

Housing Authority - County of Los Angeles

April 5, 2012

TO: Each Supervisor

FROM: Sean Rogan
Executive Director



**SUBJECT: ORCHARD ARMS SITE AND BUILDING IMPROVEMENTS
PROJECT – ADVANCE NOTIFICATION OF INTENT TO
REQUEST AUTHORITY FOR A TWENTY PERCENT
CONTINGENCY**

At the regular Board meeting of June 12, 2012, the Housing Authority will recommend approval of a Construction Contract with California Averland Construction Inc., in the amount of \$922,490, to complete site and building improvements at the Orchard Arms housing development in the City of Santa Clarita.

The scope of work includes repair or replacement of wrought iron fencing and wood balcony panels; concrete repaving, new concrete curbs and railings; replacement of parking striping and wheel stops, address numbers and signage; exterior painting and application of deck coating; a new roof access door; replacement of damaged gutters and downspouts; repair of concrete foundation walls; and flooring replacement in common areas, including all accessories and associated work.

The underlying light weight concrete on the ground floor may require some patch and repair after removal of existing glued down carpet in common areas. Existing balconies may require some repair and wood replacement for the deterioration after years of weather exposure. It is not unusual for these costs to account for more than 10 percent of the renovation budget. It would be unjustifiably costly to identify these elements in advance through destructive testing.

In order to prevent delays if these conditions are encountered, the Board letter for this project will include a request for authority to execute change orders for up to 20 percent of the total contract amount. Change orders would be executed to address unforeseen costs, upon review by Housing Authority Construction Management staff.

If you have any questions, please contact me or Maria Badrakhn, Director of Housing Management, at (323) 890-7135 or Maria.Badrakhn@lacdc.org.

c: Each Deputy
Rita Robinson, Deputy Chief Executive Officer
Montessa Duckett, CEO Analyst