

# APPROVED

3 - 1 5 - 2 0 1 7

BOARD REPORT

BOARD OF RECREATION  
AND PARK COMMISSIONERS

NO. 17-067

DATE March 15, 2017

C.D. 15

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: 109<sup>th</sup> STREET RECREATION CENTER – POOL AND BATHHOUSE REPLACEMENT (PRJ1501P) (W.O. #E1906494) PROJECT – FINAL ACCEPTANCE

AP Diaz

V. Israel

*for* \*R. Barajas

*CBP*

N. Williams

H. Fujita

\_\_\_\_\_

\_\_\_\_\_

*M. Allen*

General Manager

Approved ✓

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Accept the work performed by Simgel Co., Inc., under Contract No. 3462 for the 109<sup>th</sup> Street Recreation Center – Pool and Bathhouse Replacement (PRJ1501P) (W.O. #E1906494) Project, as outlined in the Summary of this Report;
2. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to release all retention monies held under Contract No. 3462 after deducting for any remaining Stop Payment Notices and/or penalties if any, to Simgel Co., Inc., upon acceptance by the Board; and,
3. Authorize the Board Secretary to furnish Simgel Co., Inc., with a Letter of Completion.

SUMMARY

The construction contract for the 109<sup>th</sup> Street Recreation Center – Pool and Bathhouse Replacement (PRJ1501P) (W.O. #E1906494) project (Project) was awarded to Simgel Co., Inc., on August 14, 2013 (Report No. 13-200), in the amount of Three Million, Nine Hundred Twenty Thousand Dollars (\$3,920,000.00). The Project, which is located at 1431 East 110th Street, Los Angeles, California 90059, provided for the demolition of the existing deteriorated swimming pool and bathhouse; construction of a new 45 foot by 75 foot swimming pool and a new 860 square foot activity pool (kidney-shaped splash pad) along with a new 2,500 square foot bathhouse, new pool deck, pathways, perimeter fencing, landscaping, irrigation and Americans with Disabilities Act parking lot.

## BOARD REPORT

PG. 2      NO. 17-067

Simgel Co., Inc., started construction on October 11, 2013. Construction is one hundred percent (100%) complete. The Department of Building & Safety issued the Certificate of Occupancy on August 16, 2016. The Department of Public Works, Bureau of Contract Administration, issued the Statement of Completion for the Project on January 5, 2017 after the contractor completed all punch list items.

The Department of Public Works, Bureau of Engineering (BOE), Architectural Division performed the project management while the Construction Management Division performed the construction management tasks. BOE has informed RAP that this Project was completed with a total of Eighty-Four (84) Change Orders (Attachment No. 1) issued, for a total of One Million, Three Hundred Four Thousand, Two Hundred Forty-Eight Dollars (\$1,304,248.00) or 33.27% of the base contract amount. The Project required a supplemental agreement, which was approved by the Board on February 3, 2016 in which the original contingency of 25% was increased to 35% (Report No. 16-040). The breakdown for the change orders is Three Hundred Eighty-Eight Thousand, Twelve Dollars (\$388,012.00) (9.90%) scope changes, Three Hundred One Thousand Seventy-Six Dollars (\$301,076.00) (7.68%) errors and omissions, and Six Hundred Fifteen Thousand, One Hundred Sixty Dollars (\$615,160.00) (15.69%) unforeseen conditions. The final contract amount is Five Million, Two Hundred Twenty-Four Thousand, Two Hundred Forty-Eight Dollars (\$5,224,248.00).

Of particular note is a substantial change to the contract that was made when the Los Angeles County Department of Public Works required modifications to the previously approved pool deck and perimeter tube-steel fence design to avoid surcharging an existing storm drain. A new structural support system for the pool deck and perimeter fencing to bridge over the storm drain had to be designed and constructed, resulting in a change order of Two Hundred Twenty-Seven Thousand and Eighty-Six Dollars (\$227,086.00) or 5.79% of the construction award amount. This change order was discussed in detail in Report No. 16-040.

The construction of the Project was funded by RAP's General Capital and Proposition K funds. The details of funding sources utilized for this Project were outlined in Report No. 13-200 that was previously approved for the award of the construction contract.

BOE has consulted with the Office of Contract Compliance concerning the status of the labor compliance requirements and Affirmative Action requirements on the Project. The Office of Contract Compliance reported that Simgel Co., Inc., is in compliance.

### TREES AND SHADE

As a part of the project design, the construction of shade canopies over existing structure was implemented.

### FISCAL IMPACT STATEMENT

There is no fiscal impact to RAP's General Fund for this Report, however operational maintenance cost will be determined and a request for funding will be submitted in future RAPs General Fund requests.

BOARD REPORT

PG. 3      NO. 17-067

This Report was prepared by Gary Lam, Project Manager, BOE Architectural Division, and reviewed by Neil Drucker, Program Manager, Mahmood Karimzadeh, Architectural Division Manager; Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

1. Change Order Log

RFI #	COR #	CO #	DESCRIPTIONS	Proposal \$	CITY EST \$	Apprvd \$	Days Extend	FCO Date	
2 22		1	Modification of Irrigation at Southeast area	\$15,812.00	\$15,500.00	\$15,500.00	7	4/30/14	Unforeseen Conditions
		2	Time Extension for DWP Power Connection	\$0.00	\$0.00	\$0.00	40	5/15/14	Unforeseen Conditions
112A A1 131		3	Install Conduits/Jboxes for Security System	\$58,008.00	\$46,000.00	\$46,000.00	14	9/15/14	Changing in Scope
25 25R1 26 26R1 29	3	4	Excavation, Backfill & Compaction	\$93,875.00	\$78,735.00	\$78,735.00	23	9/15/14	Unforeseen Conditions
86 87 88	10	5	Purchase & Install MS, LCP, L1, & P1	\$36,983.00	\$34,437.00	\$34,437.00	0	9/22/14	Errors and Omissions
56R1 73R1	9	6	Modification to the Surge Chamber Elev. & Access Hatch	\$23,695.00	\$21,298.00	\$21,298.00	0	9/23/14	Errors and Omissions
36	23	7	DWP Elec Charges	\$8,801.82	\$7,854.00	\$7,854.00	0		Changing in Scope
		8	Rain Delay	\$0.00	\$0.00	\$0.00	30	2/18/15	Unforeseen Conditions
80	13	9	Replacing Windows with Glass Blocks	\$26,357.94	\$22,000.00	\$22,000.00	15	7/30/15	Changing in Scope
230 230R1	29	10	Plan Check Fees	\$4,321.12	\$3,928.00	\$3,928.00	0	4/2/15	Unforeseen Conditions
101	15	11	Certified Deputy Inspector	\$5,868.00	\$5,868.00	\$5,868.00	0	4/2/15	Changing in Scope
001 023	2R1	12	Install 3 Extra Elec Pull Boxes	\$10,325.00	\$25,000.00	\$25,000.00	0	4/16/15	Unforeseen Conditions
256 256R1	24	13	Apply Seal Coat Over CMU	\$37,323.00	\$24,000.00	\$24,000.00	0	4/27/15	Changing in Scope
248 249 256 257	25	14	Apply Epoxy Coating & Anti Grraffitti	\$73,042.00	\$34,049.00	\$34,049.00	0	5/6/15	Changing in Scope
224 224R1	34	15	Modification to High Roof	\$57,285.87	\$56,287.00	\$56,287.00	20	5/6/15	Errors and Omissions

RFI #	COR #	CO #	DESCRIPTIONS	Proposal \$	CITY EST \$	Apprvd \$	Days Extend	FCO Date	
263 263R1	3R1 R	16	Install Elec. Weatherhead T&M Work	\$102,251.40	81,439.00	81,439.00	45	11/9/15	Changing in Scope
248		17	Void	Void	Void	Void	0	Void	Void
	31	18	Upgrade Chemical Controllers	\$30,668.02	\$22,809.00	\$22,809.00	0	6/23/15	Changing in Scope
284	60	19	Install Variable Frequency Drive for Pumps	\$19,281.74	\$18,190.00	\$18,190.00	0	6/24/15	Changing in Scope
35R2 35R3		20	Overtime Work on Pre-Approved Saturdays	\$12,082.00	\$12,100.00	\$8,900.00	0	9/20/16	Changing in Scope
	41	21	Tree Trimming	\$5,423.54	\$5,120.00	\$5,120.00	0	7/15/15	Errors and Omissions
222 243 275 288	37	22	Modifications to Roof Drains and Cabinets	\$21,811.07	\$20,112.00	\$20,112.00	7	7/16/15	Unforeseen Conditions
38	3A BC	23	Modification to the Westside Picket Fence	\$320,055.99	\$227,086.00	\$227,086.00	55	2/22/16	Changing in Scope
228 228R1 228R2	38	24	Modification to Vegetated Swale	\$25,262.71	\$24,800.00	\$24,800.00	20	8/3/15	Unforeseen Conditions
70R1 Thru &70R10	12	25	Modification to Canopy Pilaster Foundations & Base plates	\$11,809.05	\$10,532.00	\$10,532.00	7	8/4/15	Errors & Omissions
82	48	26	Modification to Window Grillis	\$8,306.69	\$8,110.00	\$8,110.00	0	8/10/15	Errors & Omissions
102R2 104- 104R4	58	27	Additional CMU Pilasters	\$25,116.50	\$18,554.00	\$18,554.00	20	10/1/15	Errors & Omissions
289	54	28	Additional Ceiling Light	\$4,360.67	\$4,098.00	\$4,098.00	5	10/1/15	Changing in Scope
280	36	29	Shift the Southside Fence at Visitor Parking	\$11,857.85	\$8,572.00	\$8,572.00	0	10/1/15	Unforeseen Conditions

RFI #	COR #	CO #	DESCRIPTIONS	Proposal \$	CITY EST \$	Apprvd \$	Days Extend	FCO Date		
SD#173	62	30	Upgrade Thermostatic Mixing Valve	\$3,030.39	\$3,030.00	\$3,030.00	0	10/1/15	Changing Scope	in
	16	31	Modification to Picket Fence Installation @ Sprayground	\$105,663.02	\$79,000.00	\$79,000.00	30	1/7/16	Changing Scope	in
288R1	66	32	Relocated Roof Drain @ High Roof	\$14,817.00	\$14,817.00	\$14,817.00	10	12/7/15	Changing Scope	in
264R1 328	68	33	Additional Gutter Drain	\$44,168.22	\$42,000.00	\$42,000.00	18	1/7/16	Changing Scope	in
326 326R1		34	Increase in Budget Contingency	\$0.00	\$0.00	\$0.00	0		Changing Scope	in
36	23R1	35	DWP Elec Charges	\$7,371.54	\$6,230.00	\$6,230.00	0	2/1/16	Changing Scope	in
238 239 R1	45	36	Additional Welding @ High Roof Tower	\$34,017.85	\$9,577.00	\$9,577.00	20	3/15/16	Errors & Omissions	
346R1 R2		37	Replace Window's Steel Mesh	\$5,274.72	\$5,274.00	\$5,274.00	0	3/15/16	Changing Scope	in
326 326R1	67	38	Replace Existing Walkway	\$13,195.21	\$11,845.00	\$11,845.00	10	3/15/16	Changing Scope	in
	61	39	Trenching for Main Gasline	\$3,842.26	\$3,789.00	\$3,789.00	0	3/15/16	Changing Scope	in
232	44	40	Install Missing Metal Deck Supports	\$6,535.09	\$5,240.00	\$5,240.00	10	3/15/16	Errors & Omissions	
251	47	41	Install Cap on top of the CMU Wall	\$1,723.74	\$1,569.00	\$1,569.00	0	3/15/16	Errors & Omissions	
261	55	42	Install Perforated Sheet Metal Vs. Gyp	\$9,206.16	\$9,200.00	\$9,200.00	0	4/26/16	Errors & Omissions	
306 306 R1 R2	64	43	Install Ball Bearing Hinges for all Gates	\$12,379.47	\$5,908.00	\$5,908.00	0	4/26/16	Errors & Omissions	
14 14R2 14R3	14R1	44	Concrete Encasement for Security Conduits	\$8,483.03	\$8,480.00	\$8,480.00	0	4/26/16	Changing Scope	in

RFI #	COR #	CO #	DESCRIPTIONS	Proposal \$	CITY EST \$	Apprvd \$	Days Extend	FCO Date	
331	69	45	Replace Exis.Underground Elec. Conduits	\$6,663.58	\$5,122.00	\$5,122.00	0	4/26/16	Unforeseen Conditions
4		46	Remove Existing Underground Concrete Footing	\$4,501.94	\$4,500.00	\$4,500.00	0	4/26/16	Unforeseen Conditions
11	89	47	Add Additional Rebars Around all Pipes Penetrating Surge Chamber Walls	\$9,595.03	\$8,126.00	\$8,126.00	6	5/26/16	Errors & Omissions
40 40R1		48	Repair Existing Underground Irrigation Lines	\$9,332.78	\$11,921.00	\$12,500.00	7	5/26/16	Unforeseen Conditions
5	57	49	Plan Check & Permits for Plumbing Inside the Pool	\$3,229.13	\$3,030.00	\$3,030.00	0	5/26/16	Changing in Scope
	79R1	50	Job Site Security	\$103,520.18	\$68,094.00	\$68,094.00	0	6/27/16	Changing in Scope
		51	Additional Rain Delay	\$0.00	\$0.00	\$0.00	45	5/18/16	Unforeseen Conditions
167		52	Sidewalk Repair	\$10,000.00		\$5,665.00		8/11/16	Changing in Scope
379	86	53	Replace Light Fixtures in Changing Rooms	\$11,097.20	\$10,700.00	\$10,700.00	12	8/3/16	Changing in Scope
	88	54	Modification to Existing Sidewalk	\$0.00		\$10,771.00		8/11/16	Errors and Omissions
		55	Credit for Cosmetic Roofing Deficiency			-\$1,000.00	0	9/20/16	Unforeseen Conditions
350	76	56	Modification to Existing Fence Footing	\$3,953.18	\$3,185.00	\$3,185.00	9	8/12/16	Unforeseen Conditions
See C.O.#036		57	Additional Welding @ High Roof Tower (To Adjust the Cost of Change Order#036)		\$4,528.00	\$4,528.00	0	8/3/16	Errors & Omissions

RFI #	COR #	CO #	DESCRIPTIONS	Proposal \$	CITY EST \$	Apprvd \$	Days Extend	FCO Date	
346R3	78	58	Installation of Mesh at Windows	\$4,837.20	\$2,000.00	\$2,000.00	0	8/3/16	Changing in Scope
375	90	59	Installation of new signage	\$1,626.13	\$1,626.13	\$1,626.00	0	8/3/16	Errors & Omissions
372 372r2	89	60	Additional Bike Racks	\$4,040.57	\$4,040.00	\$4,040.00	0	8/11/16	Errors & Omissions
384	84	61	Gate Modification for hardware fitment	\$3,658.08	\$3,500.00	\$3,500.00	0	8/11/16	Unforeseen Conditions
361	82	62	Modification to Electrical room door and fence on 110th st for security	\$3,274.88	\$3,078.00	\$3,078.00	0	8/11/16	Unforeseen Conditions
367 367r1	83	63	Changing door hardware	\$4,138.02	\$3,705.00	\$3,705.00	0	8/11/16	Changing in Scope
383	85	64	Self Illuminating Exit Signs	\$2,531.86	\$2,500.00	\$2,500.00	0	8/11/16	Unforeseen Conditions
224r3	81	65	Channel to close gap to prevent birds from nesting at high roof	\$6,424.02	\$5,933.00	\$5,933.00	0	8/11/16	Unforeseen Conditions
330 330r1	72	66	Bridging electrical conduit for baseball field across the bioswale	\$13,652.37	\$12,500.00	\$12,500.00	0	8/11/16	Unforeseen Conditions
294	43	67	Flashing under windows at lobby clerestory	\$1,991.84	\$1,991.00	\$1,991.00	0	8/11/16	Errors & Omissions
255 255r1	39	68	New catch basin	\$2,252.70	\$2,252.00	\$2,252.00	0	8/4/16	Changing in Scope
341	73	69	Mesh above Canopy plumbing chase	\$3,838.32	\$2,349.00	\$2,349.00	0	8/11/16	Changing in Scope
262	50	70	Ceiling utility access doors	\$2,486.48	\$2,323.00	\$2,323.00	0	8/11/16	Changing in Scope

RFI #	COR #	CO #	DESCRIPTIONS	Proposal \$	CITY EST \$	Apprvd \$	Days Extend	FCO Date	
345r2	74	71	Roof Drain Cleanout	\$2,199.89	\$2,199.00	\$2,199.00	0	8/11/16	Errors & Omissions
N/A	70	72	Potholing to locate access to the storm drain	\$1,293.49	\$1,088.00	\$1,088.00	0	8/11/16	Unforeseen Conditions
N/A	71	73	Unforeseen waterline break at bioswale	\$1,590.98	\$1,500.00	\$1,500.00	0	8/11/16	Unforeseen Conditions
115	52	74	New 6" Curb for overflow roof drain spout	\$2,963.40	\$2,862.00	\$2,862.00	0	8/4/16	Errors & Omissions
N/A	7	75	Expediting Compaction Report from LADBS	\$2,677.74	\$2,224.00	\$2,224.00	0	8/22/16	Unforeseen Conditions
N/A	59	76	Deputy inspector from outside	\$617.76	\$618.00	\$618.00	0	8/4/16	Unforeseen Conditions
N/A	87	77	Exterior Utility Enclosure Pad	\$7,536.67	\$6,940.00	\$6,940.00	0	8/29/16	Unforeseen Conditions
N/A	80R2	78	Deck Crack Repair - Expansion Joints	\$16,040.98	\$15,000.00	\$15,000.00	0	9/20/16	Unforeseen Conditions
307R1,2,3	65	79	Expansion Joints	\$37,184.00	\$35,000.00	\$32,500.00	0	9/22/16	Unforeseen Conditions
	75	80	Scaffolding on Roof	\$2,143.34	\$1,450.00	\$1,535.00	0	8/11/16	Unforeseen Conditions
	91	81	Waterproof receptacles	\$1,881.00	\$1,881.00	\$1,881.00	0	8/11/16	Errors & Omissions
	92	82	Roof Deck Closure	\$900.29	\$901.00	901.00	0	8/29/16	Errors & Omissions
		83	Credit for benches and canopies	-\$6,585.00	-\$24,500.00	(21,260.00)	0	9/20/16	Unforeseen Conditions

RFI #	COR #	CO #	DESCRIPTIONS	Proposal \$	CITY EST \$	Apprvd \$	Days Extend	FCO Date	
		84	FINAL	\$52,650.00	\$31,400.00	\$34,005.00	20	12/16/16	FINAL

**Total**    \$1,659,432.71    \$1,288,003.13    \$1,304,248.00    505

\$3,920,000.00

\$5,224,248.00

33.27%

**25% of the Contract:\$980,000.00**

\$0.00

**28 of the Contract:\$1,097,600**

\$67,752.00

**30% of the Contract:\$1,176,000**

**35% of the Contract:\$1,372,000**

1372000

Remaining    \$67,752.00