

APPROVED

FEB 15 2012

REPORT OF GENERAL MANAGER

NO. 12-036

DATE February 15, 2012

BOARD OF RECREATION and PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LAFAYETTE PARK - RECREATION CENTER (PRJ1435A) (W.O. #E170317F) PROJECT - RELEASE OF RETENTION AND FINAL ACCEPTANCE - CONTRACT 3237

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull MS
N. Williams _____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve final acceptance of the work performed by Western Alta Construction, Inc., under Contract No. 3237, for the construction of the Lafayette Park - Recreation Center (PRJ1435A) (W.O. #E170317F) project, as outlined in the Summary of this Report;
2. Authorize the Department's Chief Accounting Employee to release all remaining retention monies held under Contract No. 3237 to Western Alta Construction, Inc., immediately upon acceptance by the Board; and,
3. Authorize the Board Secretary to furnish Western Alta, Inc., with a Letter of Completion.

SUMMARY:

On January 9, 2008, the Board awarded Contract No. 3237, in the amount of \$5,943,597, to Western Alta Construction, Inc., for the construction of the Lafayette Park - Recreation Center (PRJ1435A) (W.O. #E170317F) project. The project site is located at 625 Lafayette Park Place, Los Angeles, California 90057.

The design called for the demolition of approximately 4,500 square feet of existing building and the construction of a new addition of approximately 12,200 square feet; thus creating an approximately 17,000 square foot recreation center. The scope of work included a gymnasium, clubroom, and

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accessory spaces. The existing basement was converted into new offices, clubroom, mechanical/electrical rooms, and storage. A new parking lot, hardscape and landscaping were also added. The construction systems included concrete masonry walls; structural steel braced frames, metal deck roofing and steel trusses, storefront window wall system, methane mitigation system, and a concrete pier and grade beam foundation.

During construction, the following Additive Alternates were added as change orders to the project: Additive Alternate No 1, "Replacement of existing windows and doors, including frames, in the existing Community Center", and Additive Alternate No. 5, "Removal of acoustic ceiling in the existing Community Center". These Additive Alternates were not awarded at the time the project was originally awarded by the Board, due to funding concerns.

At the completion of construction, and at the request of the Planning, Construction and Maintenance Division, BOE requested the Contractor construct improvements to the toilets in the old community building area. Additionally, it was requested that a safe and secure closet enclosure be installed in Clubroom "C" to store computer equipment, and that a shut-off relay be installed for the emergency lighting system in the gymnasium. Two Change Orders totaling \$66,788.39 were issued for this work, which is now complete.

The project was completed with a total of 102 Change Orders for a total of \$1,127,880 or 19% of the original contract amount. The total contract amount to date is \$7,071,477.

The construction of the original scope of work, plus the Additive Alternates and change order work is now complete. As customary, the City withheld retention monies in an amount equal to 10% of the total base bid amount plus approximately 10% of the building change orders executed which total to \$707,147.70. A Partial Release of Retention was approved by the Board on April 18, 2011 (Board Report No. 11-109), in the amount of \$525,351.74. Staff is recommending the final acceptance of work and the release of the remaining retention monies held in escrow, in the amount of \$181,795.96 be released. Additional retention in the amount of \$18,199.16 plus 25% or \$4,459.79, totaling \$22,748.95 will continue to be withheld as instructed by the Board under Board Report No. 12-026, approved on February 1, 2012.

Therefore, it is recommended that the Board authorize the Department's Chief Accounting Employee to release all remaining retention monies held under Contract No. 3237 to Western Alta Construction, Inc. immediately after acceptance by the Board. Immediate release is being requested in as much as the additional work requested by the Department was authorized subsequent to the Substantial Completion of Work by the Contractor. It would be unfair to hold retention at this point.

Department staff has consulted with the Office of Contract Compliance concerning the status of the labor compliance requirements and Affirmative Action requirements on the project and, to date, there are no outstanding wage violations, and Western Alta Construction, Inc. is in compliance.

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FISCAL IMPACT STATEMENT:

There is no fiscal impact to the RAP's General Fund. The costs for operations of the facility are included in the RAP's Fiscal Year 2011-2012 operating budget for facilities. No additional funding is requested at this time.

This report was prepared by Jaime Contreras, Recreational and Cultural Facilities Program, BOE. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Michael A. Shull, Superintendent, Planning, Construction and Maintenance Division, Department of Recreation and Parks.