

APPROVED
AUG 14 2013

REPORT OF GENERAL MANAGER

NO. 13-201

DATE August 14, 2013

BOARD OF RECREATION
AND PARK COMMISSIONERS

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SPRING STREET PARK – PHASE II (PRJ20387) (W.O. #E1907464) PROJECT –
FINAL ACCEPTANCE

R. Adams _____

K. Regan _____

H. Fujita _____

*M. Shull Mu Sh

V. Israel _____

N. Williams _____

Kelvin...
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final acceptance of work performed under Contract No. 3376, for the Spring Street Park -- Phase II (PRJ20387) (W.O. #E1907464) project, as outlined in the Summary of this Report;
2. Authorize the Department's Chief Accounting Employee to release all retention monies held under Contract No. 3376 to Environmental Construction, Inc. (ECI), upon acceptance by the Board; and,
3. Authorize the Board Secretary to furnish ECI with a letter of completion.

SUMMARY:

The construction contract was awarded to ECI on May 16, 2012 (Board Report No. 12-138), in the amount of \$1,380,777, for the construction of the Spring Street Park -- Phase II (PRJ20387) (W.O. #E1907464) project, located at 426 South Spring Street, Los Angeles, California 90013.

The construction called for a new 0.7-acre park with walking paths, landscaping, irrigation, seating, water fountain, art work, security fencing, security lighting, drinking fountain, and site utility connections. Construction commenced on July 30, 2012 and was completed on June 14, 2013. A dedication ceremony, hosted by Councilmember Jose Huizar of the Fourteenth Council District, was held on June 17, 2013.

REPORT OF GENERAL MANAGER

PG. 2 NO. 13-201

The development and construction of the Spring Street Park project were funded entirely by Quimby funds. The Department of Public Works, Bureau of Engineering (BOE), Architectural Division performed the project management tasks and, in collaboration with consultant Lehrer Architects, provided project design and construction administration services. The Department of Public Works, BOE, Construction Management Division performed the construction management tasks, while the Department of Public Works, Bureau of Contract Administration (BCA) provided the inspection services during construction.

BCA issued the Statement of Completion on June 17, 2013. The project construction was completed with twelve (12) Change Orders, issued in a total amount of \$169,797.00 or approximately 12% of the awarded contract amount. The final contract amount including the Change Orders is \$1,550,574.00.

Through a series of community meetings and design workshops during the initial stages of project to develop scope and design concepts, there was a consensus among the community and the major stakeholders that the design of the new park would not include a dedicated children's playground area. However, it was later learned, after the construction start, that there was a desire from the community to add a children's playground in the park. The area near the northeast corner of the site had to be redesigned to accommodate the addition of a toddler's playground (for ages two to five). The Department of Recreation and Parks (RAP) issued a Contract Purchase Order to its contract vendor, RecWest Outdoor Products, Inc. (RecWest), for the construction of the new playground including the fabrication and installation of the playground equipment and rubberized resilient surface. The playground work was not part of the ECI's contract; however, ECI provided all necessary coordination with and assistance to RecWest for a successful and timely completion of the playground.

BOE 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 ECI is in compliance.

FISCAL IMPACT STATEMENT:

Community Partners, a California 501(c) (3) non-profit corporation acting on behalf of and for the benefit of the Friends of Spring Street Park, a local downtown Los Angeles community group and RAP entered into a three (3) -year Agreement for the operation and maintenance of the Spring Street Park (Board Report No. 13-175). If Community Partners does not assume responsibilities of the maintenance at Spring Street Park, then RAP will submit a budget request of \$71,000.00 for fiscal year 2013-14. The budget is to include staffing, materials, and supplies. This will provide approximately four (4) hours of maintenance a day year round.

REPORT OF GENERAL MANAGER

PG. 3 NO. 13-201

This report was prepared by Paul Tseng, Project Manager, the Department of Public Works, Bureau of Engineering (BOE) Architectural Division. Reviewed by Neil Drucker, Program Manager, BOE, Recreational and Cultural Facilities Program, Deborah Weintraub, Chief Deputy City Engineer, BOE; and Cathie Santo Domingo, Superintendent of Planning, Construction and Maintenance Branch.