

REPORT OF GENERAL MANAGER

NO. 01-170

DATE May 16, 2001

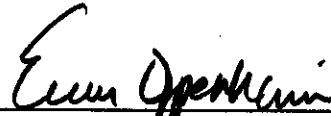
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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PAN PACIFIC PARK RECREATION CENTER - NEW COMMUNITY BUILDING &
SITE IMPROVEMENTS (#1710B) - CHANGE ORDER TO CONTRACT NO. 2949

J. Combs _____
A. Corrales _____
J. Duggan JD
J. Kolb _____

H. Fujita _____
*M. Tamuri WT
M. Matthews _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board approve a change order in the amount not-to-exceed \$300,000.00 for addition to Contract No. 2949 for the work outlined in the body of this report.

SUMMARY:

On May 3, 2000, the Board awarded a construction contract in the amount of \$5,546,000.00 to Pinner Construction Company, Inc. (Board Report No. 00-157), for the construction of Pan Pacific Park Recreation Center - New Community Building and Site Improvements (#1710B) project.

The project includes construction of a new 23,796 square foot double gymnasium and recreation center, with a stage and three classrooms, parking for 190 automobiles, a new tot lot, a new baseball field, a new multi-purpose field and two outdoor basketball courts. This is constructed over the former site of Pan Pacific Auditorium. Other improvements include refurbishing the irrigation system, improving existing walkways in the park, and creating a 75-foot wide landscaped buffer zone at the northeastern side of the park along the rear of the existing residences. A ten foot high concrete masonry wall will be constructed adjoining the adjacent residential property.

Presently, construction work is 55% completed. Final completion of this project is expected by September 26, 2001. In the excavation of the building pad, unsuitable materials filled with chunks of concrete and asphalt debris, piping, lumber, and other material were found. It was apparent that these were left during demolition of the old Pan Pacific building. One hundred forty cubic yards of soil contaminated with crude oil was also found under the building pad. Prior to construction, the Department's geotechnical consultant, Jerry Kovacs and Associates, Inc., investigated the site and reported no contaminated soil findings in their Geotechnical Engineering Investigation, dated September 24, 1998. Three exploratory borings and one test pit were conducted at separate locations within the proposed building footprint. The exploratory borings reported silty sand, sandy clay to clayey sand up to eleven feet deep, but no indication of crude oil. The report concluded that the excavated onsite material was considered satisfactory for reuse in the controlled fills.

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During the demolition of the old parking lot, exposed crude oil contaminated soil was discovered underneath the slab. Several excavation sidewalls showed concentrated oozing crude oil. The contractor was directed to excavate the material and further instructed to hire California Environmental to test the suspicious materials. Analytical tests dated September 6, 2000, reported levels of contamination unacceptable for backfill purposes. Two thousand five hundred cubic yards of contaminated soil was stockpiled from this one location. Two other locations for the proposed storm drain lines were explored and uncovered similar crude oil impact. Test results reported high level of contamination. Approximately two thousand cubic yards of contaminated material needed to be excavated from these two locations for the installation of the storm drain system.

On September 29, 2000, the contractor reported additional discovery of crude oil, some mixed with gasoline, at the Beverly Boulevard driveway and at the northeast and northwest corners of the park. Test results taken by California Environmental dated October 3, 2000, reported higher levels of contamination. The locations will require grading cuts of up to three feet to meet the new grades proposed for the parking lot and landscaped areas.

Based on the recommendations by California Regional Water Quality Control Board, the existing stockpile of contaminated soil was exported from the site for remediation. The contaminated material was not allowed for backfill use, therefore, it was treated offsite by incineration. The material was sent to CDE Glen Helen Recycling Facility in Devore, California in December 2000. Based on change orders issued related to the contaminated soil, and the continuing site and risk assessment, preliminary estimates for additional exportation of contaminated soil will ultimately be in the \$300,000.00 range. Since work is continuing on a time and material basis, the contractor will invoice against this change order on their monthly payment requests.

To date, the Board has approved one previous Board Report for removal of contaminated soils in the amount of \$700,000.00. The Board has also approved one additional report for soil testing, recommendations and compliance for \$65,761.20. With the approval of this request, the total funds spent on contaminated soils will be \$1,065,761.20. This change order request should be the final request for additional funds to remove contaminated soil from the project site.

All time and material work is performed under the supervision of the Bureau of Contract Administration (BCA) resident inspector, following Bureau policy for timekeeping of extra work. A report of all labor and material used in the execution of the extra work will be generated by the BCA inspector using the Bureau's standard form - Daily Report for Cost Plus Changes. The form will then be used by the contractor to establish extra costs and by staff to substantiate the contractor's claim for additional compensation relating to the authorized extra work.

Funds are available for construction in Fund 302, Account 927PS.

Prepared by Fred O. David, Project Manager.