

APPROVED

REC 18 2021

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 24-021

DATE January 18, 2024

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ROBERTSON RECREATION CENTER PROJECT – SITE IMPROVEMENTS (PRJ21608) PROJECT – COMMITMENT OF PARK FEES – CATEGORICALLY EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE 19, SECTION 15301 [REPAIR, MAINTENANCE, OR MINOR ALTERATION OF EXISTING PUBLIC STRUCTURES, FACILITIES, MECHANICAL EQUIPMENT, OR TOPOGRAPHICAL FEATURES, INVOLVING NEGLIGIBLE OR NO EXPANSION OF EXISTING OR FORMER USE] OF CALIFORNIA CEQA GUIDELINES AND ARTICLE III, CLASS 1(1) OF CITY CEQA GUIDELINES

B. Aguirre _____ M. Rudnick _____
B. Jones _____ for* C. Santo Domingo DF
B. Jackson _____ N. Williams _____

General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Approve the scope of work and total budget for the Robertson Recreation Center – Site Improvements (PRJ21608) Project (Project), as described in this Report;
2. Authorize the Department of Recreation and Parks (RAP) staff to commit from the following fund and work order numbers a maximum of Two Hundred Seventy-Five Thousand Dollars (\$275,000.00) in Park Fees for the Project;

| FUNDING SOURCE | FUND/DEPT/ACCT. NO. | WORK ORDER NO. | AMOUNT |
|----------------|---------------------|----------------|-------------|
| Park Fees | 302/89/89716H | QT073678 | \$93,629.96 |
| Park Fees | 302/89/89718H | QP000636 | \$5,891.20 |
| Park Fees | 302/89/89718H | QP000487 | \$5,910.78 |
| Park Fees | 302/89/89718H | QP001151 | \$6,040.89 |
| Park Fees | 302/89/89718H | QP001140 | \$38.96 |
| Park Fees | 302/89/89718H | QP001279 | \$6,030.67 |
| Park Fees | 302/89/89716H | QT074866 | \$49,793.22 |
| Park Fees | 302/89/89718H | QP001719 | \$75,530.65 |
| Park Fees | 302/89/89716H | QT073872 | \$20,351.63 |
| Park Fees | 302/89/89718H | QP000616 | \$5,897.99 |
| Park Fees | 302/89/89718H | QP000685 | \$5,884.05 |

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3. Approve the Project to be bid and constructed through RAP's list of pre-qualified on-call contractors;
4. Approve the authorization of change orders as authorized under Report No. 06-136, for the construction contracts for this Project in the budget contingency amounts for such contracts as stated in this Report;
5. Determine that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 [repair, maintenance, or minor alteration of existing public structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use] of California CEQA Guidelines and Article III, Class 1(1) of City CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the Los Angeles County Clerk;
6. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing a Notice of Exemption (NOE); and,
7. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Robertson Recreation Center is located at 1641 Preuss Road in the South Robertson Community of the City. This 1.24-acre facility provides a variety of services and programs to the surrounding community, including handball, basketball, children's play area, and a child care center. An estimated 7,512 City residents live within a one-half (1/2) mile walking distance of Robertson Recreation Center. Due to the facilities, features, programs, and services it provides, Robertson Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

BACKGROUND

On April 19, 2017, the Board of Recreation and Parks Commissioners (Board) approved the final plans and call for bids for the Robertson Recreation Center – Modern Gymnasium (W.O. #E170266F) (PRJ20021) Project (Report No. 17-101). The project scope of work included the demolition of the existing recreation center, construction of a new recreation building, site improvements, and minor upgrades to the existing childcare center building.

On August 9, 2017, the Board awarded the construction contract for the Robertson Recreation Center – Modern Gymnasium (W.O. #E170266F) (PRJ20021) Project to Ford E.C., Inc. (Ford), in the amount of Ten Million, Seven Hundred Eighty-Five Thousand Dollars (\$10,785,000.00) (Report No. 17-173). This construction was funded by Proposition K and Quimby Funds.

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On October 20, 2020, the Bureau of Contract Administration issued the Statement of Completion, and on October 26, 2020, the Department of Building and Safety issued the Certificate of Occupancy. On March 18, 2021, the Board final accepted the Robertson Recreation Center – Modern Gymnasium (W.O. #E170266F) (PRJ20021) Project (Report No. 21-043).

After the gymnasium's construction was completed, it was affected by several major storm events resulting in ponding water near the building and water intrusions throughout the interior of the facility.

Walkway areas adjacent to the west elevation of the building were identified as a critical area to be addressed. The design consultant for the Robertson Recreation Center – Modern Gymnasium (W.O. #E170266F) (PRJ20021) Project, Kevin Daly Architects and its Civil Engineering subconsultant KPFF Consulting Engineers, revised the drainage design to add larger catch basins and trench drains in front of the doorways to the gymnasium, entry vestibule, multi-purpose room, and restrooms to improve site drainage and prevent stormwater from entering the facility. A portion of the concrete pavement was also removed and replaced to increase the conveyance of stormwater runoff away from the doorways to the gymnasium and electrical room. Water intrusions coming through clerestory windows and the roof were addressed by Ford, as part of the Robertson Recreation Center – Modern Gymnasium (W.O. #E170266F) (PRJ20021) Project's warranty. The corrective work for non-warranty items was funded using savings from that project's original funds and was completed in October of 2021.

After several new storm events in early 2022, additional areas around the facility sustained minor water intrusion. Although the new minor water intrusions were temporarily managed by RAP Maintenance staff, the new water intrusions required additional investigation to find the original sources and causes. In June 2022, per Bureau of Engineering (BOE)'s recommendation, RAP hired a Building Envelope consultant, DTR Consulting Services, to provide Waterproofing Consulting/ Building Envelope Investigation Services. On June 15, 2022, a proposal with a cost of not to exceed \$19,995.00 was submitted and a final findings report was received on September 2, 2022 (Attachment No. 2). The Findings Report assessed the building to be generally in good condition and many of the failures could be corrected without needing to redesign or reconstruct large assemblies.

General Services Department (GSD), Construction Forces Division assessed the recommendations that require redesign and construction modifications, and provided a Budgetary Estimate for an amount of \$214,900 (Attachment No. 3). A \$60,100 contingency is recommended to cover additional expenses and possible cost escalation due to the age of the estimate.

To address the redesign and construction modifications, this Project will be bid and constructed through RAP's list of prequalified on-call contractors.

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PROJECT SCOPE

The scope of work for the proposed Project includes the following:

- Provide and install approximately ninety-five (95) Linear Feet French drain
- Remove the window system on the south side of building and reinstall with new sill
- Correct and service roof drains
- Install sill pans under threshold of eight (8) doors, and
- Seal one (1) crack in the slab of the building

PROJECT FUNDING

Upon approval of this Report, Two Hundred Seventy-Five Thousand Dollars (\$275,000.00) in Park Fees can be committed to the proposed Project, which includes the \$60,100 budget contingency.

These Park Fees were collected within five (5) miles of Robertson Recreation Center, which is the standard distance for the commitment of Park Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3

FUNDING SOURCE MATRIX

| Source | Fund/Dept/Acct | Amount | Percentage |
|--------------|----------------|---------------------|-------------|
| Park Fees | 302/89/89718H | \$111,225.19 | 40% |
| Park Fees | 302/89/89716H | \$163,774.81 | 60% |
| Total | | \$275,000.00 | 100% |

PROJECT CONSTRUCTION

RAP Staff has determined that sufficient funding has been identified for the Project and construction is anticipated to begin in the Spring of 2024 with an estimated completion date of Fall 2024.

TREES AND SHADE

The building design was shaped around the trees to preserve and protect as many trees as possible and still achieve the building program requirements. Of the existing forty-two (42) trees identified onsite, ten (10) were removed to make room for the new construction, and twenty (20) new trees were planted. The new trees include four (4) Melaleuca Quinquinerva (Paper Bark tree), six (6) Ulmus Parvifolia true green (Liquid amber Styrciflua), and ten (10) Arbutus 'Marina' (Marina Strawberry) trees. A shade structure was included over the children's play equipment.

The resolution of the water intrusion issues will not impact the trees.

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ENVIRONMENTAL IMPACT

The proposed Project consists of maintenance and repairs to a recreational facility that involves negligible or no expansion of the existing use.

According to the parcel profile report retrieved on January 2 2024, this area resides in a liquefaction and methane zone. The construction of this Project will not create conditions that could lead to liquefaction or increase exposure to methane seepage. So, there is no reasonable possibility that the proposed Project may impact on an environmental resource of hazardous or critical concern or have a significant effect due to unusual circumstances. No other known projects would involve cumulatively significant impacts, and no future projects would result from the proposed Project. As of January 2, 2024, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) and the State Water Resources Control Board (SWCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) have not listed the Project site. They have listed RB Case # 900350089, RB Case # 900350061 and RB Case # near the Project area (within 1,000 feet). The first was a leaking underground storage tank in an existing gas station. The LA Regional Water Quality Control Board (LA RWQCB) closed the case after the remediation in 2013. The second is also a leaking underground storage tank in a gas station. The LA RWQCB closed the case in 1996. The third is a leaking underground storage tank in a gas station, where remediation is still ongoing, where the contaminated plume does not affect the project's site. According to the Caltrans Scenic Highway Map there is no scenic highway located within the vicinity of the proposed Project or within its site. Furthermore, the proposed Project is not located in proximity of a known historical resources and will not cause a substantial adverse change in the significance of any historical resource.

Based in this information, staff recommends that the Board determines that the Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15301 of California CEQA Guidelines and Article III, Class 1(1) of City CEQA Guidelines. Staff will file a Notice of Exemption with the Los Angeles County Clerk upon the Board's approval.

FISCAL IMPACT

There is a fiscal impact to RAP for this Report. Operational maintenance costs will be determined separately by RAP. A funding request will be submitted in future RAP annual budget requests.

STRATEGIC PLAN INITIATIVES AND GOALS

Goal No. 1: Provide Safe and Accessible Parks

Outcome No. 1: Every Angeleno has walkable access to a park in their neighborhood

Outcome No. 2: All parks are safe and welcoming.

Goal No. 5: Ensure an Environmentally Sustainable Park System

Outcome No. 1: Decreased energy consumption and achieve a smaller carbon footprint.

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Result: Improvements to the facility will prevent against future water damage from flooding or storm events.

This Report was prepared by Asatur Keymetlyan, Project Manager, BOE Architectural Division, and reviewed by Ohaji Abdallah, Contract Administrator/Proposition K Program Manager and Steven Fierce, Architectural Division Manager; and Darryl Ford, Superintendent, Planning, Construction, and Maintenance Branch.

LIST OF ATTACHMENTS

- 1) Attachment No. 1 – Report No.17-173
- 2) Attachment No. 2 – DTR Findings Report 9-2-22
- 3) Attachment No. 3 – GSD Budgetary Estimate 11-9-22

APPROVED

AUG 09 2017

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 17-173

DATE August 9, 2017

C.D. 5

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ROBERTSON RECREATION CENTER PROJECT - (W.O. #E170266F)
(PRJ20021) - REVIEW OF BIDS AND AWARD OF CONTRACT

| | | | | |
|------------|------------|-------------------|-------------|-------------------|
| <i>fer</i> | AP Diaz | <u> </u> | V. Israel | <u> </u> |
| | R. Barajas | <u>CSD</u> | N. Williams | <u> </u> |
| | H. Fujita | <u> </u> | | |



 General Manager

Approved ✓ Disapproved Withdrawn

RECOMMENDATIONS

1. Find Ford E.C., Inc., to be the lowest responsive and responsible bidder for the Robertson Recreation Center project (PRJ20021) (W.O. #E170266F); and,
2. Award the construction contract to Ford E.C., Inc., in the amount of Ten Million Seven Hundred Eighty-Five Thousand Dollars (\$10,785,000.00), all according to the plans and specifications approved on April 19, 2017 through Report No. 17-101;
3. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to encumber funds in the amount of Ten Million Seven Hundred Eighty-Five Thousand Dollars (\$10,785,000.00);
4. Authorize the RAP's General Manager or Designee to make technical corrections as necessary to carry out the intent of this Board Report; and,
5. Authorize the Board President and Secretary to execute the contract, subject to approval by the City Attorney as to form.

SUMMARY

On April 19, 2017, the Board of Recreation and Park Commissioners (Board) approved the final plans and call for bids for the Robertson Recreation Center (Project) (W.O. #E170266F) (PRJ20021) project located at 1641 Preuss Road, Los Angeles, California, 90035, (Report No. 17-101). The project plans were prepared by Kevin Daly Architects under the supervision of the Bureau of Engineering, Architectural Division.

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The scope of work is to demolish the existing recreation center to make room for the new facility. The proposed facility will include a new gymnasium and community center that will total 11,750 square feet in area. The existing childcare center building will remain but will undergo modernization. The new facility will provide twenty (20) new parking spaces and twenty (20) bicycle parking spaces. The City Engineer's estimated construction cost for this project is Ten Million Three Hundred Thousand Dollars (\$10,300,000).

In addition, two (2) Deductive Alternates were identified to allow RAP the flexibility to deduct portions of the scope of work and meet the approved funding. The Deductive Alternates are described as follows:

Deductive Alternate No.1: – A lump sum price to be subtracted from the Base Bid for the deletion of the acoustic ceiling and wall panels in the Gymnasium and Office spaces, including its supporting structure.

Deductive Alternate No. 2: - A lump sum price to be subtracted from the Base Bid to replace the pervious pavement and storm water collection system with reinforced concrete pavement.

As approved by the Board on April 19, 2017, bids for the project were solicited only from the eight contractors that are on the Department of Public Works, Bureau of Engineering list of Pre-Qualified General Contractors. On May 30, 2017, the Board received one (1) bid as follows:

| | |
|---|-----------------|
| <u>Bidder</u> | <u>Base Bid</u> |
| Ford E.C., Inc., | \$10,939,000 |
| Deductive Alternate No.1: | \$ 120,000 |
| Untitled eventDeductive Alternate No.2: | \$ 15,000 |

Since only one (1) bid was received, BOE staff met with Ford E.C., Inc., to discuss and negotiate the bid price submitted. As a result, Ford E.C., Inc., submitted a proposal to reduce their Base Bid to Ten Million Seven Hundred and Eighty-Five Thousand Dollars (\$10,785,000.00), which is a reduction of One Hundred and Fifty-Four Thousand Dollars from the initial bid.

RAP and the Chief Administrative Officer (CAO) have identified funding to reduce the gap between the reduced bid amount and the City Engineer's estimate. Sufficient funds are available to award the construction contract, plus contingency, without exercising the deductive alternates, from the following fund and account numbers:

| <u>FUNDING SOURCE</u> | <u>FUND/DEPT/ACCT</u> |
|------------------------|-----------------------|
| Proposition K – YR 1-6 | 43K/10/10P307 |
| Proposition K – YR 15 | 43K/10/10H307 |
| Proposition K – YR 16 | 43K/10/10J307 |

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| | |
|--------------------------------------|------------------|
| Proposition K – YR 17 | 43K/10/10K307 |
| Proposition K – YR 18 | 43K/10/10L307 |
| Proposition K – YR 19 | 43K/10/10MPCY |
| Proposition K – YR 20 | 43K/10/10NPCY |
| Proposition K – Interest & Inflation | 43K/10/TBD |
| Quimby | 302/89/89460K-RG |

Department of Public Works, Bureau of Engineering staff reviewed the responsiveness and work performance of Ford E.C., Inc., on a past City project and found them to be satisfactory. The Department of Public Works, Office of Contract Compliance (OCC) indicated that there has been no labor compliance violations and that all other legal requirements have been complied with by the bidder.

The City Attorney and staff have reviewed the bid submitted by Ford E.C., Inc., and found it to be in order. Staff recommends that the Board find Ford E.C., Inc., to be the lowest responsive and responsible bidder, and to award the project to Ford E.C., Inc., for a total construction contract amount of Ten Million Seven Hundred and Eighty-Five Thousand Dollars (\$10,785,000.00).

PUBLIC OUTREACH

The Community was involved throughout the Project's design process. As required by Proposition K, Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings were conducted. On this project, five (5) LVNOC meetings were held as follows: Meeting No. 1 - May 13, 2014, Meeting No. 2 - August 26, 2014, Meeting No. 3 - October 27, 2014, Meeting No. 4 - March 3, 2015, and Meeting No. 5 - May 5, 2015.

Also, BOE held two (2) community public meetings were held on November 7, 2011, and February 19, 2015, to gather information and inform the community. Additionally, a design charrette took place on August 6, 2015. The LVNOC and Council District No. 5 are in full support of the project.

TREES AND SHADE

The existing park is on a narrow triangular site. Established Melaleuca trees surround the park. The building design was shaped around the trees to preserve and protect as many trees as possible and still achieve the building program requirements. Of the existing forty-two (42) trees identified on site, ten (10) are proposed to be removed to make room for the new construction. Twenty (20) new trees will be planted. The proposed new trees include four (4) Melaleuca Quinquinerva (Paper Bark tree), six (6) Ulmus Parvifolia true green (Liquidamber Styraciflua) and ten (10) Arbutus 'Marina' (Marina Strawberry) trees. There are no shade structures included in this project since the existing trees and the new trees will provide shade.

A report was completed by a licensed Arborist to determine the impacts of construction and to take inventory of the species, size, and health of the trees on the site. The report focused on the

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trees that are near the proposed buildings. The report concluded that strict adherence to tree protection zones would preclude some of the required programming and construction from taking place. Therefore, the report includes recommendations to protect existing trees. The Arborist's report with its recommendations were included as part of the construction documents.

ENVIRONMENTAL IMPACT STATEMENT

On April 19, 2017, the Board determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Article III, Section 1, Class 2, Class 3 (17) and Class 11 (7) of City CEQA Guidelines.

A Notice of Exemption was filed with the Los Angeles County Clerk on April 28, 2017.

FISCAL IMPACT STATEMENT

The proposed construction is fully funded by Proposition K and Quimby funds. There will be no fiscal impact to RAP's General Fund associated with this project. However, operations and maintenance costs will be evaluated and included in future RAP budget requests

This Report was prepared by Jaime Contreras, Project Manager, BOE Architectural Division, and reviewed by Neil Drucker, Proposition K Program Manager; Mahmood Karimzadeh, Architectural Division Manager; Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENT(S)

1. Reduced bid offer from Ford E.C., Inc.

FORD ENGINEERING & CONSTRUCTION INC.

10850 WILSHIRE BLVD. #380
LOS ANGELES, CA 90024
TEL: (310) 474-7999
FAX: (310) 474-7992
GENERAL CONTRACTORS
LIC. #396212

August 2, 2017
City of Los Angeles
Architectural Division
Bureau of Engineering, Department of Public Works
1149 S. Broadway, 8th Floor - Suite 860
Los Angeles, CA 90015
Attn: Mr. Jaime A. Contreras
Tel: 213-847-4710

Re: Robertson Recreation Center, Project No. WO#E170266F

Dear Mr. Contreras:

Pursuant to our June 7, 2017, meeting and after review of our submitted bid for the above mentioned project and some consideration to our means and methods on self performing works, we are pleased to inform you that our Total Bid Price could be decreased to \$10,785,000.

Please note that this consideration will not deviate or change any scope of work, plans and specification and our subcontractor list. Both deductive bid alternate #1 (\$120,000) and bid alternate #2 (\$15,000) for the amounts listed still remains in place in the case the City of LA wishes to exercise them.

I hope that above consideration facilitates to award the project and give us the opportunity to serve and accomplish another quality project for City of Los Angeles and Department of Recreation and Parks.

Sincerely,



Sia Daghighian
President

C.C. Arash Daghighian—Ford E.C., Inc



Robertson Rec Center

1641 Preuss Rd,
Los Angeles, CA 90035

Findings Report Building Envelope Investigation Investigation: August 16, 2022

Report Date: September 2, 2022

PREPARED FOR:

Asatur Keymetlyan
City of Los Angeles, Bureau of Engineering
Department of Public Works, Architectural Division
1149 South Broadway, Suite 830
Los Angeles, CA 90015
t: (213) 485.4483

PREPARED BY:

Nathan Taylor, Building Envelope Consultant
DTR Consulting Services, Inc.
450 North Brand Blvd, 6th Floor
Glendale, CA 910203
(323) 527-3600

1. INTRODUCTION

1.1 Background

The building is an existing single-story type V-B (combustible, non-rated) sports and recreation building. The building is slab-on-grade with CMU walls covered by a corrugated metal cladding system. The roofs are single-ply systems. The upper roof is a vaulted steel structure with ribbon windows over the indoor basketball court, while the lower roof is a mechanical roof partially protected by a mechanical curtain. The building is approximately 11,800 GSF.

The scope of the investigation included a site examination and forensic observation, water testing, and non-destructive testing on the fenestration to gather information for the future remedial construction project for the Robertson Recreation Center Building. Water leaks have been observed at several locations on the building including ground floor windows and the ribbon windows on the ends of the arched roofs over the interior basketball court. Water ingress has also been observed at the wall-to-floor juncture and thresholds in several locations on several sides of the building.

DTR was provided with a set of Robertson Recreation Center Project Drawings by Kevin Daly Architects, dated March 2017, and Construction photos provided by the City of Los Angeles, Bureau of Engineering (BOE).

1.2 Weather Conditions

The weather conditions during the investigation on Tuesday, August 16, 2022, in Los Angeles were generally sunny and calm, with temperatures ranging from 89 to 97 degrees F, with relative humidity ranging from approximately 20 to 53%. The average wind speed was 6 M.P.H., during the investigation. No significant rainfall had been reported in the area in the 30 days prior to the investigation.

2. EXISTING BUILDING CONDITIONS - OBSERVATIONS

2.1 General Observations

The exterior and interior of the building were examined during DTR's investigation on August 16, 2022. During the investigation representatives from the City of Los Angeles, Bureau of Engineering (BOE), the Department of Recreation and Parks, and staff from the Robertson Recreational Center were on site. Xpress testing was also on-site to carry out diagnostic testing of windows and façade systems. Interior observations were made of the interior basketball court, storage area, and communications room. Exterior observations occurred at the roof and other areas where water intrusion had been reported.

The building is relatively new but had several occurrences of construction that did not conform to the provided documentation.

2.2 Exterior Observations

2.2.1 General

The building is a newly constructed recreation facility. The walls are constructed of CMU clad with corrugated metal panels. The roof is covered with a single-ply membrane

system. The lower roof is a mechanical roof protected by a mechanical screen. The upper roof is a vaulted roof with ribbon windows that allow light to enter above the interior basketball court (**Photos 01 – 04**).

The main entrance to the building is on the south elevation and is at grade. An outdoor basketball court and sidewalks abut the building on the south elevation (**Photos 05 – 06**). Representatives from the BOE stated that the sidewalks had been removed and repoured to promote drainage away from the building. Additional trench drains have been added in front of entrances. The east and west elevations are undulating to allow for the large trees that grow in the landscaped area between the sidewalk and the building. The grade of the landscaping on the west side of the building is approximately 3-feet higher than on the other three sides of the building. The north side of the building is hardscape at grade with a playground adjacent to the building (**Photos 07 – 10**).

2.2.2 Exterior Walls

The exterior walls are constructed of Concrete Masonry Unit (CMU) blocks covered with a corrugated metal cladding system. Project Drawings by Kevin Daly Architects, dated February 2017 call out a liquid-applied waterproofing system over the CMU blocks. Construction photos provided by the BOE, show Carlisle 705 VP (a sheet product) being installed. DTR was not present during the construction but has informed of a change order by the BOE (figure 02). Carlisle 705 VP is not a high-temperature underlayment which is usually required when installed under metal cladding and coping metal. The Carlisle 705 VP appeared to have been installed lapping over the black below-grade waterproofing sheet membrane (**Photos 11 – 13**).

Construction photos provided by the BOE, show a black waterproofing sheet membrane installed on the lower portion of the CMU wall at below-grade levels. Detail 1 A9.03 of the Project Drawings show a methane barrier under the slab that turns up on the edge-of-slab and laps into the black waterproofing sheet membrane. Below-grade waterproofing and the methane barrier were not visible during DTR's time on site. The construction photos provided by the BOE appear to show that the upturn of a methane barrier at the edge of the slab was not lapped into the below-grade waterproofing and pipe penetrations at that location are not waterproofed or flashed (**Photos 14 – 17**).

The bottom of the corrugated metal cladding follows the contour of the landscaping along the east and west elevations. In some locations, the drainage mat over the below-grade waterproofing was visible under the termination of the metal cladding. The drain mat appeared to be folded back on itself (**Photos 18 – 20**). Detail 9 A9.05 on the Project Drawings by Kevin Daly Architects, dated February 2017 shows a prefinished 24-gauge galvanized steel flashing with Kynar Coating (figure 03). DTR did not observe this flashing on the west side of the building. Construction photos provided by the BOE appear to show that the flashing may have been omitted on the south elevation where the wall wraps to the west elevation.

Along the west elevation, landscaping material and debris were visible on the lower surface of the metal wall cladding. Recreation Center staff stated that during rain events the area was prone to flood. A surface drain was observed in the landscaped area. The surface drain appeared to be higher than the area that had the reported flooding. The location of the reported flooding correlated with leaks reported in the utility room adjacent to the indoor basketball court (**Photos 21 – 22**).

2.2.3 Doors, Windows, and Storefront Assemblies

DTR made observations of the windows and storefront assemblies at the Robertson Recreation Center. Most of the glazed assemblies are aluminum framed. At the ground floor windows, perforated aluminum panels had been installed to protect glazing units. The perforated aluminum panels were not part of the original design but were referenced in PC 26_Window Protection Revisions-R1 (**Photos 23 – 26**).

At the windows of the indoor basketball court on the south elevation of the building, the perforated aluminum panels were attached to the interior window frame and sill track with fasteners. In some locations, the fasteners appear to have penetrated the perimeter sealant below the window sill. In other locations, the fasteners penetrate the sill track which is meant to catch water and weep to the exterior (**Photos 27 - 31**). This location correlated with a known leak. The deficiency was verified during water testing (see attached Xpress Testing Field Performance Report for a full description of testing at the Robertson Recreation Center). Below the left window sill (interior) water was observed leaking from a grout joint in the CMU wall (**Photo 32 – 33**).

The ribbon windows on the vaulted roof over the indoor basketball court are aluminum framed and have a skirt flashing along the exterior sill of the assembly. The edge-of-roof sheet metal of the vaulted roof is installed over the head of the ribbon windows. DTR noted several loose glazing gaskets at the ribbon windows. A gasket at the head of one glazing unit was missing completely. This location correlated with a known leak. The deficiency was verified during water testing (see attached Xpress Testing report for a full description of water testing at the Robertson Recreation Center) (**Photos 34 - 39**).

Representatives from the BOE and staff from the Recreation Center stated that several of the doors had leaked during rain events. Detail 6 A9.20 of the Project Drawings by Kevin Daly Architects, dated February 2017 show stainless steel flashing set in sealant under the door thresholds. Graphically a sill pan with a back dam is shown. DTR was not able to confirm if sill pans had been installed under the door thresholds. During water testing at adjacent areas, door thresholds did leak (**Photos 40 - 50**).

At the storefront and east entry location, the building slab extends past the bottom of the storefront frame and appears to slope back towards the frame. During water testing water pooled on the slab outside the storefront. Two kerfs were cut in the edge of the slab to promote draining (**Photos 51 - 54**).

2.2.4 Roof Assemblies

DTR walked the roof and made observations of the systems and materials installed there. The lower roof is accessed by a roof hatch and ladder. As currently constructed, there is no access to the upper roof without the use of a free-standing ladder. The lower roof is congested and does not allow for the easy maneuvering of a free-standing ladder (**Photos 55 - 56**).

The roofs are single-ply systems with sheet metal coping along the top of the parapets. Detail 3 A9.32 of the Project Drawings by Kevin Daly Architects, dated February 2017 call for the roof membrane to be terminated on the horizontal top inside edge of the parapet and for a high-temperature underlayment to bridge the single-ply membrane to the air barrier on the outside face of the wall (fig 02). DTR was not able to observe the single-ply membrane termination or the high-temperature underlayment (**Photos 57 - 58**).

The upper roof over the indoor basketball court is vaulted and has north-facing ribbon windows with aluminum framing. The roof sloped to the east and west. The west side of the upper roof transitioned to a steep slope that terminated at a low parapet. A drain and scupper combination was observed at the low points on the west side of the roof where the parapet meets the roof. Debris and tree matter had blocked both the main and overflow drain at those locations. The east side of the upper roof drains through a drain and scupper combination that flows to the lower roof. Debris and tree matter had partially blocked most of the drain and overflow drains along the east side of the roof. One scupper downspout was blocked by a ball (**Photos 59 - 64**).

In some locations, the overflow drains flowed onto duct work on the lower roof. While this has not caused a known leak, water should be redirected to a location that is not directly over mechanical equipment or penetration into the building (**Photo 65**).

The drains on the lower roof were set into a recess. The recess had collected debris from trees adjacent to the building and was not functioning as intended. Some plants had begun to grow in the drain area. The overflow drain appeared to be installed lower than the main drain. The 2-inch flange on the overflow appeared to be at the same height as the main drain flange. As installed, water was not able to flow into the drains as intended. (**Photos 66 - 68**).

The lower roof has numerous penetrations, including vent pipe and conduit penetrations as well as several support penetrations for the mechanical screen. In some locations, the mechanical screen supports penetrate the coping cap. What appears to be a black mastic was used to flash these penetrations. No leaks have been reported at these locations (**Photos 69 - 72**).

2.3 Interior Observations and Water Testing

2.3.1 General

Water intrusion had been reported at several locations in the recreation center. Part of the indoor basketball court floor had been replaced after being damaged by water. Representatives from the BOE provided a markup of many of the known leak locations. DTR observed as diagnostic water testing was carried out by Xpress Testing at several locations. Xpress testing's full report is attached in the appendix of this report.

2.3.2 Water testing

Xpress testing was on-site to conduct water testing at several locations including locations shown on the marked-up building plan provided by the BOE. DTR observed the water testing to note possible paths of water ingress.

At the windows on the south elevation of the indoor basketball court, DTR observed that the perforated aluminum panels were attached to the interior window frame and sill track with fasteners. In some locations, what appeared to be clear silicone sealant had been applied at the fastener penetrations along the sill of the window. In other locations, what appeared to be a rubber gasket had been placed on the fastener between the back of the perforated aluminum panels and the window frames. During the water test at this location, several of the fastener penetrations along the bottom of the window leaked. Below the left corner (interior) of the window, water also seeped from a grout joint between the CMU blocks (**Photos 73 – 77**).

Xpress testing performed a diagnostic test on the wall system on the west side of the building adjacent to a reported leak location in the communications room. At this location, the exterior grade is approximately 3 feet above the edge of the slab. During the test, no water was observed on the interior of the building. The area was not saturated to the point of creating ponding water in the landscaped area as previously reported by staff at the recreation center (**Photos 78 – 80**).

Xpress testing performed a diagnostic test at the storefront adjacent to the east entry. No failures were reported in the storefront system. Cracks on the interior concrete floor surface darkened during the test. The interior floor slab extended to the exterior at this location. Water likely moved through cracks in the concrete slab that travel below the storefront assembly. During the test, water also entered at the door threshold and the base of the door jamb. While the diagnostic test is not designed to test door assemblies, no sill pan was observed at the threshold (**Photos 81 – 84**).

The two southernmost roof-level ribbon windows were both reported to have leaked in the past over the interior basketball court. Diagnostic testing was carried out at both of those ribbon windows, and the leaks were recreated. Water was seen moving laterally on the interior sill prior to dripping to the floor below. Leaks at both windows correlate to areas where glazing gaskets were missing or loose (**Photos 85 – 92**).

3. ADDITIONAL OBSERVATIONS

Much of the site and landscaping elements appear to slope towards the building. Recreation Center staff stated that during several rain events water ponded against the building, often near doors. Staff from the Los Angeles Department of Architecture stated that the sidewalk on the south side of the building had been removed and replaced to help promote better drainage. During the course of that work, surface drains were added near entryways and some landscaping drains were lowered (**Photos 93 – 96**).

The trees along the east and west sides of the building create a large amount of leaf and branch debris around the building and on the roof. In several locations, the debris on the roof has inhibited the drains from performing as designed (**Photos 97 – 101**).

4. CONCLUSIONS

4.1 General

The building itself is in good condition. Many of the failures observed and reported can be addressed in a remedial manner without needing to redesign or reconstruct large assemblies. The development of a maintenance schedule for the building will be important moving forward.

4.2 Exterior Conditions

Site grading and the slope of landscaping appear to drive water towards the building rather than away from it. Ponding and “flooding” reported on the west side of the building are likely contributing factors to the leaks reported at that location. Water that rose to a depth higher than the termination of below-grade waterproofing in the wall system could have entered the seam between the air and water barrier (AWB) on the wall and the below-grade waterproofing. Any water that gathers against the building will increase the hydrostatic pressure on the wall system.

The exposed drain mat on the west side of the building will deteriorate with UV exposure over time, potentially exposing the below-grade waterproofing behind it to damage by UV exposure. Installing the sheet metal flashing called for on Detail 9 A9.05 on the Project Drawings by Kevin Daly Architects, would protect the drain mat and waterproofing systems from UV exposure.

While DTR could not confirm if sill pans had been installed at the door thresholds, leaks were observed during testing and reported by staff at the recreation center at those locations. Sill pans were likely omitted or installed improperly during the original construction.

Leaf and tree debris have significantly impaired the drains and scuppers from performing as intended. At lower drains on the west side of the building, the slope of the roof creates an area where debris can gather. The slope of the roof is restricting the net free area of the drains and their ability to remove water from the roof surface as intended.

The substitution of Carlisle 705 VP in lieu of a liquid-applied air and water barrier on the CMU walls may create potential issues in the future. An underlayment installed below metal cladding or roof elements is usually designed with a higher temperature rating to withstand heat transfer through the metal elements adjacent to them. If an underlayment is not specifically designed to withstand higher temperatures, it could fail or deteriorate/melt, greatly shortening the product's useful life.

The lack of a concrete curb under the CMU walls and storefront assemblies is problematic. This is particularly true at locations where the interior slab extends past the storefront to the exterior, catching water and holding it against the building.

4.3 Interior Conditions

The installation of protective perforated panels over the windows in the basketball court was not part of the original design. The mounting system used has created several points of water ingress. Fasteners holding the perforated panels in place should not be attached to the window frames, the sill track, or through the sealant joints. Leaks that manifested at the grout lines below the window sill suggest that water has traveled past the barrier of the sill track.

5. RECOMMENDATIONS

The trees around the perimeter of the building produce a large amount of debris that could inhibit the drainage system from performing as designed. In cases like this, DTR recommends that a maintenance schedule be developed and implemented to review and correct potential issues as early as possible and to keep the roof drains free of debris.

5.1 Roof

DTR recommends that the roof be inspected regularly and that all debris be cleared from the roof and roof drains. Installation of a fixed access ladder to allow maintenance workers to access the upper roof would help with the ease of maintenance to those upper roof areas. DTR recommends working with a fall protection consultant to address possible access points and fall hazards.

The roof drains on the lower roof should be further assessed to ensure that the main drain is at the proper height and the overflow drain is mounted 2-inches higher.

5.2 Windows and Doors

DTR recommends removing the window system on the south side of the basketball court and reinstalling the system with a new sill track that has not been punctured by mounting fasteners for the perforated panel. The new sill track should be set in a continuous bed of sealant. The sill track should have a back dam and end dams that are sealed watertight. The sill track should be flashed into the jamb to promote water drainage from above and to help guide water that enters the system to weep towards the exterior of the building.

Refabricate and reinstall the perforated panels at the window in the basketball court. DTR recommends mounting the modified panels onto the CMU wall and not to the window frame or sill track. The perimeter sealant around the window system should be protected to prevent damage by the mounting of any window protective panel system.

New glazing gaskets should be installed at all the upper clearstory windows on the vaulted roof. New gaskets should be compressed tightly to remain in place and properly block air and water from entering the window systems. DTR recommends retesting the windows after remedial work has been performed.

At the storefront and east entry location where the building slab extends past the bottom of the storefront frame to the exterior, the slab edge should be resloped to allow water to move away from the building. DTR recommends installing sill pans with back dams and end dams under all thresholds. Sill pans should be set in a continuous bed of sealant. The end dams of the sill pan should turn up inside the door frames. DTR recommends that the end dams of the sill pan are sealed watertight to the jambs of the rough opening and that all seams in the sill pans are fully welded/soldered.

Cracks in the slab should be sealed watertight below the storefront on the east side of the building. Prolonged and repeated water ingress at that location could cause damage to the slab and interior finishes.

The opening in the sheet metal adjacent to the door threshold on the wide door on the south side of the basketball courts (Photo 46) should be repaired and made watertight. As installed, the location is open to water ingress and a hazard for occupants entering the building at that door.

DTR recommends retesting all known leak locations after remedial work has been completed.

5.3 Walls

If feasible, DTR recommends that flashing be installed at the bottom of the west wall as the project drawings call for (Detail 9 A9.05 see fig. 04). Leaving the drain mat and below-grade waterproofing exposed could shorten the life of the products and create issues as the building ages.

At locations where the edge-of-slab is unprotected (up to 12 inches) and the waterproofing is not lapped watertight with the methane barrier, DTR recommends installing an additional self-

adhered membrane. The wall should be cleaned of soil and debris and the surfaces should be primed if necessary to meet the manufacturer's installation requirement. At locations where conduit and plumbing pipes penetrate the edge of the slab should be flashed and sealed watertight per the requirements of the waterproofing manufacturer.

Grout the sill joint in the CMU wall on the left (interior) side of the window on the south elevation of the indoor basketball court. Incomplete grout installations create potential paths from water infiltration.

5.4 Additional Recommendations

Landscaped areas on the east and west side of the building should be sloped to promote drainage that flows away from the building. Additional French drains or area drains could improve drainage in areas where ponding has occurred in the past. The reduction of hydrostatic pressure on the wall system will improve its ability to function as designed.

6. LIMITATIONS

The recommendations and observations described in this report are intended to address limited objectives related to the intent of the report and are based on a limited survey of existing conditions, documents prepared and provided by others, and visual observations made during a site visit conducted in accordance with the limited conditions described in AIA Document A201, General Conditions of the Contract for Construction for field observations and there is no claim, either stated or implied, that all conditions were observed or every deficiency or defect discovered.

Observations describe conditions at the time and date noted and are based strictly on visual observations from ground or interior floor level unless specifically noted otherwise. This information will be the approved record unless written notice to the contrary is received within seven (7) calendar days of the issue date of this document. Written corrections shall be reported to the Preparer of this document.

References to project locations are from the Project Drawings by Kevin Daly Architects, dated March 2017. No materials testing was performed beyond the diagnostic testing, all observations and recommendations are based on visual evidence, project correspondence, previous field observations, and applied knowledge only.

DTR reserves the right to modify or revise the opinions and recommendations in this report subject to additional or new information being provided. The additional effort required to address changed information or conditions will be provided as additional services.

These recommendations are not a scope of work for remediation nor do they constitute an offer to repair or remediate. Appropriate licensed professionals should be engaged to prepare remedial documentation to develop scope, obtain regulatory approvals and determine accurate construction costs. All means and methods of construction, including excavation support, and shoring of existing elements are the responsibility of others.

These observations and recommendations were made using the same degree of skill and care ordinarily exercised under similar conditions by reputable members of the architectural profession practicing in the same or similar locality at the time of performance.

This report has been prepared for the exclusive use of the addressee for specific application to the referenced project and the content is applicable only to the referenced project. No warranty is expressed or implied. Release to any other company, concern, or individual is solely the responsibility of the addressee.

Verbal statements are not a part of this report, whether made before, during, or after the course of the investigation.

We appreciate the opportunity to be of service and trust this information meets your present needs. Please contact us with your questions.

This report was written and assembled by:

A handwritten signature in blue ink that reads "NATHAN O. TAYLOR". The signature is stylized with a large, looped 'N' and 'T'. There are horizontal lines drawn above and below the signature.

Nathan O. Taylor
Building Envelope/Waterproofing Consultant

Additional review was provided by:
Jim Syme, AIA, IIBEC
Sr. Building Envelope Architect

Thomas Berger, IIBEC, BEC, CSI, CDT, SCIP
Managing Principal

8. EXHIBITS AND PHOTOGRAPHS

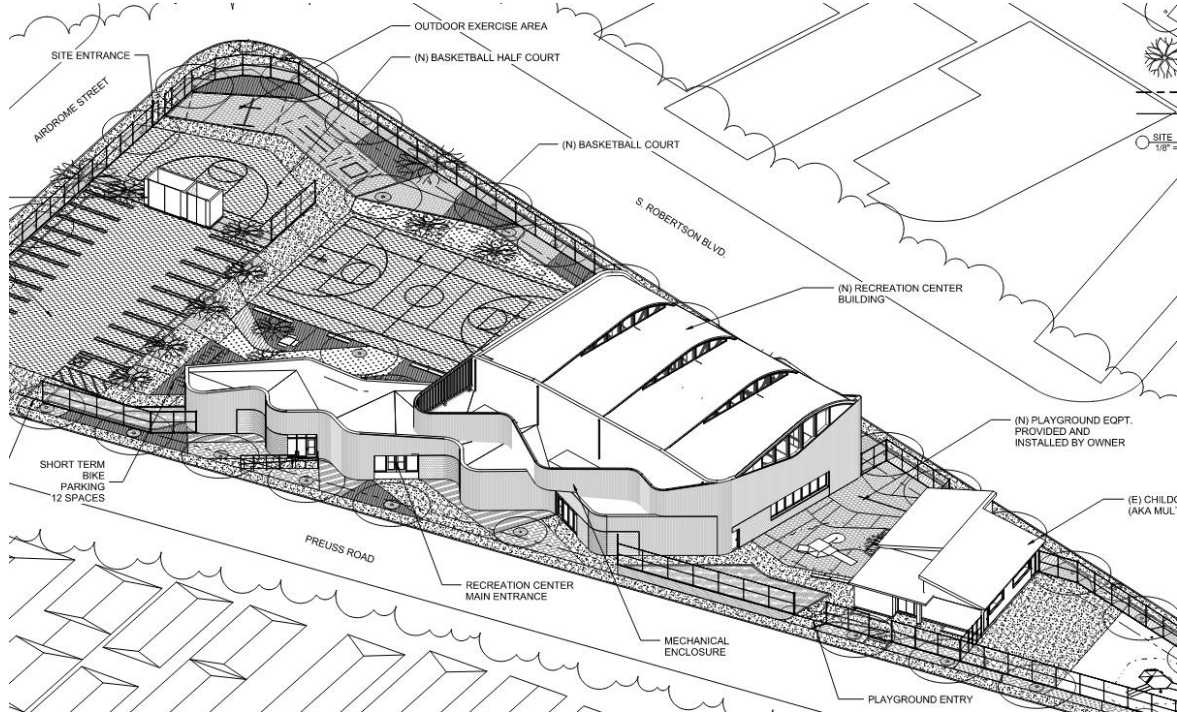
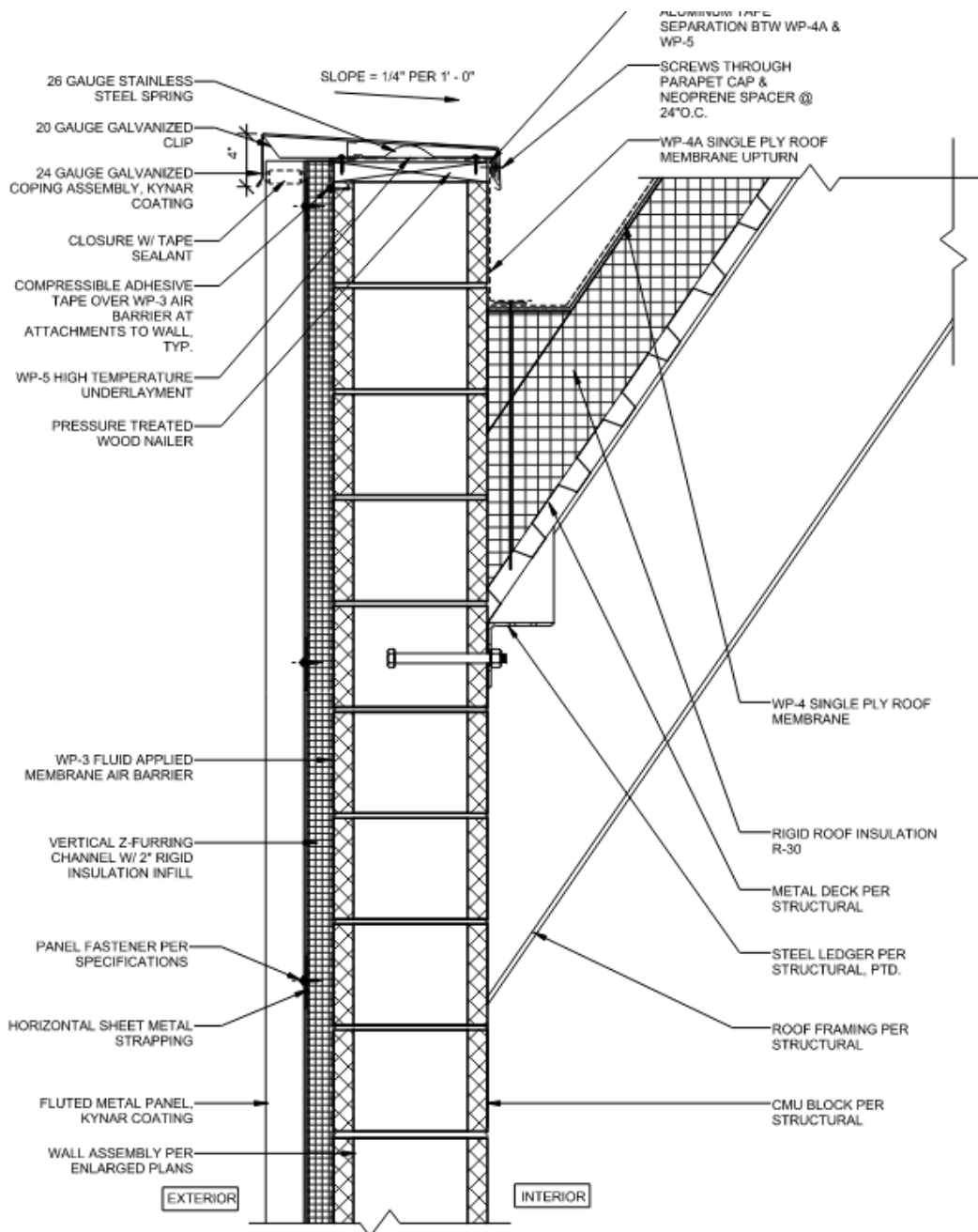
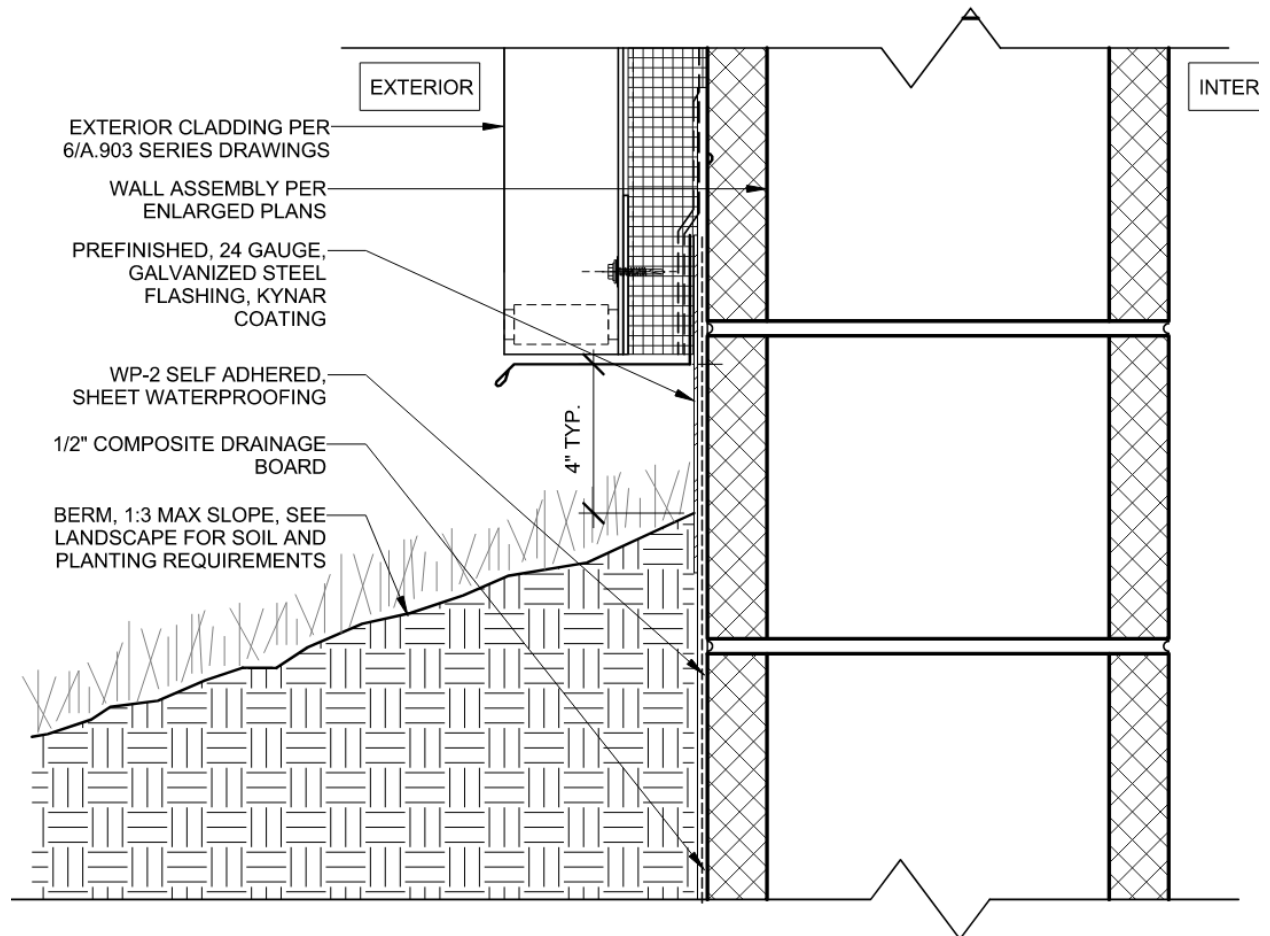


Fig 01: Site Axonometric A1.03



③ ROOF - LEDGER AT WEST ELEVATION
 1 1/2" = 1'-0"

Fig 02: Details 3 A9.32 wall section on the Project Drawings by Kevin Daly Architects, dated Feb 2017



9 EXTERIOR CLADDING - METAL PANEL CLADDING TERMINATION AT BERM
3" = 1'-0"

Fig 03: Detail 9 A9.05 on the Project Drawings by Kevin Daly Architects, dated Feb 2017

End of Report.



Photo 01:
An overview of the south elevation of the recreation center.



Photo 02:
An overview of the corrugated metal panels at the main entrance on the south elevation.



Photo 03:
An overview of the upper vaulted roof over the indoor basketball court.



Photo 04:
An overview of the lower mechanical roof.

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Photo 05:
An overview of the south elevation of the recreation center with landscaping at grade.



Photo 06:
An overview of the south elevation of the recreation center with landscaping at grade.

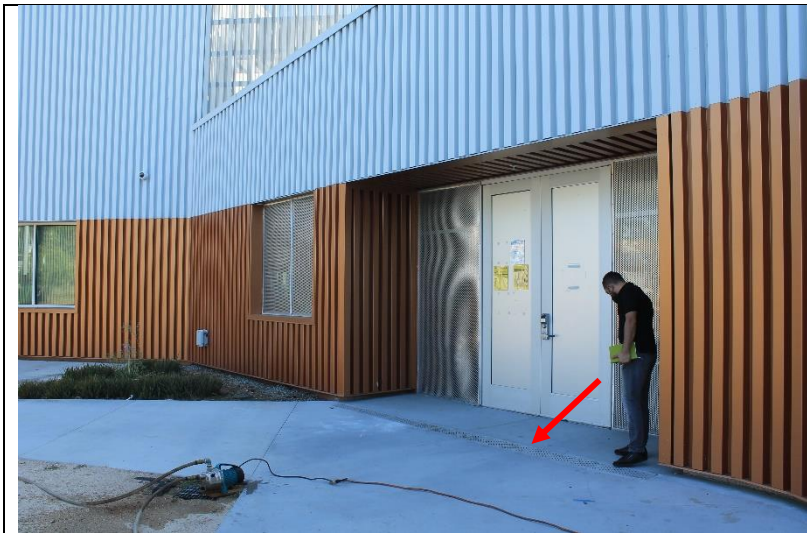


Photo 07:
Additional trench drains had been added in front of entrances.

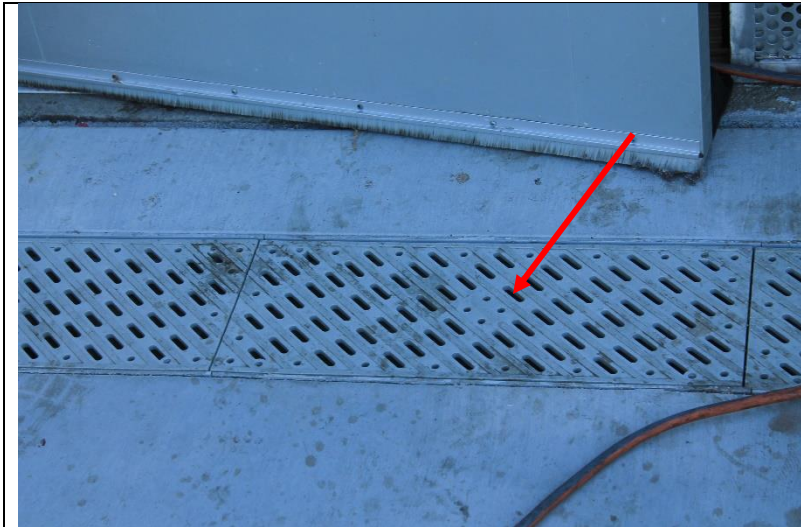


Photo 08:
Closer photo of a trench drain in front of an entrance.

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Photo 09:
Additional trench drains and area drains had been added in front of and in landscaping adjacent to entrances.



Photo 10:
Additional drains had been added in front of entrances.

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Photo 11:
CMU block walls are covered with a corrugated metal cladding system on the east side of the building.



Photo 12:
Overview of the corrugated metal cladding system on the west side of the building.

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Photo 13:
An overview of the west side of the south elevation (during construction) prior to the installation of the corrugated metal cladding system.

Photo provided by LA BoE, DPW, Architectural Division.



Photo 14:
An overview of the east side of the building (during construction).

Photo provided by LA BoE, DPW, Architectural Division.

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Photo 15:
Carlisle 705 VP (an adhered sheet membrane) installed (during construction) on the walls and lapped over the below-grade waterproofing.

Photo provided by LA BoE, DPW, Architectural Division.



Photo 16:
In some locations, the below-grade waterproofing membrane (red arrow) does not appear to be lapped into the methane barrier (blue arrow). Installed in this manner, the vertical edge of the slab is unprotected.

Penetrations in this location had not been flashed into the waterproofing system at the time of the photo and (unless corrected) would not be watertight (red circles).

Photo provided by LA BoE, DPW, Architectural Division.

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Photo 17:
A self-adhered below-grade waterproofing membrane was installed low on the wall.

Photo provided by LA BoE, DPW, Architectural Division.



Photo 18:
The drain mat was visible below the corrugated metal cladding at some locations.



Photo 19:
The drain mat was visible below the corrugated metal cladding at some locations.
Per the approved drawings, a prefinished 24 gauge galvanized steel flashing with Kynar Coating should have been installed over the drain mat.



Photo 20:
Another location where the drain mat was visible below the corrugated metal cladding.
Per the approved drawings, a prefinished 24 gauge galvanized steel flashing with Kynar Coating should have been installed over the drain mat.



Photo 21:
Landscaping debris was visible on the corrugated metal cladding.



Photo 22:
A surface drain that was installed at the same height as the bottom of the corrugated metal cladding.



Photo 23:
Perforated aluminum panels had been installed at many of the windows.



Photo 24:
Closer view of the base of some perforated aluminum panels that had been installed at many of the windows.

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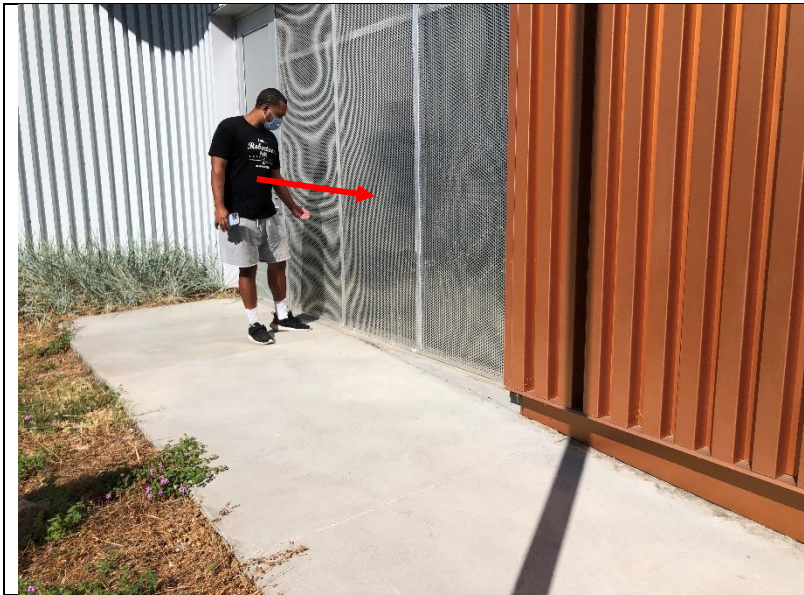


Photo 25:
Overview of another location where perforated aluminum panels had been installed at the windows.



Photo 26:
Close-up of a lower corner of a perforated aluminum panel installed at one of the Robertson Recreation Center windows.



Photo 27:
Perforated aluminum panels had been installed on the interior of windows at the indoor basketball court.

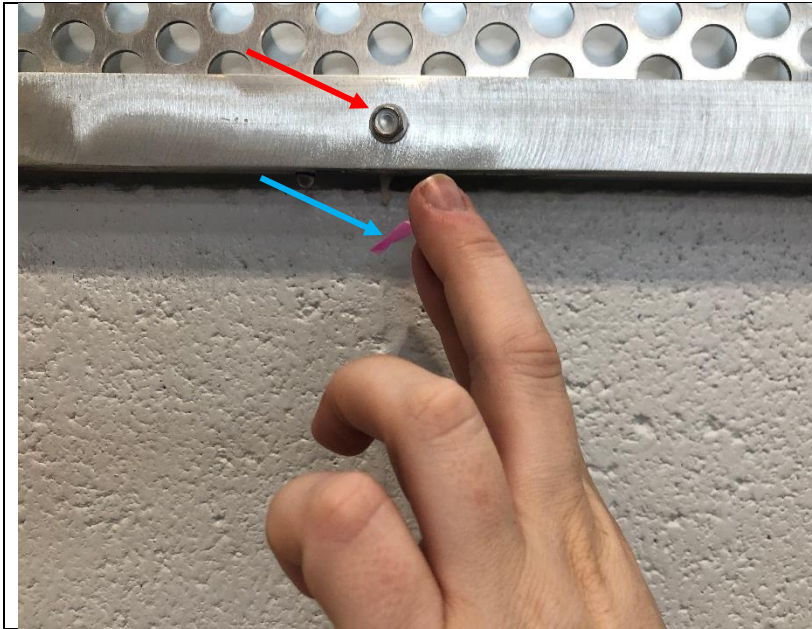


Photo 28:
Perforated aluminum panels appear to have been attached to the window frames and sill track with fasteners (red arrow).
Some of the fastener penetrations leaked during water testing (blue arrow).

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Photo 29:
One of the perforated aluminum panel mounting fastener locations leaking during water testing.

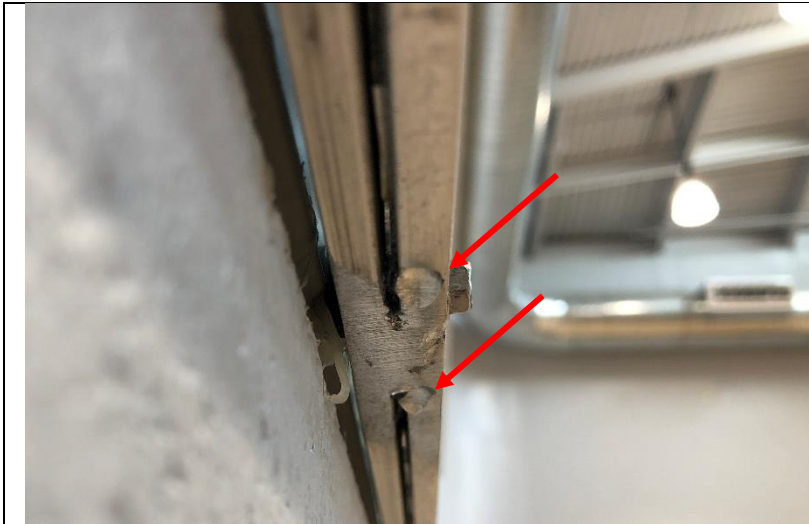


Photo 30:
A view from below of one of the perforated aluminum panel mounting fastener locations leaking during water testing.



Photo 31:
Diagnostic testing at the windows on the south elevation of the indoor basketball court.



Photo 32:
Water seeping from the grout line in a CMU wall below the window sill.

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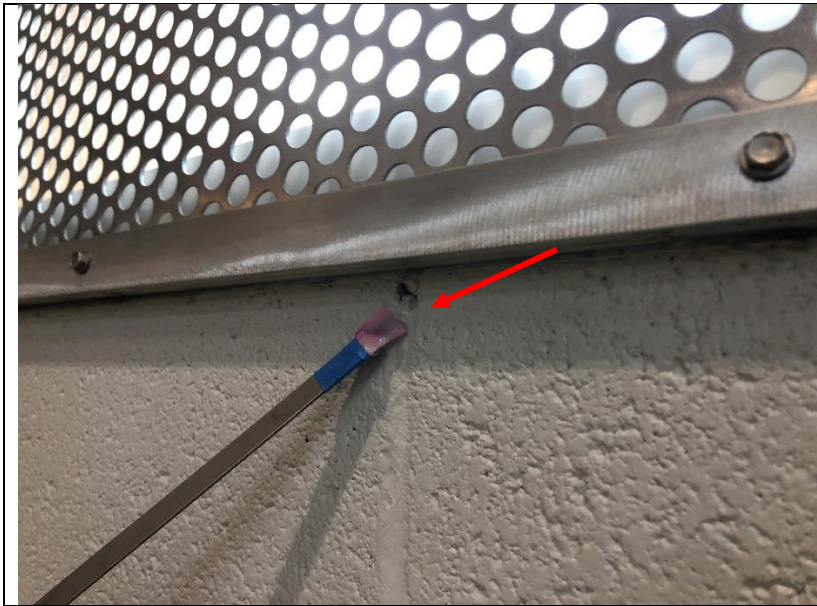


Photo 33:
Test paper indicating water seeping from the grout line in a CMU wall below the window sill.



Photo 34:
An overview of the vaulted roof over the indoor basketball court.



Photo 35:
An overview from the interior of the vaulted ceiling and clerestory windows over the indoor basketball court.

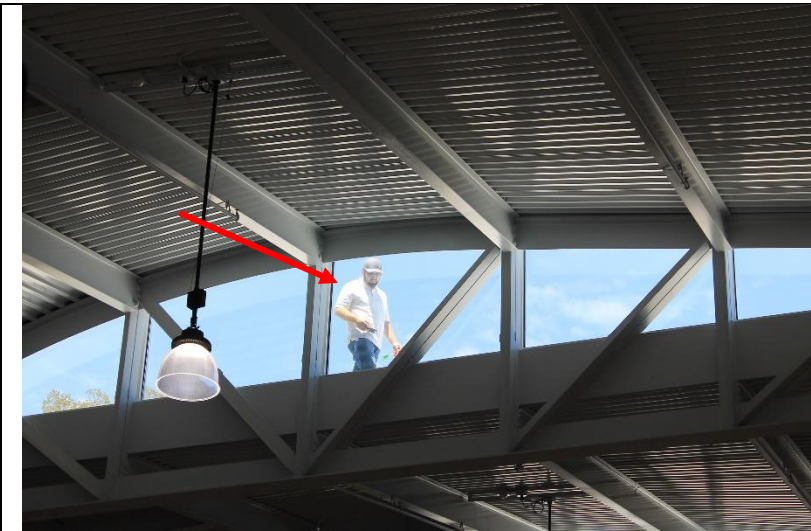


Photo 36:
DTR making observations of the vaulted roof over the indoor basketball court.

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Photo 37:
A gasket at the head of one glazing units above the basketball court was missing.



Photo 38:
A window with a missing glazing gasket at the head of the window.

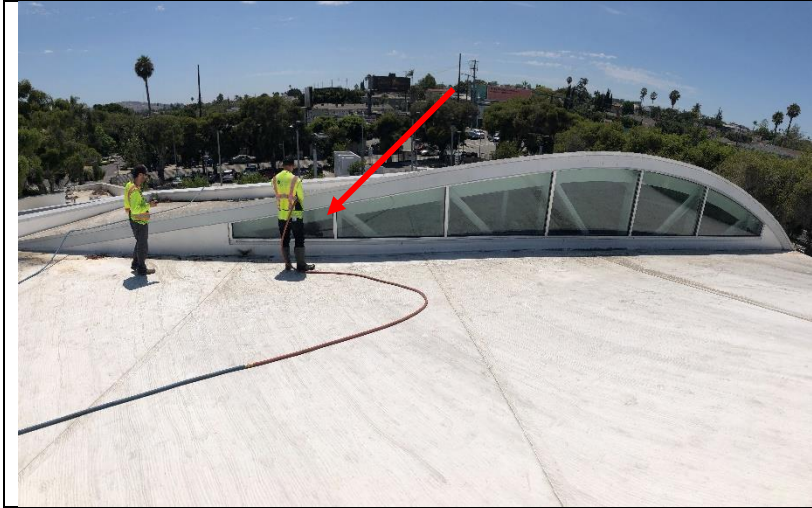


Photo 39:
An overview of a window with a missing glazing gasket at the head of the window.



Photo 40:
Approved drawings call for a sill pan to be installed under all door thresholds.

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Photo 41:
Approved drawings call for a sill pan to be installed under all door thresholds.



Photo 42:
Close-up view of a door threshold.

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Photo 43:
Approved drawings call for a sill pan to be installed under all door thresholds. The sill pan is not visible from the interior.



Photo 44:
Water damage to the flooring adjacent to the entrance on the south elevation of the indoor basketball court.

dtr:job no. 10.22034



Photo 45:
Approved drawings call for a sill pan to be installed under all door thresholds.



Photo 46:
An opening in the sheet metal adjacent to one of the doors.



Photo 47:
Approved drawings call for a sill pan to be installed under all door thresholds.
Sill pans were not observed at any of the door thresholds.



Photo 48:
Damage to the concrete surface at a door threshold.

dtr:job no. 10.22034



Photo 49:
During diagnostic testing on the east side of the building, the adjacent door leaked.



Photo 50:
Towels were used to clean up water that entered under the door during diagnostic testing.



Photo 51:
At the storefront and east entry location, the building slab extends past the bottom of the storefront frame to the exterior and appears to slope back towards the frame. During water testing water pooled on the slab outside against the sill of the storefront.

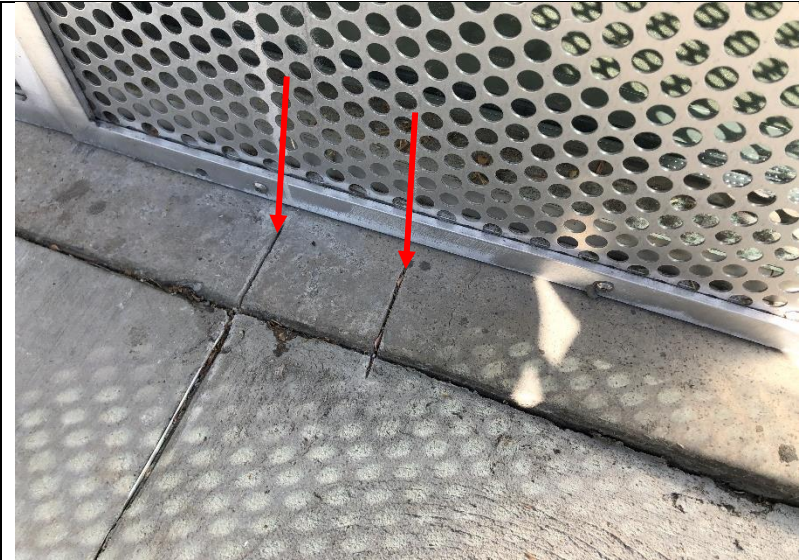


Photo 52:
Two kerfs had been cut in the edge of the slab, presumably to promote draining.

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Photo 53:
Close view of the storefront at the west entry location, the building slab extends past the bottom of the storefront frame and appears to slope back towards the frame. During water testing water pooled on the slab outside the storefront.



Photo 54:
An overview of the diagnostic testing on the east side of the building.

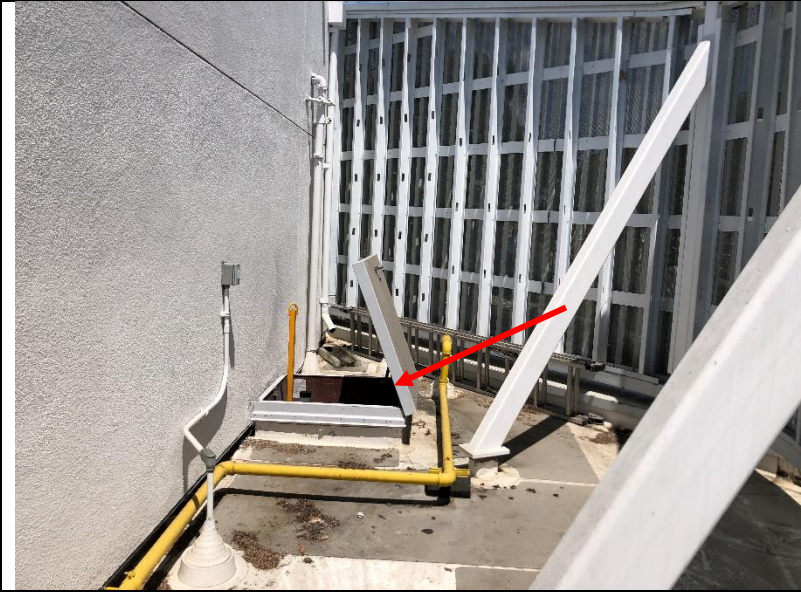


Photo 55:
The roof hatch on the lower roof.



Photo 56:
There is not currently a fixed ladder in place to access the upper roof.



Photo 57:
Coping and edge of roof metal
on the upper roof.



Photo 58:
Coping on the upper roof.



Photo 59:
Overview of the ribbon windows on the vaulted roof. Some debris was observed on the roof surface.



Photo 60:
Overview of the ribbon windows on the vaulted roof during diagnostic testing.

dtr:job no. 10.22034



Photo 61:
Steep roof slope on the west side of the building.

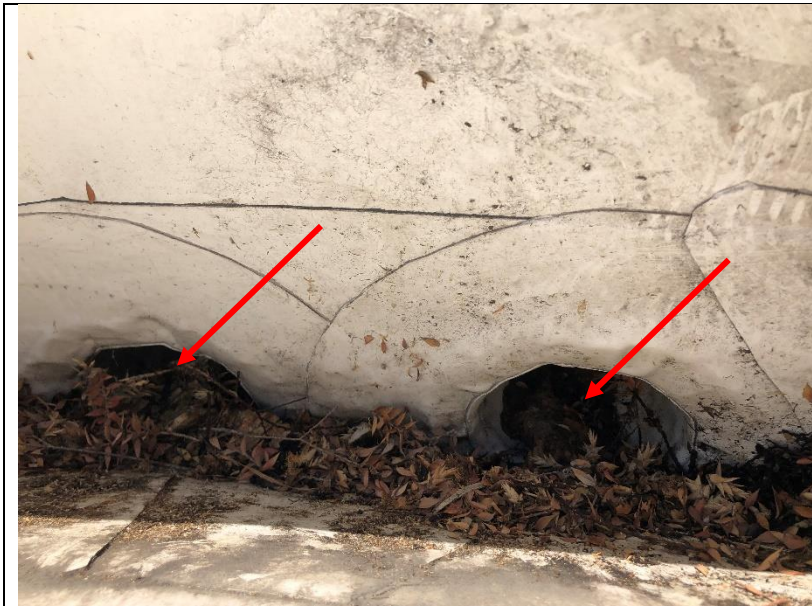


Photo 62:
Supper drain and overflow drain at the low parapet adjacent to the steep slope roof on the west side of the building.

*The photo was taken after DTR removed debris so that drains were visible.



Photo 63:
Debris obstructing a drain on the upper roof.



Photo 64:
A ball stuck in a scupper drain.

dtr:job no. 10.22034



Photo 65:
An overflow drain is situated over a ventilation duct.



Photo 66:
Tree debris filling a lower roof drain recess.



Photo 67:
Tree debris filling a lower roof drain recess.



Photo 68:
The overflow drain* (red arrow) appears to be lower than the main roof drain.

*The photo was taken after DTR removed debris so that drains were visible (see Photo 66 for the initial condition).

dtr.job no. 10.22034



Photo 69:
Overview of penetrations on the lower mechanical roof.



Photo 70:
The mechanical curtain supports penetrated the parapet in several locations.



Photo 71:
The mechanical curtain supports penetrated the parapet in several locations.



Photo 72:
Duct supports also penetrate the roof membrane. Flashings in this view appear to be installed per industry standards.

dtr:job no. 10.22034



Photo 73:
Overview of diagnostic testing on the south side of the building.



Photo 74:
Overview of diagnostic testing on the south side of the building.

dtr job no. 10.22034



Photo 75:
The perforated aluminum panels during diagnostic testing on the south side of the building.

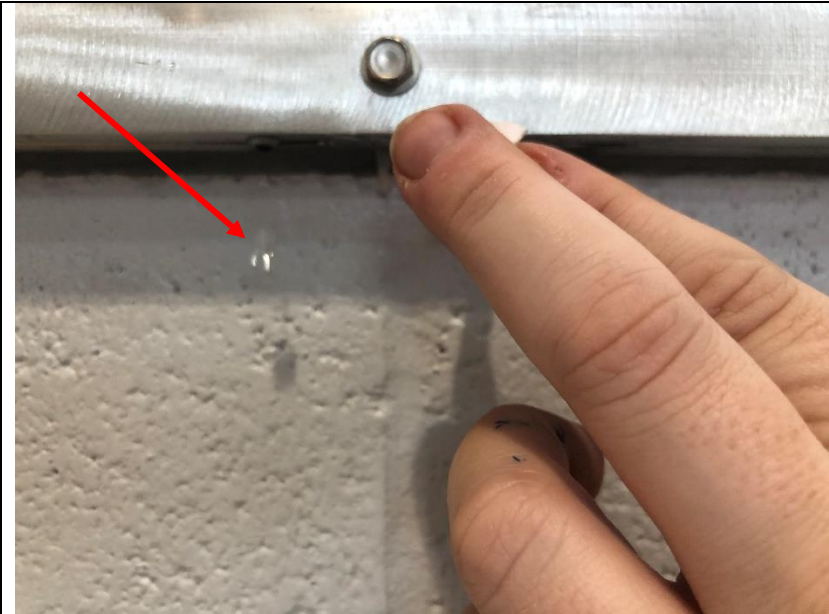


Photo 76:
A leak at the anchor fasteners at the perforated aluminum panels during diagnostic testing on the south side of the building.

dtr:job no. 10.22034



Photo 77:
A leak at a grout joint in the CMU wall below the perforated aluminum panels during diagnostic testing on the south side of the building.



Photo 78:
Diagnostic testing preparation on the west side of the building.



Photo 79:
The ground was saturated after diagnostic testing but was not flooded.
The surface drain at this location was above grade and not draining the water from the testing.

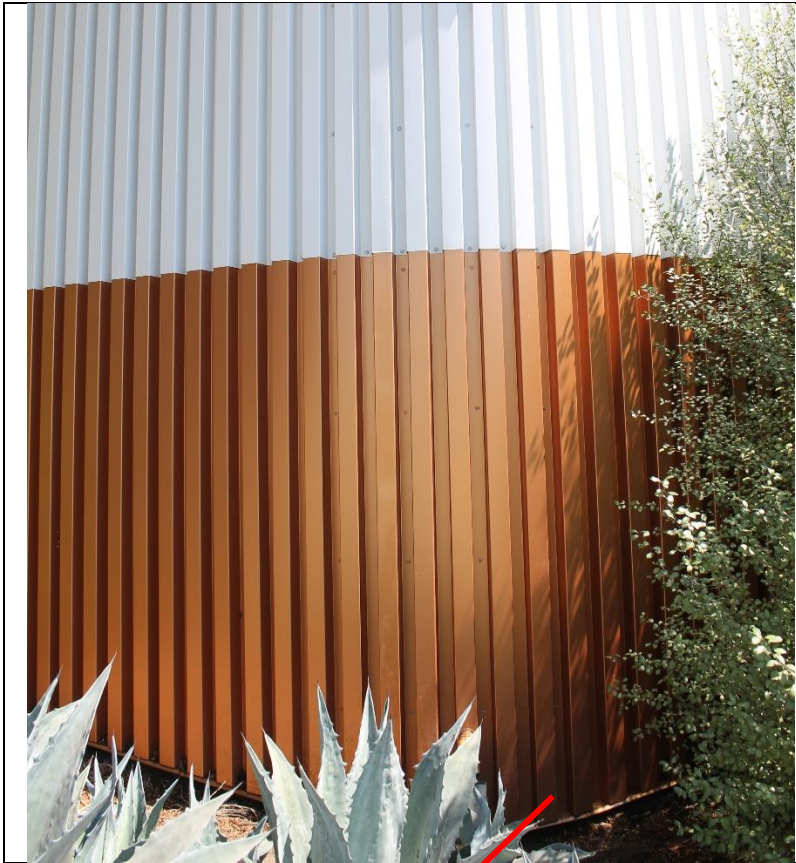


Photo 80:
Diagnostic testing locations on the west side of the building.

dtr:job no. 10.22034



Photo 81:
Xpress testing performed a diagnostic test at the storefront adjacent to the east entry.



Photo 82:
Overview of diagnostic test at the storefront adjacent to the east entry.



Photo 83:
Cracks on the interior slab became wet during testing at the storefront adjacent to the east entry.



Photo 84:
Crack on the interior slab that became wet during testing at the storefront adjacent to the east entry.

dtr:job no. 10.22034



Photo 85:
DTR making observations of the ribbon windows.



Photo 86:
Diagnostic testing was carried out at the two southernmost ribbon windows.



Photo 87:
Diagnostic testing was carried out at the two southernmost ribbon windows.

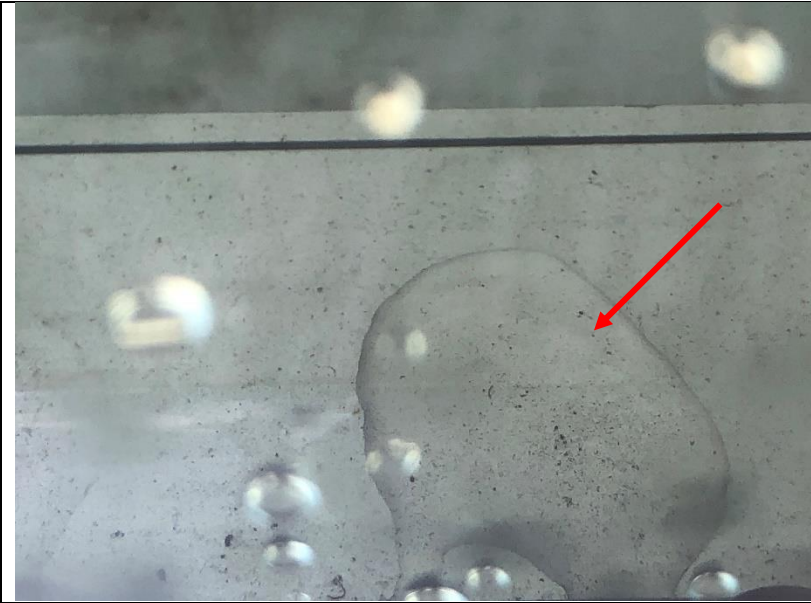


Photo 88:
Water was observed at the interior sill of the ribbon windows.

dtr:job no. 10.22034

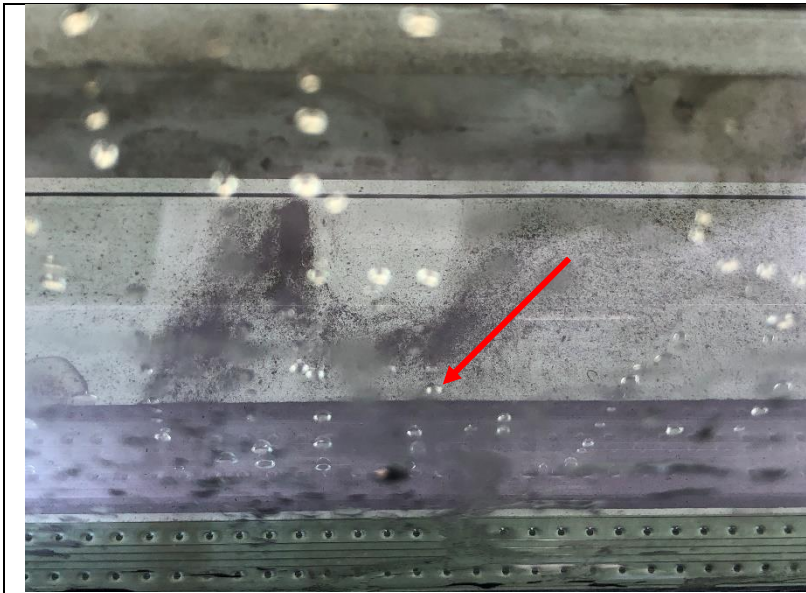


Photo 89:
Water was observed at the interior sill of the ribbon windows.



Photo 90:
Water was observed at the interior sill of the ribbon windows.



Photo 91:

Overview of the location where water was observed at the interior sill of the ribbon windows.

The water dripped onto the floor of the basketball court.



Photo 92:

View of where water dripped onto the floor of the basketball court during testing.

dtr:job no. 10.22034



Photo 93:
A drain was installed on the south elevation when the sidewalk adjacent to the building was replaced.

Photo provided by LA BoE, DPW, Architectural Division.



Photo 94:
Photo during the replacement of the sidewalk.

Photo provided by LA BoE, DPW, Architectural Division.



Photo 95:
Trench drains were installed near doors.



Photo 96:
Additional trench drains were installed near doors.

dtr:job no. 10.22034



Photo 97:
Tree debris built up between the steep slope of the west roof and the low parapet.



Photo 98:
Tree debris built up between the steep slope of the west roof and the low parapet.
Plants were observed growing in debris on the roof.



Photo 99:
Tree debris built up at scupper drains and along the low parapet.
Plants were observed growing in debris on the roof.



Photo 100:
A large amount of tree and leaf debris was observed on the roof. Tree debris built up between the steep slope of the west roof and the low parapet.

dtr:job no. 10.22034

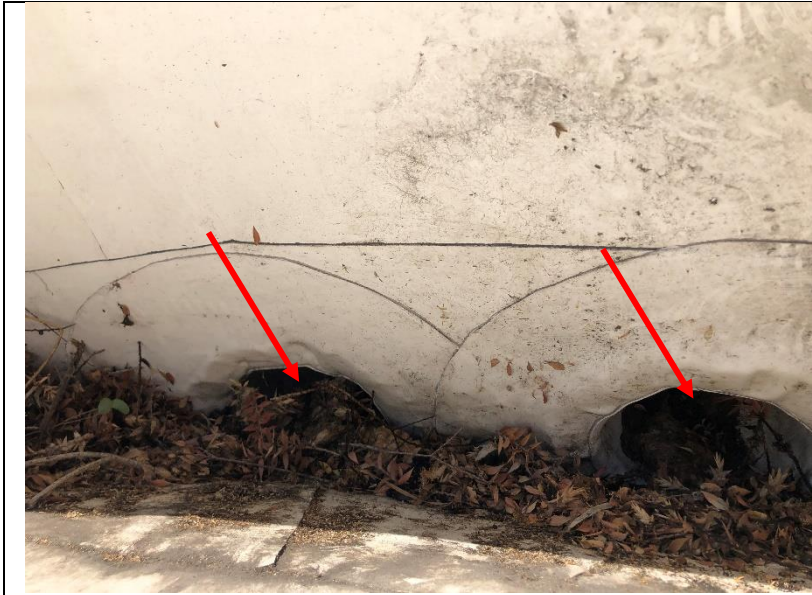


Photo 101:
A large amount of leaf and branch debris at drains on the roof.

**GENERAL SERVICES DEPARTMENT
CONSTRUCTION FORCES DIVISION
BUDGETARY ESTIMATE**

 URGENT

DATE: 11/9/2022 W.O. #: H628010E r1
 TO: NOELIA GARCIA C&M: Nicolás Díaz
 FROM: Daniel Rodriguez , Director PREPARED BY: Ara barsegian
 BLDG. NAME: ROBERTSON RECREATION ADDRESS: 1641 PREUSS RD, 90035 BLDG. NO.: 0/0
 DURATION: 6 Week PLAN # & DATE: N/A & N/A DATE REC'D: N/A
 PROJECT TITLE: BOE ROBERTSON REC CTR/VRS WORK COUNCIL DIST.: 5

SCOPE OF WORK: ROUGH ORDER OF MAGNITUDE (ROM) ESTIMATE.
 Provide & install aprox 95 L.F French drain; Remove the window system on the south side of building and reinstall with new sill; correct/service roof drains; install sill pans under threshold eight(8) doors; seal one(1) crack in the slab of the building.

NOT IN SCOPE OF WORK: Unforeseen conditions, Off-hour work, Overtime. Any other work not in the scope of work or WORK BREAKDOWN STRUCTURE (WBS).

| CFT | DESCRIPTION OF WORK | LABOR HOURS | LABOR | MATERIAL or SUB-CONTR | COMMENTS |
|----------------|---|-------------|-----------|-----------------------|----------|
| 1 371 | GENERAL REQUIREMENTS | 52 | \$3,899 | \$0 | |
| 2 372 | PLUMBING | 426 | \$36,440 | \$6,100 | |
| 3 375 | CARPENTER | 219 | \$16,975 | \$3,660 | |
| 4 376 | SHEET METAL | 955 | \$84,962 | \$23,400 | |
| 5 | | | | | |
| 6 | NOTE: SEE ADDITIONAL PAGES FOR WORK BREAKDOWN, ETC. | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| TOTALS: | | | \$142,276 | \$33,160 | |

Budgetary estimates are for budget purposes and based on preliminary plans and information. Budgetary estimates do not include unforeseen conditions and changes in the original scope of work. **Budgetary estimates are good for 90 days from date of estimate.**

IMPORTANT NOTE: The recommended funding amount includes a 20% contingency for unforeseen conditions, missed and/or underestimated line items.

MATERIAL TOTAL: \$33,160
OP SUPPORT 11%: \$3,648
LABOR TOTAL: \$142,276
ADD ALTERNATIVES: \$0
ESTIMATE TOTAL: \$179,083
RECOMMENDED 20% CONTINGENCY: \$35,817
RECOMMENDED FUNDING AMOUNT: \$214,900

| WORK BREAKDOWN STRUCTURE (WBS) | | H628010E r1 BOE ROBERTSON REC CTR/VRS WORK | | | | | |
|--------------------------------|--|--|------------------------------|---------|-------------------|-----------|------------|
| ☑ URGENT | item (sorted by craft) | craft/ class | labor | | matl. / allow. | sub total | comments |
| | | | labor- hrs | cost | | | |
| | SCOPE OF WORK | | 1,652 | 142,276 | 33,160 | 175,436 | |
| 1 | 371 - GENERAL REQUIREMENTS | | 52 | 3,899 | 0 | 3,899 | |
| 2 | Estimating. | 371 | 26 | 1,736 | 0 | 1,736 | |
| 3 | COVID-19 requirements. | 371.2 | 2 | 159 | 0 | 159 | Allowance. |
| 4 | Pre-Construction Meeting. | 371.9 | 2 | 167 | 0 | 167 | |
| 5 | Safety Meetings. | 371.9 | 2 | 167 | 0 | 167 | |
| 6 | Supervision, CONST & MAINT SUPV | 371.9 | 20 | 1,670 | 0 | 1,670 | |
| 7 | 372 - PLUMBING | | 426 | 36,440 | 6,100 | 42,540 | |
| 8 | French drains install filter fabric. | 372 | 10 | 880 | 100 | 980 | |
| 9 | French drain install 4 inch PERF pipe with filter cloth. | 372 | 20 | 1,760 | 400 | 2,160 | |
| 10 | French drains install 2 inch of mulch. | 372 | 10 | 880 | 400 | 1,280 | |
| 11 | Digging and transporting soil for French drain. | 372 | 120 | 10,560 | 1,200 | 11,760 | |
| 12 | Install landscape protection for French drain installation. | 372 | 20 | 1,760 | 400 | 2,160 | |
| 13 | French drain install 3/4 inch rock. | 372 | 20 | 1,760 | 300 | 2,060 | |
| 14 | Replace damaged plants. | 372 | 60 | 5,280 | 2,500 | 7,780 | Allowance. |
| 15 | Replacing damaged irrigation lines. | 372 | 60 | 5,280 | 500 | 5,780 | |
| 16 | Roof drain service. | 372 | 30 | 2,640 | 100 | 2,740 | |
| 17 | French drain install filter fabric. | 372 | 20 | 1,760 | 200 | 1,960 | |
| 18 | Supervision, PLUMBING | 372.9 | 56 | 3,880 | 0 | 3,880 | |
| 19 | 375 - CARPENTER | | 219 | 16,975 | 3,660 | 20,635 | |
| 20 | Install sill pans under threshold eight(8) doors. | 375 | 20 | 1,588 | 960 | 2,548 | |
| 21 | Repair one(1) floor concrete crack. | 375 | 10 | 794 | 200 | 994 | |
| 22 | Regrading. | 375 | 80 | 6,351 | 1,500 | 7,851 | |
| 23 | Dismantle existing window. | 375 | 40 | 3,176 | 500 | 3,676 | |
| 24 | Re-install existing window. | 375 | 40 | 3,176 | 500 | 3,676 | |
| 25 | Supervision, CARPENTER | 375.9 | 29 | 1,891 | 0 | 1,891 | |
| 26 | 376 - SHEET METAL | | 955 | 84,962 | 23,400 | 108,362 | |
| 27 | Replac sill track in exterior storefront adding metal panel. | 376 | 160 | 14,784 | 3,000 | 17,784 | |
| 28 | Fabricate roof drain connections. | 376 | 20 | 1,848 | 100 | 1,948 | |
| 29 | Install sheet metal flashing. | 376 | 160 | 14,784 | 5,000 | 19,784 | |
| 30 | Repair sheet metal and install self-adhered membrane on | 376 | 480 | 44,352 | 15,000 | 59,352 | |
| 31 | Repair sheet metal at door frame. | 376 | 10 | 924 | 300 | 1,224 | |
| 32 | Supervision, SHEET METAL | 376.9 | 125 | 8,270 | 0 | 8,270 | |
| 33 | | | | | | | |
| Totals, check, summary: | | | 1,652 | 142,276 | 33,160 | | |
| | | | Labor & matl.: | 175,436 | | | |
| | | | OP SUPPORT 11% | 3,648 | | | |
| | | | Subtotal: | 179,083 | | | |
| | | | Add alternatives total: | 0 | | | |
| | | | ESTIMATE TOTAL: | 179,083 | | | |
| | | | Recommended 20% contingency: | 35,817 | | | |
| | | | RECOMMENDED FUNDING AMOUNT: | 214,900 | | | |