

REPORT OF GENERAL MANAGER

NO. 02-05

DATE January 9, 2002

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BALDWIN HILLS RECREATION CENTER (#1710C) - FINAL ACCEPTANCE

J. Duggan JD  
A. Coroalles \_\_\_\_\_  
J. Kolb \_\_\_\_\_  
M. Matthews \_\_\_\_\_

H. Fujita \_\_\_\_\_  
\*M. Tamuri MT  
J. Combs \_\_\_\_\_

Maureen Tamini  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

It is recommended that the Board:

1. Approve a Change Order in the amount of \$25,500.00 in addition to Contract No. 2871;
2. Accept the work performed under Contract No. 2871 outlined in the body of this report;
3. Authorize the Department's Director of Finance to release all retention monies 35 calendar days after acceptance by the Board of Recreation and Parks held under Contract No. 2871; and,
4. Authorize the Board Secretary to furnish Westland Builders with a letter of completion.

SUMMARY:

On February 5, 1999, the Board awarded a construction contract in the amount of \$2,645,000.00 to Westland Builders under Board Report No. 469-98, for the construction of Baldwin Hills Recreation Center located at 5401 Highlight Place, Los Angeles, CA 90016.

On February 15, 1999, the Department requested the Contractor to delay the construction until after the Department moved the child care facilities into a temporary trailer at the adjoining parking lot. It took the Department thirty seven (37) days to clear the existing building in order for the Contractor to start demolition of the old building and construction of the new recreation center. On March 25, 1999, construction was again delayed due to removal of asbestos in the existing building to be demolished. Asbestos removal and clearance from authorized agencies took fourteen (14) days before the Contractor was given another notice to proceed with the demolition and construction. As a result, the Contractor requested a time extension of 51 calendar days. Per Section 17 of the General Provisions, the Contractor is entitled to compensation for the delay. The Contractor has submitted a change order proposal in the amount of \$25,500.00 for the compensable delay. Staff has reviewed the proposal and found it acceptable.

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The construction contract for the Baldwin Hills Recreation Center (#1710C) project was awarded to Westland Builders on February 5, 1999, in the amount of \$2,645,000.00. Construction began on February 15, 1999. The work involved demolition of an existing community building, construction of a new recreation center with a 6,618 square-foot basketball and volleyball court, two classrooms, director's office with gold room, child care and play rooms, two kitchen rooms, storage rooms, toilets for both adult and children use, outdoor playground areas, outdoor parking and refurbishment of landscaping areas. Construction work on this project is 100% complete. The Department took possession of the building on January 22, 2001.

There have been 26 change orders issued on this project for a total amount of \$121,350.07. The total funds expended on this project are \$2,766,350.07.

The project was funded with Proposition A and K monies, State Grant and Rehabilitation Grant monies. Department staff has consulted with the Office of Contract Compliance (OCC) concerning the status of labor compliance and Affirmative Action requirements on this project. There are no outstanding wage violations and Westland Builders is in compliance.

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

Prepared by Fred O. David, Project Manager