

REPORT OF GENERAL MANAGER

NO. 14-125

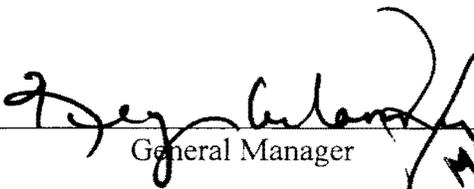
DATE May 21, 2014

C.D. 7 & 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HANSEN DAM – PHASE II – RANGER STATION (W.O. #E170405F)  
PROJECT AND HOLLYWOOD RECREATION CENTER – PHASE IA –  
POOL AND POOL BUILDING – DEMOLITION (W.O. #E170344F)  
PROJECT – FINAL ACCEPTANCES

|             |                     |             |       |
|-------------|---------------------|-------------|-------|
| R. Adams    | _____               | V. Israel   | _____ |
| *R. Barajas | <u><i>an jr</i></u> | K. Regan    | _____ |
| H. Fujita   | _____               | N. Williams | _____ |

  
 \_\_\_\_\_  
 General Manager

MAY 21 2014

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve the final acceptance of the work performed to construct the Hansen Dam – Phase II – Ranger Station (W.O. #E170405F) project, located at 12200 West Osborne Street, Lake View Terrace, California 91342, under the Memorandum of Understanding (MOU), between the Department of Recreation and Parks (RAP), Department of Public Works, Bureau of Engineering (BOE), and the Department of General Services, Construction Forces (GSD), as outlined in the Summary of this Report;
2. Approve the final acceptance of the work performed to the Hollywood Recreation Center – Phase IA – Pool and Pool Building – Demolition (W.O. #E170344F) project, located at 1122 Cole Street, Los Angeles, California 90038, under the MOU with RAP, BOE and GSD, as outlined in the Summary of this Report; and,
3. Authorize the Board Secretary to furnish GSD with letters of completion for the subject projects.

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### SUMMARY:

The following two (2) construction projects were awarded to GSD through the approval of MOUs between the RAP, BOE, and GSD.

#### Hansen Dam – Phase II – Ranger Station (W.O. #E170405F) Project (Council District 7, Proposition K Regional Specified)

The Hansen Dam – Phase II – Ranger Station (W.O. #E170405F) project, called for the construction of a new, single story, 4,600 square foot building. The building includes offices for the park rangers, a visitor center, including the entry point for the patrons of Hansen Dam campgrounds and equestrian trails, public restrooms, a community meeting room, a communication center, lunch room and storage. The project also has park ranger and visitor parking, road improvements including reconfiguration of the park entrance to monitor site access, site grading and landscaping, and new utility connections including an extension of the sewer line. The building roof line extends beyond the building envelope providing a shade structure covering most of the front lawn to allow for outdoor events to be held comfortably.

The project was awarded to GSD on June 17, 2009 (Board Report No. 09-169) for construction. Funds were obligated prior to the end of fiscal year 2008-2009 by way of an executed MOU in order to avoid loss of the Proposition K funds. The MOU amount of \$4,650,000.00 was a budgetary figure provided to GSD and was not based upon a cost estimate developed by GSD. It was recognized at the time of award to GSD that the MOU would have to be amended to reflect the total construction cost, at the time of completion of plans and specifications for the project. Therefore, upon completion of the plans and preparation of a detailed construction cost estimate by GSD, an additional amount of \$1,892,531.00 was approved for transfer to GSD on February 16, 2011 (Board Report No. 11-053), which totaled a not-to-exceed amount of \$6,542,531.00, including a 10% contingency, in the amount of \$594,776.00. Because of the complex design of the project, numerous unforeseen conditions, errors and omissions in design as well as GSD's construction cost estimate, additional funding was transferred to GSD, in an amount of \$907,469.00, for a total not-to-exceed amount of \$7,450,000.00. Funding was approved by the L.A for Kids Steering Committee on May 30, 2013 and an amendment to the supplemental MOU was approved by RAP Board on November 6, 2013 (Board Report No. 13-275).

GSD completed the project on November 30, 2013, and the quality of the work is excellent. There is no contract compliance or labor issues with the work done under this MOU, because the construction work was completed by City employees.

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Hollywood Recreation Center – Phase IA – Pool and Pool Building – Demolition (W.O. #E170344F) Project (Council District 13, Proposition K Specified)

The Hollywood Recreation Center - Phase IA – Pool and Pool Building – Demolition (W.O. #E170344F) project, located at 1122 Cole Street, Los Angeles, California 90038, called for the demolition of the existing pool and pool building in order to construct a modern gym and pool buildings. The Hollywood Recreation Center – Phase IA – Pool and Pool Building – Demolition (W.O. #E170344F) project was funded by Proposition K.

On May 16, 2012, the project was awarded to GSD for demolition (Board Report No. 12-146). Based on a BOE estimate for the cost of demolition, the approved funding amount was set at \$500,000.00, including a \$50,000.00 contingency.

The demolition was finished in April 2013 and the quality of work is excellent. The total cost of Hollywood Recreation Center – Phase IA – Pool and Pool Building – Demolition (W.O. #E170344F) project was \$359,517.62. The remaining funding will be returned to the project account. There is no contract compliance or labor issues with the work done under this MOU, because the demolition work was completed by City employees.

The table below has final project information for both projects. There were no change orders issued on either project.

| Project Name   | Address                                      | RAP Project No. | BOE Work Order No. | Construction Completion Date | Original Construction Cost | Total Change Order Amount | Total Construction Costs |
|--|--|-----------------|--------------------|------------------------------|----------------------------|---------------------------|--------------------------|
| Hansen Dam - Phase II - Ranger Station project                                       | 12200 West Osborne Street. Pacoima, CA 91331 |                 | E170405F           | 11/30/2013                   | \$7,450,000.00             | N/A                       | \$7,450,000.00           |
| Hollywood Recreation Center - Phase IA – Pool and Pool Building – Demolition project | 1122 Cole Ave. Los Angeles, CA 90038         | PRJ 1402B       | E170344F           | 4/2013                       | \$500,000.00               | N/A                       | \$359,517.62             |

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FISCAL IMPACT STATEMENT:

Hansen Dam - Phase II - Ranger Station (W.O. #E170405F) Project

At this time, there is no fiscal impact to RAP's General Fund due to \$14,050.00 requested and received in Fiscal Year 2012-2013 for part time maintenance staff funding.

Hollywood Recreation Center - Phase IA - Pool and Pool Building - Demolition (W.O. #E170344F) Project

At this time, there is no fiscal impact to the RAP's General Fund for the approval of this Report. RAP currently operates this facility and operating budgets are in place. However, future operational maintenance costs will be determined and a request for funding will be submitted in future Department annual budget requests.

This Report was prepared by Sean Phan and Shashi Bhakta, Project Managers, Recreational and Cultural Facilities Program. Reviewed by Neil Drucker, Program Manager, BOE, Recreational and Cultural Facilities Program; Ted Allen, P.E., Acting Deputy City Engineer, BOE and Cathie Santo Domingo, Superintendent, of Planning, Construction and Maintenance Branch, Department of Recreation and Parks.