

REPORT OF GENERAL MANAGER

NO. 03-63

DATE March 5, 2003


C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: IMPERIAL COURTS RECREATION CENTER - NEW COMMUNITY BUILDING
(#1605D) - CONTRACT NO. 2836 - FINAL ACCEPTANCE

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

H. Fujita _____
*B. Lukehart BSL .
L. Barth _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

1. Accept the work performed under Contract No. 2836 as outlined in the body of this report;
2. Approve waiving the liquidated damage assessment under Contract No. 2836 and extend the contract completion date to December 6, 2002;
3. Authorize the Department's Director of Finance to release all retention monies held under Contract No. 2836, to PW Construction, Inc. 35 calendar days after acceptance by the Board; and,
4. Authorize the Board Secretary to furnish PW Construction, Inc. with a letter of completion.

SUMMARY:

On November 7, 2001, the Board awarded a completion contract in the amount of \$1,888,150.00 to PW Construction, Inc. (Board Report No. 01-415), for the construction restart of Imperial Courts Recreation Center - New Community Building (#1605D) project.

Construction work on this project is 100% complete. Department took possession of the building on December 6, 2002. Certificate of Occupancy was obtained on January 2, 2003. The facility is now in full operation by the Department.

The project included the demolition of an existing 6,248-square-foot community building and the construction of a new 14,140-square-foot community building with a gymnasium, stage, multi-purpose room, before/after school room, kitchen and office. Outdoor improvements included a basketball court and tot lot.

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PW Construction, Inc., resumed construction of the Imperial Courts after the first contractor abandoned the project and the second contractor was removed by the City. After a long period of inactivity in the construction, with the community being restless and complaining, PW Construction, Inc. diligently constructed the building in full cooperation with staff, inspectors and the Housing Authority of the City of Los Angeles. They cooperated in mitigating delay issues caused by the City.

Due to outstanding performance by PW Construction, Inc., the City authorized extension of completion date to December 6, 2002, waiving the assessment of liquidated damages to the contractor. In return, Contractor agreed not to pursue payment to unresolved and disapproved change orders and not to request for time extension to City-caused delays.

There have been thirty (30) change orders issued on this project for a total amount of \$314,540.17. Total fund expended on the construction this project by PW Construction, Inc. was \$2,202,690.17.

The project was funded with Proposition A, a Surety check from the former contract's surety, and Capital Finance Administration Fund (CFAF). The project has an outstanding funding application for Proposition 12 Murray-Hayden. Once funding from Proposition 12 Murray-Hayden is approved, CFAF funds will be returned. 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 by PW Construction, Inc.

PW Construction, Inc. is to be commended for their splendid performance in constructing the Imperial Courts Community building. They performed the contract in full cooperation with the Department and the community. They expended extra efforts to please the community by hiring local residents to work on the project. The project was constructed on time and within budget.

Funds are available for final payment in Fund 205, Account H900.

Prepared by Fred O. David, Project Manager.