COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

DONALD L. WOLFE, Director

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 25, 2005

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 VARIOUS CONSTRUCTION CHANGE ORDERS
CONTRACT PW-12641 MCCARTHY/CLARK/HUNT, A JOINT VENTURE
SHOWER BASES, ICE BUILDER, PLUMBING SYSTEM, AND
MRI MACHINE VENT
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 provide ceramic tile shower bases and associated plumbing drains in the Inpatient Tower building for a not-to-exceed amount of $670,000.

2. Approve and authorize the Director of Public Works to execute a change order to relocate the ice builder and associated refrigeration equipment in the Inpatient Tower building for a not-to-exceed amount of $390,000.

3. Approve and authorize the Director of Public Works to execute a change order for modifications to the plumbing systems to respecify and/or relocate shower valves, shower heads, shower diverters, shower seats, and shower drain strainers in the Inpatient Tower building for a not-to-exceed amount of $590,000.

4. Approve and authorize the Director of Public Works to execute a change order for modifications to the Magnetic Resonance Imaging (MRI) machine vent in the Diagnostic and Treatment building for a not-to-exceed amount of $283,392.

REASON AND SCOPE - RECOMMENDATION 1

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

In response to a prebid inquiry from the contractor, the architect amended the specification for terrazzo shower bases. However, a mistake occurred, and the shower bases were deleted from the specifications. Therefore, they were not included in the contractor's bid. Public Works and the Department of Health Services reviewed the issue and decided that adding back the 362 terrazzo shower bases was cost prohibitive and agreed instead to revise the shower base design to provide ceramic tile floors. In addition, at 40 of these locations, concrete had already been poured with plumbing sleeves to receive the terrazzo bases. These locations required concrete modifications in order to receive the ceramic tile and drain per the revised design.

Approving the recommended action will allow the contractor to install ceramic tile shower bases and associated plumbing drains in 362 patient showers. 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.

Public Works issued a proceed order in the amount of $150,000 for a portion of this work to avoid delay impact, the value of which is included in the recommended $670,000. Cost negotiation of this change with McCarthy/Clark/Hunt (MCH), a Joint Venture, has not been finalized. We estimate that the total cost will not exceed $670,000 with no delay to the project completion date. However, if the final value of the change order exceeds the cost estimate, we will return to your Board for approval.

REASON AND SCOPE - RECOMMENDATION 2

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

During the preparation of coordination drawings, several problems were discovered regarding the placement of the ice builder that was located adjacent to the loading dock. The ice builder was located too far from the kitchen equipment it served, and this distance created an unacceptable increase in refrigerant temperature. In addition, the room where the ice builder is currently located is needed to meet minimum storage requirements in the materials management department. Relocating the ice builder closer to the kitchen will allow for it and its related kitchen equipment to function properly and will achieve the Office of Statewide Health Planning and Development (OSHPD) minimum storage requirements.

Approving the recommended action will allow for the relocation of the ice builder and associated refrigeration equipment. 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.

Public Works issued a proceed order in the amount of $150,000 for a portion of this work to avoid delay impact, the value of which is included in the recommended $390,000. Cost negotiation of this change with MCH has not been finalized. We estimate that the total cost will not exceed $390,000 with no delay to the project completion date. However, if the final value of the change order exceeds the cost estimate, we will return to your Board for approval.

REASON AND SCOPE - RECOMMENDATION 3

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

During the preparation of coordination drawings, multiple discrepancies were discovered between architectural and plumbing plans that needed to be resolved to address Americans with Disabilities Act (ADA) requirements for the patient room showers.

Approving the recommended action will allow for modifications to the plumbing systems to make the showers ADA compliant. 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.

Public Works issued a proceed order in the amount of $121,141 for a portion of this work to avoid delay impact, the value of which is included in the recommended $590,000. Cost negotiation of this change with MCH has not been finalized. We estimate that the total cost will not exceed $590,000 with no delay to the project completion date. However, if the final value of the change order exceeds the cost estimate, we will return to your Board for approval.

REASON AND SCOPE - RECOMMENDATION 4

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

There are three MRI machines planned in the Diagnostic and Treatment building. In the event of an emergency, the MRI releases its coolant into the atmosphere via a vent. The construction documents originally specified light gauge aluminum duct for this vent. The vent should have been constructed of welded steel pipe due to the pressure of the gasses being vented. The change to welded steel pipe would include additional fire wrapping to the vent in order to maintain the required fire rating. The ceilings will require redesign due to the routing and coordination of the vent. 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

Public Works issued proceed orders totaling $149,500 for a portion of this work to avoid delay impact, the value of which is included in the recommended $283,392. The total cost of the work has been negotiated between Public Works and the contractor for a not-to-exceed cost of $283,392 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.

CONTINGENCY BUDGET SUMMARY

	CHANGE SUMMARY				
Contingency Budget	Executed Change Orders	Board-Approved Changes Pending Execution	Impact of These Actions	Remaining Contingency Budget	Percentage Remaining
$54,195,027	$17,839,661	$4,210,532	$1,933,392	$30,211,442	55.75%

Notes:

1. The executed change order amount shown above reflects executed changes as of August 17, 2005.

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, as quoted by the contractor, could be as high as $24,000,000. However, Public Works historically settles quotes from the contractor at less than 60 percent of the quoted value. Therefore, the anticipated value of the open issues is approximately $14,400,000. When added to the $22,050,193 of change orders executed and pending through August 17, 2005, there is an estimated total potential change exposure of $36,450,000 against the $54,195,027 Board-approved contingency.

The architect is contractually responsible for all direct and indirect impact costs associated with construction change orders incurred by the County as a result of design errors and omissions to the extent the aggregate amount is more than 3 percent of the aggregate total of all original construction contract amounts for the project. The architect is not liable for the added cost of work that would have been included in the original construction contract amount had it not been for a design error or omission on the part of the architect. Public Works is tracking change order costs and is evaluating the extent to which they are allocable to the architect. If the applicable costs exceed the 3 percent threshold, Public Works will pursue reimbursement by the architect under the terms of the contract.

CONCLUSION

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

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

DAVID E. JANSSEN
Chief Administrative Officer

GA:pdw
P:\ADMIN-DOC CTRL\DRAFT IPT Mech DT MRI board letter-8-23-05.doc

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