

REPORT OF GENERAL MANAGER

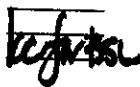
NO. 04-04

DATE January 7, 2004

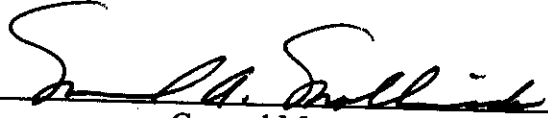
C.D. 04

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GRIFFITH OBSERVATORY RENOVATION AND EXPANSION (#1504C) -  
REQUEST FOR CHANGE ORDER TO CONTRACT NO. 3068

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K. Regan \_\_\_\_\_  
G. Stigile \_\_\_\_\_

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

It is recommended that the Board approve a change order in the amount of \$266,985 to Contract No. 3068, with S.J. Amoroso Construction Co., Inc., for a time delay of 45 calendar days as a result of remedial work related to an isolated slope failure for the Griffith Observatory Renovation and Expansion project.

SUMMARY:

On September 20, 2002, the Board awarded a construction contract to the lowest responsible bidder, S.J. Amoroso Construction Co., Inc. in the total amount of \$41,790,000 (Board Report No. 02-339). Subsequently, the Board approved four additional additive alternates to increase the total contract amount to \$45,790,000 (Board Report Nos. 03-138 and 03-226). Prior to the events described in this report, the project has been on schedule when compared to the approved baseline schedule.

During the weekend of May 24, 2003, a temporary excavated slope, south of the Astronomers Monument, failed. The excavated south-facing slope was approximately 27 ft. deep and was inclined at a 1:1 gradient per the recommendations of the geotechnical engineer of record, Geotechnologies, Inc. The crown of the isolated slope failure was over 100 ft. wide and 10 ft. away from the Astronomers Monument's protection scaffold. A 10 ft. escarpment was created as a result of the isolated slope failure. Upon discovery of the isolated slope failure on May 27, 2003, the geotechnical engineer was immediately contacted and an analysis was performed to determine the cause and a remedy to the situation. The geotechnical engineer's report dated May 29, 2003, indicated that the isolated slope failure occurred on a pre-existing fault plane that juxtaposed Topanga Formation sandstone against Feliz Granodiorite rocks. The

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fault surface is undulatory in shape, which made it difficult to predict its location on the site. The geotechnical engineer's recommendation for repair of the isolated slope failure consisted of surveying the limits of the failure, interim buttressing of the 10 ft. high vertical scarp, temporary stabilization of the intact rock with shoring piles, and removal and recompaction of the slope failure debris to construct a temporary buttress.

On August 13, 2003, the Board approved a change order in the amount of \$219,848 for the direct cost for the repair and shoring of the isolated slope failure (Board Report No. 03-259). The contractor completed the remedial work in a timely manner which required 45 calendar days. All construction activity in the underground expansion, which was at the toe of the slope, was suspended during the remedial work. Since the underground expansion was part of the critical path, the project's schedule was negatively impacted.

Per the General Conditions of the contract documents, the contractor is entitled to a time extension of the 45 calendar days and reimbursement of the delay cost since the contractor was obstructed in completion of the project. Public Works, Bureau of Engineering (BOE), the construction managers for this project, has negotiated an amount of \$266,985 (45 days at \$5,933 per day) for the delay cost. The delay cost includes the entire contractor's extended overhead caused by the delay period.

On November 24, 2003, the Prop K Steering Committee approved a recommendation to request the Board of Recreation and Park Commissioners to authorize BOE to execute the delay change order in the amount of \$266,985 out of the project's contingency. At the time this board report was written, 143 change orders had been issued for a total amount of \$1,283,000, or 18.6% of the \$6,892,500 contingency. Assuming an additional \$266,985 for this change order, 22.5% of the project's available contingency will be spent. Based on the fact that the project's billings are currently 30% complete, staff concurs with BOE and recommends that the Board approve the change order for 45 day compensable delay in the total amount of \$266,985 due to the delay in repair and shoring of the isolated slope failure.

Report prepared by Sammy Wong, Assistant Project Manager.