

REPORT OF GENERAL MANAGER

APPROVED
SEP 05 2012

NO. 12-263

DATE September 5, 2012

BOARD OF RECREATION
AND PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: RESEDA PARK – POOL REPLACEMENT AND BATHHOUSE RENOVATION (PRJ1618P) (W.O. #E1907292) PROJECT – REQUEST AUTHORITY TO NEGOTIATE CHANGE ORDERS TO CONTRACT NO. 3354

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

K. Regan _____
M. Shull mf
N. Williams _____

[Signature]
General Manager (jm)

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the City Engineer to negotiate change orders which will cause the cumulative total amount of change orders not to exceed \$789,440 or thirty two percent (32%) of the original contract award amount;
2. Authorize the City Engineer to approve subsequent change orders; and,
3. Authorize the City Engineer to execute change orders for a total cumulative value not to exceed \$789,440 or thirty two percent (32%) of the original contract award amount.

SUMMARY:

On June 15, 2011, the Board awarded Contract No. 3354 to Morillo Construction, Inc. (Board Report No.11-182), in the amount of \$2,467,000 for the Reseda Park – Pool Replacement and Bathhouse Renovation (PRJ1618P) (W.O. #E1907292) project, located at 18411 Victory Boulevard, Reseda, CA 91335.

In response to the request by the Office of the Third Council District to open the facility for the 2012 Summer Swim Season, the construction schedule was compressed to expedite completion, and was further accelerated in order to make up for the time delays due to unfavorable weather conditions and unforeseen site conditions. To date, twenty seven (27) change orders have been executed for a

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total amount of \$543,971, or 22% of the original awarded contract amount. Some of the major change order work included:

- Replaced approximately 800 feet of 10-inch sewer line, including new connection to sewer main in the street;
- Replaced existing water main line and upgraded gas line connection;
- Re-built portion of the existing Equipment Room including foundation;
- Re-built the existing column/trellis system outside the Bathhouse;
- Additional code compliance work at the existing Bathhouse as required by the Department of Building and Safety; and,
- Construction acceleration.

The Bureau of Engineering (BOE) is reviewing additional change order requests submitted by the Contractor, and anticipates that the total cumulative value of all change orders will exceed 25% of the original contract award amount, surpassing the authority limit of the General Manager, and will therefore require Board approval per Board Report No. 06-136. It is requested that the Board authorizes the City Engineer to negotiate additional change orders and execute change orders for a total cumulative value not to exceed \$789,440 or 32% of the original awarded contract amount. Sufficient funds are available in the construction budget appropriated for the project to cover the remaining change orders.

On July 5, 2012, a temporary Certificate of Occupancy for the Reseda Pool and Bathhouse facility was issued by the Department of Building and Safety. The facility had a soft-opening to the public on July 10, 2012. A dedication/grand opening ceremony was held on July 23, 2012. The Contractor is currently completing minor punch list items and securing a final Certificate of Occupancy from the Department of Building and Safety.

FISCAL IMPACT STATEMENT:

The project will be funded by previously approved funding sources per Board Report No. 11-182. There is no immediate fiscal impact to the Department's General Fund. However, operations and maintenance costs will be evaluated and included in future Department budget requests.

This report was prepared by Alex Ngo, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Mike Shull, Superintendent, Planning, Construction and Maintenance Division, Department of Recreation and Parks.