, as the Department maintained the new park for a short time after completion until its dedication/grand opening, at which time LANLT formally took over the maintenance and operations functions of the new park. The Department also intends to provide future supplementary maintenance and/or operations support to LANLT in case any unanticipated events or occurrences require such assistance from the Department.

Report prepared by Paul Tseng, Project Manager, Bureau of Engineering, Architectural Division. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; Michael Brown (for Bradley Smith, Chief Deputy City Engineer, Bureau of Engineering); and Michael A. Shull, Superintendent, Planning and Development Division, Department of Recreation and Parks.