

REPORT OF GENERAL MANAGER

NO. 04-310

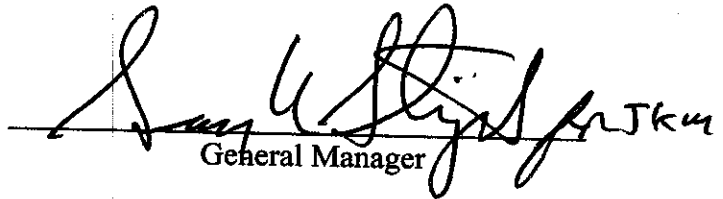
DATE: October 20, 2004

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: REQUEST FOR EXTRA SERVICES BY JEFFREY M. KALBAN AND ASSOCIATES ARCHITECTURE, INC. (CONTRACT NO. 2591) - PAN PACIFIC SENIOR ACTIVITY CENTER - BUILDING IMPROVEMENTS (W.O. #PRJ1731C)

* K. Chan	<u><i>Amf. KC</i></u>	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	G. Stigile	_____

  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board approve extra services to the design contract submitted by Jeffrey M. Kalban and Associates Architecture, Inc., (Contract No. 2591) in the amounts of \$37,000.00, \$40,420.00 and \$9,485.00 for additional services, as outlined in the body of this report, for the design of the Pan Pacific Senior Activity Center.

SUMMARY:

Design Services Contract No. 2591 with Jeffrey M. Kalban & Associates (JMKA) covers the architectural design services for two specific projects: namely the Pan Pacific Park - Park Development Plan project (#1710B) and the Pan Pacific Senior Activity Center project (#1731C, formerly known as the West Wilshire Senior Citizen Center). The Pan Pacific Park - Park Development Plan project was completed in 2002, and the Pan Pacific Senior Activity Center project is currently in the final design phase with project management being provided by the Bureau of Engineering (BOE).

JMKA's original contract was approved by the Board on November 3, 1993 (Board Report No. 454-93) and executed on May 4, 1994 in an amount of \$108,085.00 and for a term of three (3) years.

Amendment No. 1 to the contract, approved by the Board on October 2, 1996 (Board Report No. 451-96) and executed on June 17, 1998, increased the term of the contract by three (3) years and increased the amount to \$500,100.00.

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Amendment No. 2 to the contract, approved by the Board and executed on September 13, 2000, allowed for the corporate name of the consultant to be changed from Jeffrey M. Kalban and Associates to Jeffrey M. Kalban Associates Architecture, Inc.

Supplemental Agreement No. 1 to Contract No. 2591, executed by the Board on September 5, 2001, extended the term of the contract by four (4) years for a new term of ten (10) years or until May 3, 2004. This was necessary for the completion of the Pan Pacific Park – Park Development Plan project which completed the new gym on the park site.

Amendment No. 1 to Supplemental Agreement No. 1, executed by the Board on May 11, 2004, increased the fee from \$400,000.00 to \$900,110.00, and extended the term of the contract by four (4) years for a new term of fourteen (14) years or until May 4, 2008. This was necessary to complete the design and construction of Pan Pacific Senior Activity Center project.

A Notice-to-Proceed letter dated May 14, 2004, was sent to JMKA to authorize the design services for the Pan Pacific Senior Activity Center project, for an amount of \$312,029.00. Design is currently at 90% complete. Since the design start, the consultant has notified the Department of two (2) extra services required by JMKA: (1) to complete the design for a new 62-car parking lot, to provide parking for the Senior Citizen Center, and (2) to conduct additional methane testing as required by City's new methane ordinance, in the amount of \$40,420.00 and \$9,485.00, respectively. It should be noted that of the services for the new 62-car parking lot, approximately \$26,273.00 has been paid to the consultant. The balance of \$14,147.00 for this service will be for work done during construction. Further, the services for additional methane testing in the amount of \$9,485.00 has been fully paid.

In the current bidding climate and construction market, an unprecedented escalation in construction costs has been experienced in the building industry; as a result, substantial value engineering is necessary to make sure that a project can be successfully bid and awarded within a project budget in today's bidding environment. The proposed value engineering items for this project have been reviewed and approved by the Council Office and the Department of Recreation and Parks. BOE has negotiated with JMKA a mutually agreed amount of \$37,000.00 (\$35,000.00 plus \$2,000.00 of reimbursable expenses) to complete value engineering plan revisions and plan recheck with the Department of Building and Safety.

Staff recommends that the Board approve \$86,905.00 in extra services to Contract No. 2591 in accordance with Article II, Section 8, EXTRA SERVICES, specifically \$37,000.00 to authorize JMKA to proceed with and complete all necessary work for the value engineering effort, \$40,420.00 to complete design of the next parking lot, and \$9,485.00 to complete additional methane testing at the site.

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To date, \$862,044.00, which includes services for the new parking lot (\$40,420.00) and the additional methane testing (\$9,485.00), has been either paid or authorized to JMKA under the Contract No. 2591, leaving a balance of \$38,066.00. Should the Board approve the extra services for the value engineering (\$37,000.00), the remaining contract contingency available for additional services in JMKA's contract will be \$1,066.00.

There are sufficient funds available in Quimby funds (Fund 302, Account 460KWV) for the authorization of the additional services

This report was prepared by Paul Tseng, Project Manager, Bureau of Engineering.