

REPORT OF GENERAL MANAGER

NO. 02-289

DATE August 14, 2002

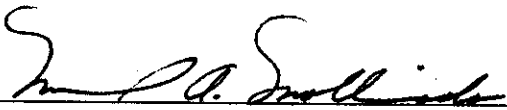
C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: IMPERIAL COURTS RECREATION CENTER - NEW COMMUNITY BUILDING (#1605D) - CHANGE ORDERS TO CONTRACT NO. 2836

J. Combs _____
A. Coroalles _____
J. Duggan _____
J. Kolb _____

H. Fujita _____
*R. Fawcett RF
M. Matthews _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board approve five change orders in the amount of \$31,601.07, \$10,032.26, \$6,776.38, \$11,927.26 and \$49,564.18 for addition to Contract No. 2836 for the work outlined in the body of this report.

SUMMARY:

On November 7, 2001, the Board awarded a completion contract in the amount of \$1,888,150.00 to PW Construction, Inc.(PW) (Board Report No. 01-415), for the construction restart of Imperial Courts Recreation Center - New Community Building (#1605D) project.

Construction work on this project is 70% complete. Final completion of the project is expected by September 15, 2002. Construction was left behind by two previous contractors, Ed Hodges Construction and D&M Construction, Inc., who defaulted after the project was approximately 25% completed. When PW restarted construction, they submitted a construction schedule that would have completed the project on July 19, 2002. The early completion would have been for the benefit of the contractor and the City. In December 2001 and January 2002, PW was directed to demolish portions of existing ungrouted masonry and to cut, sandblast and replace existing rusted rebars. The extra work delayed the contractor's approved baseline completion schedule to September 15, 2002. The difference between the approved baseline completion date and the revised completion date is 43 working days. Staff acknowledged the delay caused by the extra work. Staff reviewed the contractor's change order and agreed to pay for the 43 days of overhead amounting to \$31,601.07.

The Completion Contract did not include work for the storm drain system. Representations from prior contractors stated that the system was complete. After investigation, it was found out that the system was only partially installed. Contractor submitted a change order request in the amount of \$10,032.26 to complete the storm drain system. Staff reviewed the request and found it acceptable.

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The contractor installed the suspended ceiling system in accordance with the details shown on plans. When time to install the light fixtures, the contractor had to adjust the framing and install new brackets to accommodate a total of 69 light fixtures and ceiling diffusers. Staff recognized the plan error justifying the contractor's claim for extra work. Contractor submitted a change order request in the amount of \$6,776.38. Staff reviewed the request and found it acceptable.

The documents were unclear and contradictory in specifying whose responsibility it is to pay for continuous inspections and testing of different job trades. Several sections in the specifications stated that the owner (City) would pay for costs of testing and inspection while another section stated that the contractor would pay for the costs. The contractor has shown good efforts and cooperation in constructing the project to meet the schedule. Because of this, staff considered to share with the expenses incurred on testing and inspection. Contractor submitted a change order request in the amount of \$23,854.52. Staff reviewed the request and agreed to pay \$11,927.26.

By the time the third contractor took over construction, all trees and landscaping items which were supposed to be saved and relocated were all gone from site and became totally unavailable. The situation left a bare environment for the new community building. Contractor submitted a change order request to provide new landscaping and irrigation around the building in the amount of \$49,564.18. Staff reviewed the request and found it acceptable.

Funds are available for construction in Fund 205, Account H900.

Prepared by Fred O. David, Project Manager.