

APPROVED

REPORT OF GENERAL MANAGER

OCT 16 2013

NO. 13-254

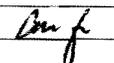
DATE October 16, 2013

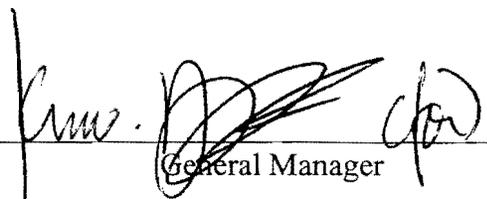
BOARD OF RECREATION
AND PARK COMMISSIONERS

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: NORTH HOLLYWOOD MULTI-PURPOSE INTERGENERATIONAL CENTER
AT TIARA STREET – NEW BUILDING AND LANDSCAPING (PRJ1543B)
(W.O. #E170240F) PROJECT – CONTRACT NO. 3352 – FINAL ACCEPTANCE

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	
V. Israel	_____	N. Williams	_____



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final acceptance of work performed under Contract No. 3352 as outlined in the Summary of this Report;
2. Authorize the Department's Chief Accounting Employee to withhold \$10,000.00 from retention money for outstanding Department of Public Works, Bureau of Contract Administration, Office of Contract Compliance (OCC) violations;
3. Authorize the Department's Chief Accounting Employee to release all retention monies, held under Contract No. 3352 to Landshapes, thirty-five (35) calendar days after acceptance by the Board; and,
4. Authorize the Board Secretary to furnish Landshapes with a letter of completion.

SUMMARY:

The construction contract for the North Hollywood Multi-Purpose Intergenerational Center at Tiara Street (PRJ1543B) (W.O. #E170240F) project was awarded to Landshapes, on June 6, 2011 (Board Report No. 11-144), in the amount of \$1,977,700.00. The project, located at 11480 West Tiara Street, Los Angeles, California 91601 was completed on August 13, 2013.

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The project scope of work included the construction of a new 2,100 square foot, one-story wood framed building with a multi-purpose room, lobby area, storage and equipment rooms, restrooms, staff office/ranger sub-station, and break room. Landscaping and outdoor amenities included a children's play area with rubberized surfacing, decomposed granite walking paths, new turf areas, a trellis, benches, gaming tables, outdoor fitness exercise equipment stations, picnic tables, drinking fountain, landscaping, irrigation, shade structure, perimeter fencing, trash enclosure, and a new asphalt concrete parking lot.

The building plans for the project were prepared by the Department of Public Works, Bureau of Engineering (BOE), Architectural Division, and the landscaping plans were prepared by the Department of Recreation and Parks (RAP). The BOE, Construction Management Group completed the construction management of the project under the Recreational and Cultural Facilities Division (RCFD).

The RCFD Program Manager has informed RAP that the project is complete and that the contractor had furnished the required permits, drawings, operation and maintenance manuals, and guarantees. The project has fifty-three (53) Change Orders issued in the amount of \$399,285.34 or 20% of the base contract amount. The final construction contract amount, including change orders, is \$2,376,985.34.

RAP staff consulted with the OCC concerning the status of the labor compliance requirements and Affirmative Action requirements on the project. The OCC has informed the Project Manager that \$10,000.00 in alleged wage violations and penalties are being assessed to the contractor for alleged underpayments to contractor's employees, which allegation is now under review, and that therefore, \$10,000.00 in retention should be withheld and not released at this time. This amount should continue to be held in retention until such time as written notice is received by the Board that the contractor has either fully complied with such wage and penalty assessment or that such wage and penalty assessment is released by the OCC, or that all or a portion of such wage and penalty assessment shall be garnished from the final retention release payment to the contractor.

FISCAL IMPACT STATEMENT:

The construction project was funded by Proposition K funds. There is no fiscal impact to RAP's General Fund. However, future operations and maintenance costs have yet to be determined.

This report was prepared by Neil Drucker, Program Manager, Recreational and Cultural Facilities Division, Bureau of Engineering. Reviewed by Deborah Weintraub, Chief Deputy City Engineer, Bureau of Engineering; and Cathie Santo Domingo, Superintendent of Planning, Construction and Maintenance Branch, Department of Recreation and Parks.