

REPORT OF GENERAL MANAGER

NO. 04-26

DATE January 21, 2004

C.D. 11

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: POTRERO CANYON PARK DEVELOPMENT – PHASE II DEVELOPMENT (#1012B) – REQUEST FOR APPROVAL OF SUPPLEMENTAL AGREEMENT TO CONSTRUCTION CONTRACT NO. 2387

H. Fujita	_____	F. Mok	_____
J. Kolb	_____	K. Regan	_____
*B. Lukehart	<u>BSC.</u>	G. Stigile	_____
M. Mariscal	_____		



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Approve Supplemental Agreement No.3, substantially in the form attached, to increase the contract amount of Contract No. 2387 with Potrero Canyon Constructors [Calex Engineering Company/West Coast Transfer Services, Inc. a joint venture] (Contractor), by \$372,452.49 for the work described in the body of this report, approve the change order for work as described in the body of the report, and approve increasing the term of Contract No. 2387 with Contractor by six years through December 30, 2005;
2. Direct the Board Secretary to transmit Supplemental Agreement No. 3 to the Mayor and City Council for approval, in accordance with Executive Directive 16, and concurrently to the City Attorney for review as to form; and
3. Upon receipt of necessary approvals, authorize the President and Secretary of the Board to execute the agreement.

SUMMARY:

The construction Contract No. 2387, was originally awarded in February 1991, for the construction of Potrero Canyon Park Development, Phase II, located at 15145 Pacific Coast Highway, Los Angeles, CA. The contract was subsequently executed in April 1991, for the design and construction of the project.

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Over the course of the construction of Phase II, there have been many change orders required to buttress three of the historic landslides which became active during the course of construction causing emergency conditions requiring immediate action on the part of the Department in order to prevent damage to private as well as public property. There were two supplemental agreements previously issued on the contract due to the same type of work. The supplemental agreements extended the time and amount of the contract; one in 1994 and one in 1998.

The construction of Phase II was originally anticipated to be completed in 1995, four years from the start date in 1991. The contractor has been diligently pursuing the contract and extra work in the canyon. It was imperative work continue due to ongoing geotechnical issues in the canyon walls. Change order estimates were solicited from the contractor while additional permits were obtained to cover the extra work involved in the buttress stabilization of the slides. The following items were requested by change order and completed by the contractor while clean fill was available for the purpose of the work during the dry seasons of the year:

- Recompaction of future restaurant pad;
- Additional depth of proposed keyway for the engineered buttress fills;
- Removal of additional 2 slide failures (excavate and stockpile of the material while awaiting permits) and costs associated with double hauling of the stockpiled material to complete the buttresses;
- Additional catch basins and pipe connections required by Building and Safety permits as part of the Guidelines;
- Removal and replacement of drainage system;
- Equipment;
- Labor;
- Materials;
- Installation of hydroseeding to prevent erosion during rainy seasons;
- Tennis court modification and curb wall installation;
- Additional access road and curb at existing park entry;
- Installation of 24" CMP from Friends Street to new catch basin at canyon entry;
- Area drain installation at slide 6;
- Installation of two new catch basins, two energy dissipators, 56 l.f. of 36" RCP drain line, and installing 250 l.f. curb; and
- Install new sprinklers to water new trees at ballfield slopes

Funding has been unencumbered from the design portion of Phase III, Park Development, to pay for this work. There are sufficient funds available to complete the change orders in Fund 209, Account

R202. The second supplemental agreement to Contract No. 2387 expired December 30, 1999; and

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therefore, we are requesting the contract to be reinstated for a total period of six additional years through December 30, 2005.

Staff has reviewed the invoices and finds they only include the extra requested work and are fair to the Department. Therefore, staff recommends that the Board approve the additional time of six years and the additional funding (\$372,452.49) to the contract to allow for the continuation of the project and the additional work. Approval of this change order and supplemental agreement will allow for completion of Phase II by December 30, 2005.

Prepared by Jane Adrian, Project Manager.