

REPORT OF GENERAL MANAGER

NO. 02-391

DATE November 20, 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. Corrales _____
J. Duggan _____
J. Kolb _____

H. Fujita [Signature]
*M. Matthews [Signature]
L. Barth _____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board approve three change orders in the amounts of \$17,263.16, \$5,830.00, and \$7,038.37 to Contract No. 2836 for the work outlined in the body of this report. The total amount of the change orders is \$30,131.53.

SUMMARY:

On November 7, 2001, the Board awarded a construction contract in the amount of \$1,888,150.00 to PW Construction, Inc. under Board Report No. 01-415 for the construction restart of Imperial Courts Recreation Center - New Community Building (#1605D) located at 2250 E. 114th Street, Los Angeles, California.

Construction work on this project is 95% complete. Final completion of this project is expected by December 2002. Two previous contractors, Ed Hodges Construction and D & M Construction, Inc., defaulted on the project without completing construction. The second contractor, D & M Construction, Inc. defaulted after the project was approximately 25% complete.

The Department of Building and Safety required automatic lighting sensors in the building in compliance with Title 24, an upgrade in fire protection of the recessed light fixtures, and revised details to show one hour fire-rated corridors. The contractor's critical path was affected since dry walling of walls and ceilings could not be resumed until the correction notices were fully complied with. The total time taken to resolve, reinspect, and approve resulted in a delay of the construction schedule. The contractor submitted a change order request for a 39-day extension. Staff reviewed the request and agreed to 20 days compensable delay at \$863.16/day to cover the contractor's costs for staff salaries, office overhead, utilities, etc., amounting to \$17,263.16.

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Finally, the contractor's bid to complete all grading was only \$5,000.00 based on the drawings. Because site conditions did not match the plans, the contractor actually spent \$12,038.37 to regrade the outdoors which included exporting of materials. The amount of \$5,000.00 was deducted from the \$12,038.37 cost to regrade the outdoors resulting in a net additional cost of \$7,038.37.

The second change order covered rough grading inside the building, the elevations shown on plans do not match the site elevations. Staff reviewed the request and agreed that \$5,830.00 is appropriate for the additional work required.

Staff has reviewed the change order requests and found them acceptable. Eighteen change orders have been issued so far, for a total amount of \$266,131.53. This Board Report will increase the total change order amount to \$296,263.06.

Funds are available for three change orders construction under Proposition A1 in Fund 205, Account H900.

Prepared by Fred David, Project Manager.