

REPORT OF GENERAL MANAGER

APPROVED

SEP 06 2006

NO. 06-245

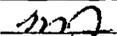
DATE September 6, 2006

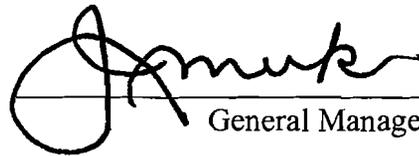
BOARD OF RECREATION
and PARK COMMISSIONERS

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EAST WILMINGTON GREENBELT COMMUNITY CENTER CONSTRUCTION (#1736D) (W.O. # E170365F) FINAL ACCEPTANCE - GENERAL SERVICES DEPARTMENT MEMORANDUM OF UNDERSTANDING

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	



General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve the final acceptance of the work performed under the Memorandum of Understanding with the Department of General Services for the East Wilmington Greenbelt Community Center as outlined in the body of this report; and,
2. Authorize the Board Secretary to furnish the Department of General Services with a Letter of Completion for the subject project.

SUMMARY:

On June 19, 2002, the Board approved a Memorandum of Understanding (MOU) between the Department of Recreation and Parks (RAP), the Bureau of Engineering (BOE) and the Department of General Services (GSD) for construction of the East Wilmington Greenbelt Community Center (#1736D) (W.O. #E170365F) project, located at 1102 Pioneer Avenue, Wilmington, California (Board Report No. 02-249). The scope of work included the construction of a new, one story 5,171 square foot community center and gymnasium. Under this MOU, GSD had a funding limit of \$2,620,774 to construct the facility.

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On February 18, 2004, the Board cancelled the previously approved MOU with GSD and approved a new MOU for the construction of a new community center on a newly acquired site at 918 North Sanford Avenue (the East Wilmington site) (Board Report No. 04-46). The new MOU also increased the scope of the project to provide for a new 9,000 square foot community center to include a full size gymnasium, parking lot and related park landscape development and an increase in the amount of the MOU to \$3,300,000 for the construction of the project. Due to the need for an expedited award of the original project, GSD and BOE used a similar (previously constructed) project (the Yosemite Recreation Center), as the basis of estimating the cost to complete the new recreation center at the East Wilmington site.

As previously reported to the Steering Committee and the Board, the East Wilmington site had several unforeseen site conditions, including contaminated soil conditions, existing fuel lines, and an oil pipeline easement. The easement was required to be specially treated in order to comply with State Fire Marshal requirements, the gas line utility owner and the Bureau of Sanitation, Storm Water Division's requirements for a water permeable surface over the easement. The cost of dealing with these items was not a part of the original GSD cost estimate. GSD also indicated that there had been several items that were outside of the original scope of work and that therefore were not part of their original cost estimate. Finally, due to recent increases in material costs and the above mentioned scope changes, GSD requested an additional \$1,300,000 to complete the project. On October 13, 2005, the Steering Committee approved the additional funds in the amount of \$1,300,000. On November 17, 2005, the City Council approved the additional \$1,300,000 in funding (Council File #05-0600-S34).

On June 7, 2006, the Board amended the MOU to increase the funding from \$3,300,000 to \$4,600,000 and extended the project completion date from April 2006 to June 30, 2006.

The Bureau of Engineering, Construction Management Division, completed the contract administration of the project under the Prop K Program. BOE advised RAP that GSD completed the construction of the project as of June 28, 2006, and that the quality of the work is excellent. The project was completed within the budget approved by the Board (Report No. 06-142) and by the Steering Committee, for a construction cost of \$4,600,000, and total project cost of \$5,592,154. The project was funded by Proposition 12 and 40 Per Capita, Proposition 12 and 40 Roberti-Z'Berg-Harris, Proposition K, and Sites and Facilities funds.

There are no contract compliance or labor issues with the work done under this MOU. The construction work was completed by City employees.

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FISCAL IMPACT STATEMENT:

The budgeted operating and maintenance costs for the East Wilmington Greenbelt Community Center is \$86,471 per year and is included on the Department's general fund appropriation.

Prepared by Ray Araujo, Project Manager. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program; and by Bradley M. Smith, P.E., Bureau of Engineering.