

APPROVED
OCT 15 2014

REPORT OF GENERAL MANAGER

NO. 14-269

DATE October 15, 2014

**BOARD OF RECREATION
& PARK COMMISSIONERS**

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HANSEN DAM – PHASE II – RANGER STATION (W.O. #E170405F)
PROJECT – FINAL ACCEPTANCE

R. Adams	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve the final acceptance of the work performed to construct the Hansen Dam – Phase II – Ranger Station (W.O. #E170405F) project, under the Memorandum of Understanding (MOU), between the Department of Recreation and Parks (RAP), Department of Public Works, Bureau of Engineering (BOE), and the Department of General Services (GSD), Construction Forces as outlined in the Summary of this Report;
2. Authorize the Board Secretary to furnish GSD with a letter of completion for the subject project.

SUMMARY:

On June 17, 2009, the Hansen Dam – Phase II – Ranger Station (W.O. #E170405F) project was awarded to the GSD in the amount of \$4,650,000.00 (Board Report No. 09-169), through the approval of a Memorandum of Understanding (MOU) between RAP, GSD and BOE for the construction of a new Ranger Station. Funds were obligated prior to the end of Fiscal Year 2008-2009 by way of an executed MOU in order to avoid loss of the Proposition K funds.

The Hansen Dam – Phase II – Ranger Station (W.O. #E170405F) project, located at 12200 West Osborne Street, Lake View Terrace, California 91342, called for the construction of a new, single story, 4,600 square foot building. The building includes offices for the park rangers, a visitor center, including the entry point for the patrons of Hansen Dam campgrounds and equestrian trails, public restrooms, a community meeting room, a communication center,

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lunch room and storage. The project also has park ranger and visitor parking, road improvements including reconfiguration of the park entrance to monitor site access, site grading and landscaping, and new utility connections including an extension of the sewer line. The building roof line extends beyond the building envelope providing a shade structure covering most of the front lawn to allow for outdoor events to be held comfortably.

The original MOU amount of \$4,650,000.00 was a budgetary figure provided to GSD and was not based upon a cost estimate developed by GSD. It was recognized at the time of award to GSD that the MOU would have to be amended to reflect the total construction cost, at the time of completion of plans and specifications for the project.

Upon completion of the plans and preparation of a detailed construction cost estimate, GSD requested an additional \$1,892,531.00 to fund the construction of the project. A Supplemental Agreement to the MOU (SMOU) was approved by the Board on February 18, 2011 (Board Report No. 11-053), and the funds were transferred to GSD. The MOU amount, including a 10% contingency of \$594,776.00, had a new total not-to-exceed amount of \$6,542,531.00.

Due to the complex design of the project, numerous unforeseen conditions, errors and omissions in design as well as in GSD's original construction cost estimate, additional funding was requested by GSD, in an amount of \$907,469.00, for a new total not-to-exceed amount of \$7,450,000.00. The additional funding was approved by the L.A for Kids Steering Committee on May 30, 2013 and an Amendment to the SMOU was approved by the Board on November 6, 2013 (Board Report No. 13-275).

GSD completed the project on November 30, 2013, and the quality of the work is excellent. A total of seventy-five (75) Change Orders were approved, for a total amount of \$797,832.83, or 12% percent of the total final construction cost. The Change Orders were like result of errors and omissions in the construction documents, as well as unforeseen conditions, and added and/or changed scope to improve serviceability and functionality and scope not captured in GSD's original construction cost estimate. The final total construction cost, including change orders, was \$7,442,560.91. There are no contract compliance or labor issues with the work done under this MOU.

FISCAL IMPACT STATEMENT:

At this time, there is no fiscal impact to RAP's General Fund, due to \$14,050.00 requested and received in the City's Fiscal Year 2012-2013 budget for part time maintenance staff funding. However, future operational maintenance costs will be determined and a request for funding will be submitted in future Department's annual budget requests.

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This Report was prepared by Sean Phan, Project Manager, Recreational and Cultural Facilities Program. Reviewed by Neil Drucker, Program Manager, BOE, Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer, BOE and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.



CO & CO Request Log: Hansen Dam Phase II - Ranger Station W.O.No.: E170405F

CO No	CO Req	DESCRIPTIONS	PCO ECO Date	GC Prop Amount	Proposal Date	CMD Est Amount	Apprvd Amount	Apprvd Date	Change Order Status	FCO Date	C.O. Type	Pymt Type	Cal. Days Req.	App'd Comp Cal Days	App'd Non Comp Cal Days	REMARKS	
001	GSD	Stabilize lead paint on wood and steel structure to be demolished			08/16/10	\$ 1,835.00	\$ 1,835.00	08/17/10	Executed							GSD Omission	
003	GSD	Engineer, Design and Plan Check for the fire sprinkler system.			09/20/10	\$ 20,175.00	\$ 20,175.00	09/22/10	Executed								GSD Omission
004	GSD	Fire Alarm System			10/21/10												
4r1	GSD	Fire Alarm System			06/22/11												
005	GSD	Security Alarm System			08/23/10												
5r1	GSD	Security Alarm System			09/23/10	\$ 16,200.00	\$ 16,200.00	10/14/10	Executed								GSD Omission
007	GSD	Additional SWPPP Material			09/20/10	\$ 3,350.00	\$ 3,350.00	09/22/10	Executed								GSD Omission
008	GSD	Deck Fence's Footings Modification			10/07/10	\$ 24,942.00	\$ 24,942.00	10/27/10	Executed								Error and Omission
010	GSD	Add. Pipe, filling for storm drains			10/19/10	\$ 7,113.00	\$ 7,113.00		Executed								Unforeseen condition
011	GSD	Add. 3" Pipes for domestic & irrigation			12/21/10	\$ 52,048.00	\$ 52,048.00	01/06/11	Executed								Error & Omission
012	GSD	Addition over-ex for canopy area			01/24/11	\$ 14,734.00	\$ 14,734.00	01/26/11	Executed								GSD Omission
013	GSD	Install Filler Plates as Filler			01/24/11	\$ 7,752.00	\$ 7,752.00	01/26/11	Executed								GSD Omission
014	GSD	Elevation Conflict of Sewer Line and Storm Drain			01/31/11	\$ 1,690.00	\$ 1,690.00	03/01/11	Executed								Unforeseen condition
015	GSD	Increase in rebar for CMU footing			02/16/11	\$ 8,892.00	\$ 8,892.00	03/01/11	Executed								Error & Omission
016	GSD	Verizon and Electrical Pullbox			03/15/11	\$ 48,304.00	\$ 48,304.00	09/28/11	Executed								GSD Omission
017	GSD	Stormceptor Structural Calcs			03/14/11	\$ 3,230.00	\$ 3,230.00	04/06/11	Executed								Unforeseen condition
018	GSD	Rebar in Light Standard Footing			03/21/11	\$ 8,723.00	\$ 8,723.00	04/06/11	Executed								Error & Omission
019	GSD	Fire Sprinkler Installation			04/05/11			09/28/11	Executed								GSD Omission
19r1	GSD	Fire Sprinkler Installation			01/24/12	\$ 68,295.00	\$ 68,295.00	02/15/12	Executed								GSD Omission
020	GSD	5" Bollard for Transformer Pad			04/05/11	\$ 3,494.00	\$ 3,494.00	04/06/11	Executed								Error & Omission
021	GSD	3D Model details			04/11/11	\$ 7,267.00	\$ 7,267.00	04/21/11	Executed								Error & Omission
022	GSD	Additional HD Bolts and Anchor Bolts			04/27/11	\$ 2,917.00	\$ 2,917.00	04/28/11	Executed								Error & Omission
023	GSD	HSS Column			05/16/11												
23R1	GSD	Revision to change order #23			06/22/11	\$ 16,219.00	\$ 16,219.00	07/12/11	Executed								Error & Omission
024	GSD	Base Plate Increase			05/16/11	\$ 1,796.00	\$ 1,796.00	07/12/11	Executed								Error & Omission
025	GSD	HSS Beam connection plates			05/25/11	\$ 3,354.00	\$ 3,354.00	07/12/11	Executed								Error & Omission
026	GSD	Mechanical wall screen support			05/25/11	\$ 2,637.00	\$ 2,637.00	07/12/11	Executed								Error & Omission
027	GSD	Sheer wall connection			07/20/11												
27r1	GSD				10/24/11	\$ 12,618.00	\$ 12,618.00	08/03/11	Executed								Error & Omission
028	GSD	Delta 3 Details and Addition			08/08/11	\$ 9,868.00	\$ 9,868.00	09/23/11	Executed								Error & Omission
029	GSD	Addition of Grade Beam per Delta 3			08/16/11	\$ 5,443.00	\$ 5,443.00	10/04/11	Executed								Error & Omission
030	GSD	Dowels at Spread Footing			08/16/11	\$ 3,339.00	\$ 3,339.00	09/23/11	Executed								Error & Omission
031	GSD	Spread Footing Modification (due to adjacent caisson)			08/16/11	\$ 1,078.00	\$ 1,078.00	09/23/11	Executed								Error & Omission
032	GSD	Additional threaded bolts at spread footings			08/17/11	\$ 1,273.00	\$ 1,273.00	09/23/11	Executed								Error & Omission
033	GSD	Electrical storage area			09/28/11	\$ 1,251.00	\$ 1,251.00	12/20/11	Executed								GSD Omission
034	GSD	Furnish and install roof deck head out			10/03/11	\$ 4,376.00	\$ 4,376.00	11/07/11	Executed								GSD Omission
035	GSD	Furnish and install 6" backflow			10/03/11	\$ 13,847.00	\$ 13,847.00	12/20/11	Executed								Error & Omission
036	GSD	N/A															
037	GSD	Mechanical Concrete Topping			10/25/11												
37r1	GSD	Mechanical Concrete Topping			11/01/11	\$ 16,438.00	\$ 16,438.00	11/07/11	Executed								GSD Omission
038	GSD	Canopy Caisson Detailing			11/28/11	\$ 3,347.00	\$ 3,347.00	02/15/12	Executed								Error & Omission
039	GSD	Relocating Beam			11/28/11	\$ 2,995.00	\$ 2,995.00	02/23/12	Executed								Error & Omission
040	GSD	N/A															
041	GSD	Provide, Install and Remove Safeguard Rails at low bldg			01/11/12	\$ 24,828.00	\$ 24,828.00	02/15/12	Executed								GSD Omissions
042	GSD	Provide, alter and install WTr's angles			01/24/12	\$ 5,263.00	\$ 5,263.00	02/15/12	Executed								Error & Omission
043	GSD	Trailer, fencing, rumble plate rentals			01/19/12	\$ 11,217.00	\$ 11,217.00	02/23/12	Executed								Error & Omission
044	GSD	Decking Support at Commer			01/30/12	\$ 18,965.00	\$ 18,965.00	02/15/12	Executed								Error & Omission
045	GSD	Ceiling Flutes			02/08/12	\$ 1,559.00	\$ 1,559.00	02/23/12	Executed								Error & Omission

