

REPORT OF GENERAL MANAGER

NO. 01-124

DATE April 18, 2001

C.D. 04

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH OBSERVATORY - RENOVATION AND EXPANSION (#1504C)
EXTRA SERVICES TO PROJECT MANAGEMENT CONTRACT NO. 2859

J. Duggan JD
A. Corrales _____
J. Kolb _____
M. Matthews _____

H. Fujita _____
*M. Tamuri WJ
J. Combs _____

Margaret Matthews for

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Approve extra services to be paid to Stegeman and Kastner, Inc. (Consultant) in the amount of \$278,230.00 for additional project management services in the construction phase and "As-Built" record set, in accordance with Articles III and VII of the Project Management Services Contract;
2. Authorize amendment to the Project Management Services Contract to reflect all additional project management fees as a result of the expanded project scope;
3. Authorize amendment to the Project Management Services Contract to eliminate Phase I and Phase II as specified in the contract and identify the total cost of construction as \$31,196,871.00; and,
4. Authorize a term adjustment to the Project Management Services Contract from six (6) years to nine (9) years.

SUMMARY:

On May 1, 1996, the Board authorized the award of a Personal Services Contract to the consultant to provide project management services for the Griffith Observatory Refurbishment and Expansion Project (#1759A), as outlined in Board Report No. 211-96.

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At the conclusion of pre-design, the project scope expanded and the cost of construction increased from \$20,000,000.00 to approximately \$31,000,000.00. The Board has authorized extra services to the personal services contract at each design phase to reflect the expanded project scope as follows:

<u>Board Report</u>	<u>Scope</u>	<u>Extra Service Approved</u>	<u>Amount</u>
No. 158-99	10%	Expanded Schematic Design	\$40,000.00
No. 420-99	5%	Expanded Preliminary Design	\$20,336.00
No. 001-54	5%	Expanded 50% Working Drawings	\$25,294.00
No. 001-54	5%	Expanded 100% Working Drawings	\$25,294.00
No. 001-54	10%	Expanded Final Plans	\$50,587.00
No. 001-54	10%	Expanded Bidding	\$50,587.00

The remaining portion of the consultant's contract is the construction phase and documentation of an "As-Built" record set. The consultant is entitled to additional compensation for the remaining portion of the contract, commensurate with the additional cost of construction. The proposed fee increase of \$278,230.00 was derived by using the same rate that was used to establish the original fee in the consultant's original contract for the given increase in cost of construction. Per the fee schedule, fifteen percent (15%) of the total was then used to determine the level of compensation for each construction phase and ten percent (10%) for the documentation of the "As-Built" record set as follows:

<u>Scope</u>	<u>Extra Service to be Approved</u>	<u>Amount</u>
15%	Expanded 25% Construction	\$75,881.00
15%	Expanded 50% Construction	\$75,881.00
15%	Expanded 100% Construction	\$75,881.00
10%	Expanded "As-Built" Record Set	\$50,587.00
Total		\$278,230.00

Per the terms of the contract, Phase I has been defined as the total cost of the project in the amount not-to-exceed \$13,000,000.00. Phase II has been defined as the total cost of the project, which allows the bid amount to increase in the amount not-to-exceed \$7,000,000.00, so that the total amount at the time of bid will not exceed \$20,000,000.00. Currently, the total cost of construction for the project is \$31,196,871.00 and Phase I and II, as specified in the contract, is no longer applicable in describing the project and should be eliminated as an amendment to the contract.

The Department staff has determined that the completion of construction may exceed the six year term of the personal services contract with the consultant. Since the consultant's services will be required through the completion of construction, it is essential that the term of the contract be extended to ensure uninterrupted service.

Funds are available for construction in Fund No. 302, Account No. 9270.

Prepared by Sammy Wong, Project Manager.