



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

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MEMORANDUM

TO: The Governing Board

FROM:  Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

DATE: November 7, 2007

SUBJECT: **Agenda Item VII: Consideration of resolution authorizing augmentation of contract with Triple R Construction for completion of roofing and associated improvements to Franklin Canyon Park auditorium.**

Staff Recommendation: That the Governing Board adopt the attached resolution authorizing augmentation of contract with Triple R Construction for completion of roofing and associated improvements to Franklin Canyon Park auditorium.

Background: Franklin Canyon Park rests on 605 acres near the center of Los Angeles between the San Fernando Valley and Beverly Hills. Within the park boundaries are chaparral, grasslands and oak woodlands, a three-acre lake, an ADA-accessible pond, expansive picnic grounds, and over five miles of hiking trails. The park also contains the Sooky Goldman Nature Center and the Eugene and Michael Rosenfield Auditorium. The auditorium opens onto a courtyard with views of the mountains and is frequently rented for meetings and special events.

The auditorium had a chronic leak problem due to the age and construction of the roof and an added HVAC unit. Superficial repairs to the roof had been unable to prevent water leakage into the auditorium and offices.

The MRCA hired D&R Engineering to prepare engineering plans and structural calculations for the repair of the existing roof. The plans corrected several slope problems that were causing the water leakage and provided for new structural support for the new HVAC units that were to be installed. The MRCA advertised the project. Based on these plans, Triple R Construction submitted the lowest bid of \$43,860 and was awarded the contract.

After the project was started, it was determined that the existing T-bar ceiling and room dividers would be affected by the roof work and would need to be replaced. Staff determined that it would be better to frame out the ceiling and install drywall to give the room a more finished look. To complete the roofing and ceiling work, the framing of the walls and ceiling needed to be completed at the same time. Triple R was already mobilized and was able to complete the work so that the HVAC, lighting and electrical subcontractors could finish their tasks. The work has now been completed. Based on the additional work, the contract to Triple R Construction was increased by \$33,937, to a total of \$77,797.

Although the MRCA's Purchasing and Contracting Procedures do not specifically require Governing Board approval for contract augmentations and change orders, due to the high value of this particular augmentation, staff determined that it would be appropriate to notify the Board and secure its approval.