



## Legislation Details (With Text)

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**Title:** CONSIDER ACCEPTING AS COMPLETE PROJECT NO. 1477: STEVENSON PARK REMODEL PROJECT (CITY COUNCIL)  
**Sponsors:**  
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**Attachments:** 1. Excerpt of the City's Vendor List, 2. Minutes Excerpt, April 5, 2016, Item No. 5, 3. Minutes Excerpt, May 17, 2016, Item No. 30, 4. Minutes Excerpt, November 28, 2016, Item No. 9

Date	Ver.	Action By	Action	Result
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## Report to Mayor and City Council

Tuesday, June 06, 2017

Consent

### SUBJECT:

**CONSIDER ACCEPTING AS COMPLETE PROJECT NO. 1477: STEVENSON PARK REMODEL PROJECT (CITY COUNCIL)**

### I. SUMMARY

Project No. 1477: Stevenson Park Remodel Project was initiated to renovate the activity room and check-out room. The work included replacement of cabinets and countertops, installation of new ceiling tiles, 2 x 4 LED light fixtures, VCT flooring and painting. This project is now complete in accordance with approved specifications, and staff requests that City Council accept the work as complete, and authorize staff to file the Notice of Completion.

### II. RECOMMENDATION

TAKE the following actions:

1. ACCEPT as complete Project No.1477: Stevenson Park Remodel Project

2. AUTHORIZE staff to file a Notice of Completion.

### III. ALTERNATIVES

1. DO NOT Accept the project as complete. However, Civil code section 3093 requires a Notice of Completion to be filed for record within 10 days, upon the completion and settlement of all public works project claims, if any.
2. TAKE another action the City Council deems appropriate.

### IV. BACKGROUND

Project No. 1477: Stevenson Park Remodel Project Program is funded from the Los Angeles County Regional Park and Open Space District. The renovation was comprised of the following work:

#### A. Stevenson Park Game Room and Kitchen in the North Building:

1. Remove approximately 84-linear feet of existing cabinets and drawers and install new commercial grade cabinets. City staff to select design and color options prior to installation and provide direction to Contractor.
2. Install new under mount stainless steel sink with faucet in kitchen (keep existing wall mount).
3. Remove approximately 84 square foot of counter top and install new laminate Formica/Corian counter top with full back splash. City staff to select design and color options prior to installation and provide direction to Contractor.
4. Remove approximately 680-sq. ft. of Vinyl Composition Tile (VCT) flooring and prepare floor in both rooms for new installation. Install new commercial grade VCT and approximately 700 linear ft. of 4" cove wall base.
5. Remove approximately 680-sq. ft. of existing T-Bar ceiling and install new tile ceiling.
6. Paint existing metal grid and replace all HVAC (i.e. heating, ventilation, air conditioning) diffusers in ceiling.
7. Remove existing flourescent lighting and install twelve (12) new flush mount LED

lights for T-Bar ceiling.

8. Primer and paint approximately 980-sq. ft. of interior walls and all exterior doors (inside portion of exterior doors only).
9. Install exhaust vent hood for kitchen range.

**B. Stevenson Park Office in the North Building:**

1. Remove 23-linear ft. of storage cabinet tops and bottoms and install new commercial grade cabinets (in the same lay-out).
2. Remove approximately 42-sq. ft. of existing counter top and install new laminate Formica/Corian counter top with full back splash.
3. Remove approximately 165-sq. ft. of existing VCT flooring and prepare area for new installation. Install new commercial grade VCT and approximately 700-linear ft. of 4" cove wall base.
4. Remove existing florescent lighting and install new LED lighting in ceiling.
5. Primer and paint approximately 685-sq. ft. of interior walls, ceiling and all exterior doors (inside portion of exterior doors only).

On February 4, 2016 the City Clerk posted the Notice Inviting Bids as required by the Caron Municipal Code. The bids were also posted on the City's Website and published in *Our Weekly* Newspaper. In addition to the public postings, bids were solicited from ten (10) vendors currently on the City's vendor list (Exhibit No. 1). Of these ten companies, four (4) submitted proposals. On February 25, 2016, a total of seven (7) bids were received and opened by the City Clerk. The bids were reviewed and evaluated by the Purchasing staff on their conformance with City bid specifications and requirements. Staff deemed the proposal acceptable, and in accordance with City policies. Staff ranked the proposals as follows:

Company	Vendor Location	Bid Amount
Ramco, General Engineering Contractors	Agua Dulce, CA	\$58,628.00
YHJ, dba Regency Painting & Construction	Los Angeles, CA	\$68,700.00
Ochoa's Custom Construction Inc.	Santa Fe Springs, CA	\$76,665.00
Damon Inc.	Downey, CA	\$104,454.00
Access Pacific, Inc.	Pasadena, CA	\$126,028.50
Pub Construction, Inc.	Diamond Bar, CA	\$163,250.00
AJ Fistas Corporation	Long Beach, CA	\$299,526.85

Staff recommended Ramco, General Engineering Contractors for the Stevenson Park Remodel Project.

On April 5, 2016 City Council awarded a Construction Contract for Project No.1477: Stevenson Park Remodel Project, in the amount of \$58,628.00 with a contingency allowance of \$5,862.80 to the lowest, most responsive bidder, Ramco, General Engineering Contractors (Exhibit No. 2).

Prior to construction, Purchasing determined that the specifications were unclear regarding the requirement for prevailing wages. As this is a Public Works Project, it is subject to prevailing wages per California Labor Code Section 1771, thus, a change order in the amount of \$23,031.00 was requested, and approved on May 17, 2016, by the City Council (Exhibit No. 3). This action increased Ramco General Engineering Contractors contract to a total of \$81,659.00.

The project commenced on October 31, 2016. During construction additional change orders were added, including an upgrade in the cabinets and removal of asbestos in the Recreation Room, Closet and Office area. These change orders resulted in spending an additional \$16,418.00. Of this amount, \$5,862.80 was pulled from the contingency allowance. On November 28, 2016, the City Council approved, a second and third change order to fund the balance of \$10,939.80 (Exhibit No. 4) Thus, the total cost of the renovation is \$98,077.00.

The remodel was fully completed on November 30, 2016. On May 8, 2017, Martha Lopez, Grants Section Program Manager for Supervisorial District 2, of the Los Angeles County Regional Parks and Open Space District performed a site inspection and confirmed completion. Staff requests that City Council accept as complete Project No. 1477, and authorize staff to file a Notice of Completion.

## **V. FISCAL IMPACT**

Funds for this project, in the original contract amount of \$58,628.00, were funded by Los Angeles County Park and Open Space District budget in account no. 22-80-500-658-8008. The first change order to comply with prevailing wage requirements increased this amount by \$23,031.00, for a total cost of \$81,659.00. Additional change orders increased the total cost of this project by \$16,418.00, which brought the final total cost of the project to \$98,077.00.

The distribution of the allocated amount and total project cost follows:

Description	Fund Source	Account No.	Allocated Amount	Actual Expenditure
<b>Ramco, General Engineering Contractors</b>	Los Angeles County Park and Open Space District Fund	22-80-500-658-8008	\$58,628.00	\$58,628.00

<b>Change Order #1</b> <b>Council approved</b> <b>additional funds for</b> <b>prevailing wages</b>	Los Angeles County Park and Open Space District Fund	22-80-500-658-8008	\$23,031.00	\$23,031.00
<b>Change Order #2</b>	Contingency Allowance	22-80-500-658-8008	\$5,862.80	\$3,922.00
<b>Change Order #3</b>	Park Development Grant Contingency Allowance	16-90-999-004-8008 22-80-500-658-8008	10,555.20 1,940.80	\$12,496.00
<b>Total Project Cost</b>				<b>\$98,077.00</b>

## VI. EXHIBITS

1. Excerpt of the City's Vendor List. (pg. 6)
2. Minutes Excerpt, April 5, 2016, Item No. 5 (pg. 7)
3. Minutes Excerpt, May 17, 2016, Item No. 30 (pg. 8)
4. Minutes Excerpt, November 28, 2016, Item No. 9 (pg. 9)

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