



Legislation Text

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Report to Mayor and City Council

Tuesday, June 06, 2017

Consent

SUBJECT:

CONSIDER ACCEPTING AS COMPLETE PROJECT NO. 1475: DOLPHIN PARK REMODEL PROJECT (CITY COUNCIL)

I. SUMMARY

Project No. 1475: Dolphin Park Remodel Project was initiated to renovate the kitchen, activity room, storage room, and hallway area. The work included installation of new cabinets, countertops, lights and flooring, and plumbing improvements. 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.1475: Dolphin 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. 1475 Dolphin Park Remodel Project Program was funded by the Los Angeles County Regional Park and Open Space District. The renovation was comprised of the following work:

A. Kitchen:

1. Remove existing cabinets and install new commercial grade cabinets in Kitchen. Design and color options to be determined by City Staff and provided to Contractor prior to installation.
2. Install approximately 38-linear feet of new commercial grade cabinets to match existing layout. Design and color options to be determined by City Staff and provided to Contractor prior to installation.
3. Install 38-linear feet of white quartz counter top with full back splash.
4. Install new under mount sink with faucet; install 42" exhaust vent hood for kitchen range.
5. Provide all electrical and plumbing work required in the Kitchen as directed by City Staff, including for the items in subsection (iv) above.

B. Activity Room (Classroom):

1. Remove existing cabinets.
2. Following removal of existing cabinets, install approximately 35-linear feet of new commercial grade upper and lower cabinets only to match existing layout in the Activity Room. Cabinets shall not contain any drawers. Design and color options for cabinets to be determined by City Staff and provided to Contractor prior to installation.

3. Install 30-linear feet of quartz counter top with full back splash layout. Design and color options to be determined by City Staff and provided to Contractor prior to installation.

C. Office:

1. Remove existing cabinets.
2. Install new commercial grade cabinets in Office. Cabinets shall be of commercial grade, approximately 15-linear feet and match existing layout. Design and color options to be determined by City Staff and provided to Contractor prior to installation.
3. Install 13-linear feet of white quartz counter top with no back splash.
4. Install 4 fluorescent light fixtures (2 x 4 in size).

D. Storage Room:

1. Install 8 fluorescent light fixtures (1 x 4 in size) in the ceiling.

E. Hallway:

1. Install 5 fluorescent light fixtures (1 x 4 in size) in the ceiling.

F. Floors throughout the building project area:

1. Remove approximately 3,100 square of Vinyl Composition Tile (VCT) floor.
2. Install of approximately 3,100 square of VCT floor. Design and color options to be determined by City Staff and provided to Contractor prior to installation.
3. Install approximately 630-linear feet of cove wall base.

4. Contractor to verify in writing to the City, before installation of the new VCT, that the existing VCT floor does not contain asbestos. Contractor will not proceed with installation of the new VCT until Project Manager (or her designee) is completely satisfied, as indicated by a written notice to proceed or the equivalent, that the existing VCT floor does not contain asbestos. If asbestos is present after removal, a new price will be negotiated for the removal of the asbestos.

G. Doors throughout the building:

1. Sand, patch and refinish 14 doors and trims including interior and exterior doors.

H. Painting throughout the building:

1. Primer and paint all the diffusers, return and supply grills with high gloss paint. Primer and paint all interior walls and all interior ceilings. City to select paint and provide direction to Contractor.

I. Plumbing work throughout the building:

1. Contractor shall provide all the plumbing work required for the services, as determined in the sole discretion of the City.

J. Haul away all items removed and trash and clean up all areas where services are performed.

On April 7, 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 fourteen (14) vendors currently on the City's vendor list (Exhibit No. 1). Of these fourteen companies, four (4) submitted proposals. On April 28, 2016, a total of four (4) bids were received and opened by the City Clerk.:

The bids were reviewed and evaluated by the Purchasing staff for conformance with City bid specifications and requirements. The low bid provided by Corral Construction was non-responsive because the Large Activity Room was not included in their bid response. Staff deemed the remaining proposals acceptable, and in accordance with City policies. Staff ranked the proposals as follows:

Company	Vendor Location	Bid Amount
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Corral Construction & Development	Commerce, CA	\$65,750
Damon, Inc.	Downey, CA	\$122,254
Norse Corporation	Costa Mesa, CA	\$133,947
Ramco, General Engineering Contractor	Agua Dulce, CA	\$155,870

Staff recommended Damon, Inc. for the Dolphin Park Remodel Project.

On May 17, 2016, the City Council awarded a Construction Contract for Project No.1475: Dolphin Park Remodel Project in the amount of \$122,254.00 with a contingency allowance of \$12,225.40 to the second lowest and most responsive bidder, Damon, Inc. (Exhibit No. 2).

The project commenced on October 24, 2016. During construction, asbestos was found in the Large Recreation Room that required removal and disposal. Also, an upgrade to the kitchen counter tops, energy efficiency windows and LED lighting in the Large Recreation Room and Small Kids Room were added to the project specifications. During the installation of the windows, severe water damage was found, and the wall structure no longer complied with building code. These issues resulted in spending an additional \$64,780.00. On November 28, 2016, the City Council approved five change orders in the amount of \$60,478.00 (Exhibit No. 30). An additional change order for abatement of the mirrors in the small classroom, in the amount of \$4,302.00 was funded from the project's contingency account. Thus, the total cost of the renovation was \$187,034.00.

Change Order	Description	Amount
No. 1	Install additional cabinets,electrical, and test for abestos.	\$12,251.00
No. 2	Exchange all light fixtures in building with LED and add additional lights.	\$15,689.00
No. 3	Paint 11 additional doors	\$1,165.00
No. 4	Abatement of 220 square feet of VCT tile in 3 locations	\$5,973.00
No. 5	Abatement of mirrors in small classroom	\$4,302.00
No. 6	Replace orignial windows with low e windows	\$25,400.00
Total		\$64,780.00

The remodel was fully completed on November 23, 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. 1475, and authorizes staff to file a Notice of Completion.

V. FISCAL IMPACT

This project, in the original contract amount of \$122,254.00, was funded by the Los Angeles County Park and Open Space District in account no. 22-80-500-658-8008. The six (6) change orders increased this amount by \$64,780.00 for a total cost of \$187,034.00.

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

Description	Fund Source	Account No.	Allocated Amount	Actual Expenditure
Damon, Inc.	LAC Park and Open Space District	22-80-500-658-8008	\$122,254.00	\$122,254.00
Change Order #1	LAC Park and Open Space District	22-80-500-658-8008	\$12,225.40	\$12,251.40
Change Order #2	LAC Park and Open Space District	22-80-500-658-8008	\$15,689.00	\$15,689.00
Change Order #3	LAC Park and Open Space District	22-80-500-658-8008	\$1,165.00	\$1,165.00
Change Order # 4	LAC Park and Open Space District	22-80-500-658-8008	\$5,973.00	\$5,973.00
Change Order #5	LAC Park and Open Space District	22-80-500-658-8008	\$4,302.00	\$4,302.00
Change Order #6	Load Shed Fund	46-80-820-306-8008	\$25,400.00	\$25,400.00
Total Project Cost				\$187,034.00

VI. EXHIBITS

1. Excerpt of the City's Vendor List. (pgs. 7 - 8)
2. Minutes Excerpt, May 17, 2016, Item No. 28. (pg. 9)
3. Minutes Excerpt, November 28, 2016, Item No. 9 (pg. 10)

Prepared by: Christopher Ortiz. Public Works Operations Manager