REPORT OF GENERAL MANAGER

DATE         February 18, 2015          BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MID-VALLEY INTERGENERATIONAL MULTI-PURPOSE CENTER
(PRJ20163) (W.O. #E170239F) PROJECT - FINAL ACCEPTANCE AND
RELEASE OF RETENTION

RECOMMENDATIONS:

That the Board:

1. Approve the final acceptance of work performed for the Mid-Valley Intergenerational
   Multipurpose Center (PRJ20163) (W.O. # 170239F) project under Contract No. 3442 and
   awarded to Mallcraft, Inc., as outlined in the Summary of this Report;

2. Authorize the Department’s Chief Accounting Employee to immediately release all retention
   monies held under Mallcraft, Inc., Contract No. 3442, after deducting for any remaining stop
   notices and/or penalties, if any, as outlined in the Summary of this Report;

3. Authorize the Board Secretary to furnish Mallcraft, Inc., with a letter of acceptance for the
   subject project.

SUMMARY:

On April 17, 2013, the Board awarded Mallcraft, Inc., Contract No. 3442, in the amount of
$2,120,000, under Report No. 13-093, for the construction of the Mid-Valley Intergenerational
Multipurpose Center (PRJ20163) (W.O. # E170239F) project. On June 5, 2013, the Board executed
Contract No. 3442. The Notice-to-Proceed was issued to Mallcraft, Inc. on June 11, 2013. The
Board also authorized the Department of Public Works, Bureau of Engineering (BOE) to negotiate and execute construction change orders within the amount of the approved construction budget.

The project is located at 9540 North Van Nuys Boulevard, Panorama City, California in Council District 6. The scope of work for the subject project consisted of the construction of a new multipurpose facility, which includes a single story, 2,500 square foot building and outdoor improvements including; landscape, irrigation, walking paths, and parking and installation of picnic tables, benches, electrical car charging station, bicycle storage locker, drinking fountains, security lighting, trash enclosure, and signage. The installation of fitness and children’s play equipment were also included in the project scope, using the City’s On-Call contractors. This work was done under a separate contract, and was not part of the work awarded to Mallcraft, Inc.

Construction is now 100% complete. On January 5, 2015, the Department of Building and Safety issued the Certificate of Occupancy for the project. On February 9, 2015, the Department of Recreation and Parks (RAP) took beneficial occupancy of the facility.

There were 60 Change Orders issued, totaling $411,645 or 19.4% of the original awarded amount. The total contract amount, including approved change orders, is $2,531,645.00. The funds to pay for the cost of Change Order No. 10 will be reimbursed to the City by Wildan Engineering, Geotechnical consultant for the subject project, for costs incurred during construction, due to an error by Wildan Engineering. Wildan Engineering has agreed that the error was caused by their work, and agreed, through a Settlement Agreement, now in the process of being executed, to reimburse the City for any and all additional costs incurred by the project due to their error. The project was completed within the overall approved budget.

Department staff has consulted with the Department of Public Works, Bureau of Contract Administration, 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 Mallcraft, Inc., is in compliance.

FISCAL IMPACT STATEMENT:

There is no fiscal impact to the Department at this time. Current staff within the immediate area will provide the necessary maintenance.

This Report was prepared by Ray Araujo, Recreational and Cultural Facilities Program, Department of Public Works, Bureau of Engineering (BOE). Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Program, BOE; Deputy City Engineer, BOE; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.
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**Footnotes**
1. Percentage of Change: Obtain the percentage by dividing the change by the original (base) value.
2. Excluded Change Orders: Include only those that are not in the project scope.