

REPORT OF GENERAL MANAGER

NO. 02-252

DATE June 19, 2002

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BARNSDALL PARK - PHASE I MASTER PLAN IMPLEMENTATION (#1026C) -
CONTRACT NO. 2995 - REDUCING SCOPE OF WORK AND ISSUING
UNILATERAL CREDIT CHANGE ORDERS

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

H. Fujita _____
*M. Tamuri [Signature]
J. Duggan [Signature]

[Signature: Margie Matthews]
Acting General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Authorize staff to reduce the scope of work to construction Contract No. 2995, as outlined in the body of this report; and,
2. Authorize staff to issue an unilateral credit change order in the amount of \$508,138.00 to construction Contract No. 2995, for reductions and/or modifications to the work outlined in the body of this report.

SUMMARY:

The Board awarded a construction contract to Mallcraft, Inc., in the amount of \$9,903,750.00 on May 16, 2001, (Board Report No. 115-01). Construction began on the project in July 2001. The project scope provides for the grading, drainage, paving, historic and other site lighting, seismic and ADA work in the seven (7) buildings, related improvements to the historic buildings on the site and new landscape and irrigation over a significant portion of the site.

Construction for both the site work and structural repair of the project were 28% complete at the end of April 2002. At the beginning of June 2002, the work in progress were grading and installation of underground utilities along with structural repair of the buildings.

The Department is projecting a funding shortfall due to many unforeseen construction conditions, which arose due to errors and omissions to the documents. The unforeseen conditions costs to correct are estimated in the range of \$500,000.00 to \$850,000.00, and require the relocation of the

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utilities at the site, an item that was not included in the original scope of work. During work on the historic structure, the City discovered dry rot and termite damage in the aged structures. As a result of these increased costs, the allocated contingency monies will not be sufficient to fund the unexpected extra costs. In order to assure the completion of the project within the allocated funding level, a list of cost reduction items was simultaneously requested to be provided by the contractor and proposed to the community on May 8, 2002. Cost reduction items ranged from reducing outdoor features (paving, driveway, furniture) to the substitution of the planting materials. A copy of the list cost reduction elements is attached. With the input and feedback from the community at the meeting, items to be deleted from the contractor scope of work include: 1) elimination of paving the precast concrete outdoor furniture; 2) elimination of the driveway and lawn at Residence A; 3) changing of all stabilized decomposed granite to asphalt, including all parallel parking bays at the hilltop loop road; 4) changing stabilized decomposed granite at the center court to poured concrete; 5) reducing of size of the pine and jacaranda trees, and the substitution of ground planting materials with hydroseeding; 6) elimination of pump room accessories; and, (7) elimination of colored concrete paving along Hollywood Boulevard.

The total estimate of cost reduction from the above-mentioned items is more than half of a million dollars per our consultant's estimate and Contractor's progress payment schedule of values. The final exact figure could not be finalized between the City and the Contractor after many weeks of negotiations. Department staff spent an enormous amount of time and effort to negotiate with the contractor to come up with the agreeable cost amount on the cost reduction items. The Contractor left the Department staff with no option but to issue an unilateral credit change order in the amount of \$509,635.00 for the fore-referenced scope modifications and reductions with no additional time extension granted.

Report prepared by Willis Yip, Project Manager.

CITY OF LOS ANGELES
DEPARTMENT OF RECREATION AND PARKS
PLANNING AND CONSTRUCTION

BARNSDALL PARK - PHASE I MASTER PLAN IMPLEMENTATION - #1026C

LIST OF COST REDUCTION ELEMENTS

<p>1. Elimination of the precast concrete outdoor furniture (cost per payment request): Material cost: \$50,000 Installation cost: \$80,000</p>	<p>\$130,000</p>
<p>2. Elimination of driveway, concrete header, and lawn at Residence A Driveway cost: 1,550 SF x \$10 per SF. of DG = \$15,500 Concrete header cost: 320 LF x \$11.30 per LF = \$3,616</p>	<p>\$19,116</p>
<p>3. Changing of all stabilized decomposed granite paving to asphalt DG cost for sidewalk, driveway, perimeter roads: 16,220 SF x \$10 per SF = \$162,200 Asphalt cost for sidewalk, driveway, perimeter roads: 16,220 SF x \$5 per SF = \$81,100</p>	<p>\$81,100</p>
<p>4. Changing of all stabilized decomposed granite paving to asphalt DG cost for center court: 6,335 SF x \$10 per SF = \$63,350 Concrete cost for center court: 6,335 SF x \$6.10 per SF = \$38,643</p>	<p>\$24,707</p>
<p>5. Reducing of size of pine and jacaranda trees and the substitution of ground planting and materials with hydroseeding: Reducing canary island pine size, Pinus Canariensis, from 48" to 36" box: 180 trees = \$76,015 Reducing further pine size from 36" to 24" box: 180 trees = \$35,000 Reducing jacarandas from 24" to 15" box: 41 ea x \$60 = \$2,400 Reducing jacarandas from 72" to 36" box: 3 ea x \$2,100 = \$6,300 Change sod to hydroseeding: 44,000 SF x \$1.5 = \$66,000 Change other planting materials to hydroseeding: \$50,000</p>	<p>\$235,715</p>
<p>6. Elimination of pump room accessories including ladder, door, etc. (cost per payment request):</p>	<p>\$10,000</p>
<p>7. Elimination of colored concrete paving at Hollywood Bl. and curbs at parking lot; providing regular concrete:</p>	<p>\$7,500</p>
<p>Total cost reduction amount:</p>	<p>\$508,138</p>