

APPROVED
OCT 17 2007
BOARD OF RECREATION
and PARK COMMISSIONERS

REPORT OF GENERAL MANAGER

NO. 07-237

DATE October 17, 2007

C.D. 3

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LANARK POOL AND BATHHOUSE RENOVATION (W.O. #E170928F) – FINAL ACCEPTANCE

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

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the final acceptance of work on the Lanark Pool and Bathhouse Renovation (W.O. #E170928F) project performed under Contract No. 3186, with the Western Group, Inc., 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. 3186 to Western Group, Inc., 35 calendar days after the acceptance by the Board; and,
3. Authorize the Board Secretary to furnish Western Group, Inc., Contract No. 3186, with a letter of completion.

SUMMARY:

The construction contract for the Lanark Pool and Bathhouse Renovation (W.O. #E170928F) project was awarded to Western Group, Inc. (WGI), on June 15, 2006 (Board Report No. 06-167), in the amount of \$2,750,000. The project, which is located at 21827 Strathern Street, Canoga Park, provided for the replacement of the existing swimming pool and deck, renovation of the existing bathhouse in conformance with the current Building Code Standards as well as compliance with the American with Disabilities Act (ADA), replacement of existing fencing, repair of the existing parking lot, and removal of the existing water slide assembly.

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WGI started construction on July 10, 2006. Construction quickly progressed to meet the Department's aggressive schedule to open the facility for public use in the summer of 2007. On June 20, 2007, the swimming pool and bathhouse facility was opened for operation by the Department. The contractor performed the work exceptionally, completing the Lanark Pool and Bathhouse Renovation project on time. The Inspector of Public Works issued a Statement of Completion on September 4, 2007.

The project was completed with forty-three (43) Change Orders issued in the amount of \$607,196 representing 18% of the contract amount. The final contract amount, including the Change Orders, was \$3,357,196. The additional scope of work, approved by the Department, was due to unforeseen conditions, i.e., time and material for asbestos abatement, roof repair, replacement of existing bleachers, ceiling assembly structural repair, electrical upgrades supporting pool equipment and chemical rooms, parking lot improvement and ADA upgrades in various areas required by the current code, and was not excessive in light of the unforeseen conditions encountered and upgrades requested by the City.

The Bureau of Engineering (BOE), Architectural Division performed the project management tasks, while the BOE Construction Management Division performed construction management services for the project. Sparano and Mooney Architecture, Inc., was the Architect of Record and provided design and construction administration services.

BOE 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 WGI is in compliance.

FISCAL IMPACT STATEMENT:

The operation and maintenance costs of the Lanark Pool and Bathhouse facility are already included in the Department's current General Fund annual budget appropriation.

This report was prepared by Fred O. David, Project Manager, BOE Architectural Division. Reviewed by Mahmood Karimzadeh, Program Manager, BOE Architectural Division; Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; Michael Brown (for Bradley Smith, Chief Deputy Engineer); and by Michael A. Shull, Superintendent, Planning and Development, Department of Recreation and Parks.