COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: PJ-2

August 26, 2004

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BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

LAC+USC MEDICAL CENTER REPLACEMENT PROJECT
APPROVAL OF CHANGE ORDERS – INPATIENT TOWER DAVIT STRUCTURAL STEEL AND KITCHEN STEAM PIPING MODIFICATIONS
SPECS. 6550; C.P. 70787
SUPERVISORIAL DISTRICT 1
4 VOTES

JOINT RECOMMENDATION WITH THE CHIEF ADMINISTRATIVE OFFICER THAT YOUR BOARD:

1. Approve and authorize the Director of Public Works to execute a change order to Contract PW-12641 with McCarthy/Clark/Hunt, a Joint Venture, for the LAC+USC Medical Center Replacement Project, C.P. 70787, for modifications to structural steel and supports for davits on the Inpatient Tower for a not to exceed amount of $245,315.

2. Approve and authorize the Director of Public Works to execute a change order to Contract PW-12641 with McCarthy/Clark/Hunt, a Joint Venture, for the LAC+USC Medical Center Replacement Project, C.P. 70787, for modifications to the steam piping system for various kitchen equipment in the Inpatient Tower for a not to exceed amount of $241,516.

REASON AND SCOPE: RECOMMENDATION 1

Unforeseen condition	☐	Regulatory agency requirement	☐
Drawing Coordination	☐	Previously approved scope change	☐
Errors and Omissions	☒		

The design of the Inpatient Tower building provides for an exterior maintenance system to be used periodically for cleaning or repair of the building exterior finishes. This system is similar to a typical exterior window washing system. It includes structural pedestals located on the roof, used to mount davit arms that extend beyond the roof edge to suspend a work platform along the exterior of the building. Safety tieback pedestals that are required to be connected to workers during exterior maintenance operations are also located on the roof. During the contractor's preparation of detailed installation drawings for the exterior maintenance system, problems in the architect's design of the system were discovered. Several davit arm mounting pedestals were located too close to the edge of rooftop parapet walls, making installation of the davit arms impossible. Also, some davit arm and tieback pedestals were missing from the design.

The total cost of the work to relocate mounting pedestals and add missing mounting and tieback pedestals, including corresponding structural steel revisions, has been negotiated between Public Works and the contractor for a not to exceed cost of $245,315 with no delay to the project completion date. Public Works and the Chief Administrative Office have reviewed this matter as well as the potential cost impact with the Project Advisory Committee. This work is considered to be within the scope of the project.

REASON AND SCOPE: RECOMMENDATION 2

Unforeseen condition	☐	Regulatory agency requirement	☐
Drawing Coordination	☐	Previously approved scope change	☐
Errors and Omissions	☒		

The Inpatient Tower contains a large commercial kitchen on its first floor. There are several pieces of equipment in this kitchen that require steam to operate. This equipment includes a cart washer, cook/chill pots, a dishwasher, and a dish dryer. The construction documents did not show a medium pressure steam connection to the

cook/chill pots, dishwasher, or dish dryer. Redesign required an increase in size for the system pump, addition of a pressure reduction (flash) tank, addition of a pressure reducing valve, and addition of approximately 600 feet of steam system piping, associated fittings, and structural hangers. The total cost of the work to modify the steam system has been negotiated between Public Works and the contractor for a not to exceed cost of $241,516 with no delay to the project completion date. Public Works and the Chief Administrative Office have reviewed this matter as well as the potential cost impact with the Project Advisory Committee. This work is considered to be within the scope of the project.

BACKGROUND: RECOMMENDATION 1

The design of the Inpatient Tower building provides for an exterior maintenance system to be used periodically for cleaning or repair of the building exterior finishes. This system, similar to a typical exterior window washing system, includes structural pedestals located on the roof used to mount davit arms that extend beyond the roof edge to suspend a work platform on the exterior of the building. Several meetings were held concerning the exterior maintenance system from December 2003 through April 2004, to resolve questions from the contractor. Changes were required to provide a complete and operational system. These changes required relocation of 162 mounting pedestals and adding 12 missing mounting and safety tieback pedestals, including corresponding structural steel revisions. From February to August 2004, Public Works issued proceed orders to the contractor totaling $148,014, to begin portions of this work and avoid delay of construction.

BACKGROUND: RECOMMENDATION 2

During the contractor's coordination of the kitchen equipment and the building utilities, it was discovered that steam line connections were not shown for three pieces of kitchen equipment. In order to accommodate the missing steam connections, the steam piping system to the kitchen required extensive redesign. The redesign scope of work included a revised condensate return pump, an added flash tank and pressure reducing valve, and added steam system piping. In July and August, 2004, Public Works issued proceed orders to the contractor totaling $140,000, to begin portions of this work and avoid delay of construction.

The architect is contractually responsible for construction costs resulting from errors and omissions that in aggregate exceed 3 percent of the project construction value. Public Works is tracking these costs and will assess damages against the architect if these costs exceed the 3 percent threshold.

CONTINGENCY BUDGET SUMMARY

	CHANGE SUMMARY			
Board-Approved Contingency Budget	Executed Change Orders	Impact of This Action	Remaining Contingency Budget	Percentage Remaining
$39,488,624	$5,977,403	$486,831	$33,024,390	83.63%

Notes:

1. The executed change order amount shown above reflects executed changes as of August 15, 2004.

2. The aggregate value of executed construction change orders does not include the value of potential changes currently under review. The merit and scope of each issue must first be evaluated and then the value negotiated. The combined value of these issues could be as high as $5,300,000 to $6,500,000. When these amounts are added to the $5,977,403 of change orders executed through August 15, 2004, there is an estimated total potential change exposure of $11,300,000 to $12,500,000 against the $39,488,624 Board-approved contingency.

CONCLUSION

Please return one adopted copy of this letter to the CAO (Capital Projects Division) and Public Works.

Respectfully submitted,

for DONALD L. WOLFE
Interim Director of Public Works

for DAVID E. JANSSEN
Chief Administrative Officer

RL:lrv
FINAL IPT Davits-Kitchen Steam Board Letter.doc

cc: Executive Office
Department of Health Services (Fred Leaf, Azar Kattan)
Project Advisory Committee (A. Redmond Doms, Jerry Epstein, Nick Patsaouras)