



Legislation Details (With Text)

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Title: CONSIDERATION TO ACCEPT AS COMPLETE PROJECT NO. 1454: RENOVATION OF THE CONGRESSWOMAN JUANITA MILLENDER-MCDONALD COMMUNITY CENTER AT CARSON (CITY COUNCIL)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Project1454 - Location Map

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

Tuesday, December 04, 2018

Consent

SUBJECT:

CONSIDERATION TO ACCEPT AS COMPLETE PROJECT NO. 1454: RENOVATION OF THE CONGRESSWOMAN JUANITA MILLENDER-MCDONALD COMMUNITY CENTER AT CARSON (CITY COUNCIL)

I. SUMMARY

Project No. 1454 - Renovation of the Congresswoman Juanita Millender-McDonald Community Center at Carson has been completed in accordance with approved plans and revised specifications. It is requested that the Carson Successor Agency (CSA) accept the work as complete and authorize staff to file the Notice of Completion with the Los Angeles County Registrar-Recorder / County Clerk Office.

II. RECOMMENDATION

TAKE the following actions:

1. ACCEPT as complete Project No. 1454: Renovation of the Congresswoman Juanita Millender-McDonald Community Center at Carson.

2. AUTHORIZE staff to file a Notice of Completion.

III. ALTERNATIVES

1. DO NOT ACCEPT the project as complete. However, Civil Code Section 9204 requires a Notice of Completion to be filed for record upon the completion and settlement of all public works project claims, if any.
2. TAKE another action the City Council deems appropriate and consistent with the requirements of the law.

IV. BACKGROUND

The City's Capital Improvement Program (CIP) called for the construction of Project No. 1454: Renovation of the Congresswoman Juanita Millender-McDonald Community Center at Carson located at 801 E. Carson Street (Exhibit No. 1). On March 4, 2014, the City Council authorized staff to proceed with the completion of the PS&E, and advertise the project for construction bids. The architect, Westberg & White, Inc. completed the final plans and specifications, and the project was advertised.

During the bidding process, the City issued an addendum to the construction contract documents which included the removal and replacement of the carpet throughout the entire facility. All bidders were instructed to acknowledge the receipt of the addendum in order to confirm their commitment and willingness to abide by the specifications contained in the addendum.

On May 6, 2014, the City Council approved Item No.14 awarding a construction contract for Project No. 1454: Renovation of the Congresswoman Juanita Millender-McDonald Community Center at Carson, in the amount of \$1,043,000.00, to the lowest responsive and responsible bidder, CWS Systems, Inc. The City Council also authorized the expenditure of a construction contingency in the amount of \$156,450.00 (15%) for any unforeseen construction work required to complete this project.

The project consisted of the following improvements:

1. Outside of the North Entrance - Removal of discolored concrete around the sections of brick inserts, and installation of 20" x 20" field ceramic tiles with 4" x 4" accent tile.
2. North Entrance Breezeway - Removal of discolored concrete and installation of 20" x 20" field ceramic tiles with 4" x 4" accent tile, and installation of a drainage line to address a water ponding issue in this area.

3. Main Reception Lobby within the North Main Entrance - Repainting / improving the walls, ceilings and doors, removal and replacement of granite countertops, removal and replacement of base boards and removal and replacement of existing carpet with 20" x 20" ceramic field tile with 4" x 4" accent tile.

4. Halls A, B and C; and Foyer - Removal of the stainless steel art piece in the foyer, installation of a decorative wall with a water feature. Removal and replacement of the existing acoustic panels on the north wall of Halls A, B and C, installation of new acoustic panels on the south wall. Removal and replacement of all existing doors. Removal of existing carpet in the foyer and installation of 20" x 20" field ceramic tiles with 4" x 4" accent tile. Installation of three new chandeliers in the Foyer.

5. Women's restroom - Installation of new tile, high-end hardware for sinks and faucets, toilets with shutter stalls, a granite counter top in the powder area, upgraded lighting and mirrors. Removal of carpet and installation of 20" x 20" ceramic field tile with 4" x 4" accent tile. Reconfiguration of stalls to comply with the requirements of the Americans with Disability Act (ADA).

6. Men's Restroom - Removal of existing tile and installation of 20" x 20" ceramic field tile with 4" x 4" accent tile. Installation of wall covering finish with 4" wide accent tile, wood trim, and new lavatory. Reconfiguration of stalls to comply with the requirements of the ADA.

7. Removal and replacement of carpet throughout the entire facility.

With the exception of Item No. 7 - removal and replacement of carpet throughout the entire facility, all other items listed above were completed in last quarter of 2014, per approved plans and specifications.

CARPET REMOVAL AND REPLACEMENT:

The carpet replacement was not included in the original scope of work, but given that the old carpet had been installed in 1997 and was severely deteriorated, staff was directed by the Community Center Manager to include the removal and replacement of the existing carpet throughout the facility in the scope of work via an addendum.

In Fall 2014, CWS Systems, Inc. installed the carpet throughout Halls A, B and C of the Community Center, with the balance of the facility being completed in early 2015. Almost immediately after installation, the carpet began to fray at the edges, unravel, and show

other signs of premature wear. It was also discovered that the installed carpet did not have a premium high performance backing, which contributed to the premature wear. The City alleged that the contractor breached the contract by installing carpet that did not meet the specifications, and that installation of the carpet was not performed according to industry standards.

As a result, the City commenced a lawsuit against CWS Systems, Inc. in early January 2016. On April 25, 2018, a settlement agreement was reached between the City of Carson and CWS Systems, Inc. New carpet of suitable quality was selected and approved by the City on December 5, 2017. CWS Systems, Inc. has removed the deteriorating carpet and replaced it with the approved carpet. Now that the carpet has been satisfactorily addressed, staff is requesting the City Council to accept the project as complete and authorize staff to proceed with filing of the Notice of Completion.

V. FISCAL IMPACT

Funds in the amount of \$800,000.00 for this project were budgeted in the General Fund - Capital Improvement Project (CIP) account for FY 2013/14. The City Council also appropriated additional fund to the General Fund - CIP account no. 01-99-999-004-8004/0145401 as follows:

May 6, 2014 ----- -\$399,450.00

July 15, 2014 ----- \$200,000.00

October 7, 2014 ----- \$200,000.00

March 5, 2015 ----- -\$50,000.00

As part of the approved contract, Choura Events Catering (Choura) agreed to make facility improvements to the Center valued at approximately \$113,000.00. Choura has installed \$48,000.00 worth of improvements, and has paid the \$65,000.00 difference to the City to be used for this project. The total funds budgeted for this project inclusive of Choura's contribution of \$65,000.00 amount to \$1,714,450.00.

To date, the total calculated project completion cost, including the additional improvements requested by the City is \$1,764,492.32. Compared with the total budget of \$1,714,450.00, the total project completion cost exceeded the project budget by \$50,042.32. In spite of the project budget overrun, no additional funds are being requested as part of this staff report.

VI. EXHIBITS

1. Location Map. (pg. 5)

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