

REPORT OF GENERAL MANAGER

NO. 02-390

DATE November 20, 2002

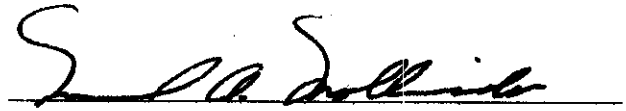
C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: **BARNSDALL PARK - PHASE I MASTER PLAN IMPLEMENTATION (#1026C)
REQUEST FOR CHANGE ORDERS TO CONTRACT NO. 2995**

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

H. Fujita _____
*M. Matthews _____
L. Barth _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board approve ten change orders, totaling \$231,327.00, to Contract No. 2995 for the work outlined in the body of this report.

SUMMARY:

On May 16, 2001, the Board awarded a construction contract in the amount of \$9,903,750.00, to Mallcraft, Inc., under Board Report No. 01-115, for the seismic repair and hazard mitigation of six historic structures and site improvements, which include site grading, drainage, paving, lighting, landscape, and irrigation construction of the Barnsdall Park (#1026C), located at 4800 Hollywood Boulevard, Los Angeles, California.

Construction work on this project is 55% complete. Final completion of the site improvements for this project is expected by mid-January 2003. Seismic repair is expected to end by March 2003.

As construction progressed, a number of errors and unforeseen conditions were discovered. Many of the errors are a result of the construction documents not correlating to actual field conditions and incorrect assumptions on the condition of the existing underground utilities. The utilities were discovered to be severely deteriorated due to their age and inadequate to serve the refurbished facility. As a result, it became necessary to upgrade the utilities at an extra cost to the construction contract. It is critical that this work be done immediately in order to complete the project in a timely manner. Extra seismic repair for the Hollyhock garage and additional grading next to the Junior Arts Center were also required in order to avoid delays in the construction of the project.

The contractor has provided ten change order proposals to perform the additional critical work in the total amount of \$249,019.00, including an amount to cover the contractor's overhead cost associated with time extension. Staff and the Department's construction management consultant, Swinerton

REPORT OF GENERAL MANAGER

PG. 2

NO. 02-390

Management and Consulting, have reviewed the change order proposals and determined that while direct costs are acceptable, costs associated with scheduling and time delay as requested by the contractor cannot be granted. The contractor has not demonstrated to the satisfaction of the Department that the additional work actually impacts the critical path of the project.

The revised total amount shall be \$231,327.00, without the contractor's costs for delay impact. This amount is comprised of the following change order proposals:

- Installation of new irrigation controllers:	\$ 21,876.00
- Installation of underground water line for future connection by Kaiser (reimbursable by Kaiser):	\$ 5,401.00
- Installation of electrical line and lamp poles for the future elevator:	\$ 55,500.00
- Performing additional grading work at the Junior Arts Center:	\$ 16,104.00
- Providing additional seismic repair at the Hollyhock garage:	\$ 14,097.00
- Providing new underground electrical conduit and duct bank for DWP connection:	\$ 20,126.00
- Providing new 4-inch domestic water service line from the meter at the street to point of connection:	\$ 42,429.00
- Installation of new 3-inch domestic/fire water service line from point of connection to both the Junior Arts Center and Municipal Arts Center:	\$ 24,877.00
- Providing new 2-inch water service line from point of connection to the Hollyhock garage and Residence A:	\$ 15,601.00
- Replacement of an 8-inch backflow device required by DWP:	\$ <u>15,316.00</u>
Total:	\$231,327.00

Staff recommends approval of these change orders to the construction contract in the amounts outlined above.

A total of 23 change orders have been issued to date, resulting in a net increase of \$441,099.19 to the construction contract.

There are sufficient funds in the Barnsdall dedicated fund No. 302 Account 9190, to cover the change orders to the contract.

Report prepared by Willis Yip, Project Manager.