

REPORT OF GENERAL MANAGER

NO. 02-317

DATE September 4, 2002

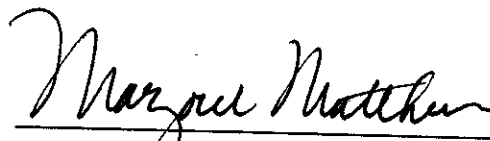
C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BARNSDALL PARK - PHASE I MASTER PLAN IMPLEMENTATION (#1026C) -
CONTRACT NO. 2995 - APPROVAL OF CHANGE ORDERS

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Withdrawn _____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 one (1) change order in the amount of \$6,971.00, and two (2) unilateral change orders in the revised amounts of \$184,181.00 and \$56,340.00 to construction Contract No. 2995, for 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. Construction is projected to be complete by end of 2002. 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 on the seismic improvements began as soon as possible after the contract was approved in order to meet funding deadlines imposed on the Community Development Block Grants Funds (CDBG). As construction progressed, it became necessary to investigate the existing underground storm drain at Hollywood Boulevard in order to resolve potential conflicts with the new work. During excavation the existing underground telephone, electrical, and gas lines were discovered to be deteriorated and also in conflict with the new work. These utilities were redesigned and replaced. These conflicts arose from a combination of insufficient research in the design of the plans and unforeseen site conditions. It is critical that this work be done immediately in order to complete the project in a timely manner.

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The contractor has provided three (3) change order proposals to perform the additional work for a amount of \$459,392.00, including the contractor's overhead cost associated with the time extension. Staff and the Department's construction management consultant have reviewed the change order proposals and determined that costs associated with the time extension as requested by the contractor should not be granted. The contractor has not demonstrated to the Department that the additional work actually impacts the critical path of the project.

The revised total amount is \$247,492.00, without the contractor's estimated costs for delay. The submitted estimates are in the amount of \$6,971.00 for the storm drain subsurface investigation, \$184,181.00 for the removal and installation of underground electrical and telephone conduits and substructures to all the buildings, and \$56,340.00 for the replacement of the existing gas lines at the site.

Staff recommends approval of these change orders to the construction contract in the revised amounts outlined above. There are sufficient funds in Fund 302 Account 9190 at this time, to cover the change orders. Council District 13 has been informed of this request and concurs with this recommendation.

Report prepared by Willis Yip, Project Manager and Robert Fawcett, Project Manager II.