

REPORT OF GENERAL MANAGER

NO. 05-97


DATE April 20, 2005

C.D. 4

BOARD OF RECREATION AND PARK COMMISSIONERS

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

* K. Chan	<u>kc</u>	J. Kolb	_____
J. Combs	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
B. Jensen	_____		



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board authorize the project manager to issue a change order in a not-to-exceed amount of \$250,000 to Contract No. 3068 for additional work related to adding a Building Public Announcement (PA) System to the Griffith Observatory Renovation and Expansion project.

SUMMARY:

On September 20, 2002, the Board awarded Contract No. 3068 to S.J. Amoroso Construction Co., Inc. to renovate and expand the Griffith Observatory (Board Report No. 02-339). Currently, the project is approximately 72% complete with 98% of contract time elapsed. Including this added PA System, it is estimated that 88% of the project's available construction contingency will be spent. Additional MICLA funds have been identified that would increase the construction contingency from \$6,892,500.00 to \$8,000,000.00. With this revised construction contingency, it is estimated 76% of the project's available construction contingency will be spent.

Prior to the events described in this report, the project has been delayed 45 calendar days, due to additional work related to an isolated slope failure (Board Report No. 04-04), resulting in a contract completion date of April 26, 2005. An additional estimated 56 calendar day delay is anticipated caused by the added retaining wall on the west side of the site (Board Report No. 04-279). This would result in a new contract completion date of June 21, 2005. In addition, there have been other delays caused by various late changes, adverse weather conditions, and slow progress on some of the concrete work which are cumulatively estimated to delay the construction completion date to mid-September 2005, or another 86 calendar days.

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The design of the project did not include a PA System. The Observatory Staff has identified the need for a PA system for operational purposes. Observatory Staff has stated that a PA System is a prudent investment for the safe and efficient operation of the Observatory Facility used in conjunction with the security system already included in the Contract. The PA systems omission in the construction plans was an oversight that requires correction.

The project manager's (Public Works-Bureau of Engineering) preliminary estimate for this work is \$250,000.00. Due to the complexity of the additional work and the different trades involved, a final lump sum amount cannot be determined at this time. Time is of the essence and staff recommends that the Board authorize the project manager to issue a change order in the not-to-exceed amount of \$250,000.00 to the contractor so that the contractor can start the work related to this added PA System and that the project can continue without further delay. Delay costs are estimated to be 7 calendar days at approximately \$7,000.00 per calendar day at this time. This estimated delay cost of \$49,000.00 is included in the total \$250,000.00 amount described above.

Report prepared by Larry Gonsalves, Project Manager, Bureau of Engineering and reviewed by Neil Drucker, Program Manager, and Bradley Smith, Chief Deputy City Engineer, Bureau of Engineering.