

APPROVED

Feb 19 2026

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

O. 26-041

DATE February 19, 2026

C.D. 7

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VERDUGO HILLS POOL AND BATHHOUSE REFURBISHMENT (PRJ20598)
(W.O. #E170164F) PROJECT – FINAL CLOSEOUT CHANGE ORDER TO
CONTRACT NO. 3995 WITH PARS ARVIN CONSTRUCTION, INC.

B. Aguirre	_____	M. Rudnick	_____
B. Jones	_____	for * C. Santo Domingo	<u>DF</u>
C. Stoneham	_____	N. Williams	_____



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Authorize the reallocation of the remaining amounts in allowance bid items in Bid Item Line No. 2 of Construction Contract No. 3995 (Contract), in an amount of \$34,271.96, to the construction contingency for the Verdugo Hills Pool and Bathhouse Refurbishment (PRJ20598) (W.O. #E170164F) Project (Project), as detailed in this Report;
2. Approve an increase to the Project's construction contingency, in the amount of \$225,887.28, hereby increasing the contingency from \$1,000,000, or 13.02% of the original construction contract, to \$1,225,887.28 or 15.97% of the Contract;
3. Authorize RAP's Chief Accounting Employee or designee to revise the Funding Table associated with the Project's construction contingency as shown in the Report; and,
4. Authorize RAP staff to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Verdugo Hills Pool is located at 10654 Irma Avenue in the Tujunga community of the City. This 0.75-acre facility provides a swimming pool for the use of the surrounding community. Due to the facilities, programs, and services it provides, Verdugo Hills Pool meets the standards for a Community Park as defined in the City's Public Recreation Plan. RAP staff determined that the age and condition of the 1951 pool and bathhouse facility necessitated renovations.

The Project's scope involves improvements to the existing pool and bathhouse including:

1. Demolition of the existing 8,550 square-foot pool deck and pedestrian ramp from public sidewalk to the building main entrance.

BOARD REPORT

PG. 2 NO. 26-041

2. Refurbishment of:
 - Pool water supply and drainage system.
 - Pool equipment room and installation of new pool equipment.
3. Construction of:
 - New 8,550 square-foot pool deck.
 - New sports, security, and underwater pool lighting.
 - New ADA ramp from public way to the building entrance (8'-6" elevation change).
 - New pathway in compliance with ADA.
 - New pool fences and gates.
 - New landscaping and irrigation around the existing bathhouse and pool.
4. Renovation of the existing bathhouse including ADA restrooms, men's and women's showers and changing areas.

On October 5, 2023, the Board of Recreation and Park Commissioners (Board) awarded Contract No. 3995 (Contract) to Pars Arvin Construction, Inc. (Contractor), in the amount of \$7,678,000 for the Project, as well as a contingency of \$1,000,000, approximately 13% of the total amount of the awarded Contract (Report No. 23-180).

The Bureau of Contract Administration issued a Notice of Substantial Completion on September 17, 2025 (Attachment No 1).

FINAL CLOSEOUT CHANGE ORDER

To date, 76 change orders have been executed, in the total amount of \$997,572.73, or 12.99% of the originally-awarded Contract amount. A copy of the most recent Project Change Order Log, dated December 17, 2025, is attached (Attachment No. 2). Some of the major executed change orders work in this log included:

- Mainline Sewer Pipes Repairs
- Pool Main Drain Upside
- Design and Permitting for Structural Repairs at the Pool Tunnels & Basement Columns, Beams, and Ceilings
- Pool Deck Waterproofing
- Pool Deck Concrete – Two Concrete Colors
- Painting Bleacher Area and Handrails
- Armed Guard for Afterhours Site Security

Of the original \$1,000,000 construction contingency, \$2,427.27 currently remain. The following table summarizes the change orders executed to date.

BOARD REPORT

PG. 3 NO. 26-041

Summary of Change Orders as of December 17, 2025			
	Total No. of Change Orders	Dollar (\$) Amount	Percent (%) of Contract Amount
Executed Change Orders			
Errors and Omissions	13	\$157,510.00	2.05
Unforeseen Conditions	37	\$547,853.73	7.14
Change in Scope	26	\$292,227.00	3.81
Unilateral	0	0	
Sub Total	76	\$997,572.73	12.99
Final Negotiated CO's Pending Contingency Increase Approval	12	\$228,314.55	2.97
Total	88	\$1,225,887.28	15.97

Due to the forecasted change orders noted in the Change Order log, and the final negotiated Closeout Change Order (Attachment No 3), it is therefore requested that the Board authorize RAP staff to increase the construction contingency as noted in the funding table below, enabling the BOE to execute the forecasted change orders and Final Closeout Change Order, for a total cumulative contract value not to exceed \$8,869,615.32. Sufficient funds are available in the construction budget appropriate for the Project to cover the remaining change orders.

PROJECT FUNDING

Upon approval of this Report, funding will be available from the following funds and accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>	<u>AMOUNT</u>
Proposition K – YR-14	43K/10/10MPCB	\$218,963.35
Proposition K – YR-18	43K/10/10NPCB	\$121,740.34
Proposition K - YR-19	43K/10/10SPAE	\$450,000.00
Site & Facilities	209/88/88TAIQ	\$1,892,601.00
Quimby	302/89/89460K-VB	\$410,632.40
Park Fees	302/89/89716H	\$225,367.92
Park Fees	302/89/89718H	\$4,131.90
Deferred Maintenance	302/89/89727H-VS	\$1,828,032.23
CTIEP	100/54/00V807	\$182,000.00
MICLA	298/50/50VPMC	\$518,000.00
MICLA	298/50/50WPBG	\$1,282,785.00
MICLA	298/50/50YPBG	\$543,745.86
Funding for Original Contract		\$7,678,000.00
Contingency		
CTIEP	100/54/00V807	\$152,187.00
MICLA	298/50/50YPBG	\$845,385.73
MICLA	298/50/50YPBG	\$228,314.55
Total Contingency		\$1,225,887.28
Total Approved Funding		\$8,903,887.28

BOARD REPORT

PG. 4 NO. 26-041

Upon approval of this Report, an additional \$34,271.96 will be made available by reallocating this amount from the allowance allocated in Bid Item Line No. 2 of the Contract. This would lead to a total funding amount of \$8,903,887.28 which is sufficient to cover the remaining change orders.

TREES AND SHADE

The Board approved Project design noted 8 trees were proposed to be removed, and 14 trees were proposed to be planted. During construction, with the approval of the RAP Arborist, it was determined that 2 additional medium-sized trees would need to be removed to accommodate the design, and 2 previously selected smaller trees could remain.

Due to the difference in the diameters of the newly selected trees to be demolished, 8 trees were removed, and 17 trees were planted as part of the Project. Due to spatial restrictions at the site, an additional 14 trees were delivered to RAP as supplemental mitigation for the additional tree removals; the additional trees will to be installed by RAP within their property under the direction of the RAP Arborist.

Of the 8 trees that were removed, 1 tree was dying (*Lagerstroemia indica*, crape myrtle), and 2 are considered an invasive weed (*Ailanthus altissima*, tree of heaven). The remaining 5 existing trees removed were 1 *Lagerstroemia indica*, crape myrtle, 2 *Callistemon viminalis*, weeping bottlebrush, and 2 *Callistemon citrinus*, lemon bottlebrush, which are non-native, unprotected trees as defined by the Department of Recreation and Parks Tree Preservation Policy.

The new trees planted consist of 6 *Chilopsis 'bubba'*, desert willow, 7 *Callistemon viminalis 'Slim'*, weeping bottlebrush, and 4 *Tecoma stans*, yellow bells. 14 *Quercus rugosa*, Rugosa oak were delivered to the RAP Arborist. Of the new trees planted, 2 were 48-inch box trees, 12 were 24-inch box trees, and 3 were 15 Gal trees.

Approximately 200 square feet of tree canopy was removed (not including dying or invasive trees), and approximately 1,300 square feet of tree canopy is projected to be provided by the new trees after 5 years, assuming a survival rate of 75 percent.

ENVIRONMENTAL IMPACT

The Board approved the Project on June 1, 2023 (Report No. 23-111) and determined that the Project is exempt from the provisions of the California Environmental Quality Act (CEQA). No changes to the Project or to the environmental conditions of the Project have occurred, therefore staff recommends that the Board take no further CEQA action.

FISCAL IMPACT

The Project change order will be funded by GCP FY25-26 Funds. There is no immediate fiscal impact to RAP's General Fund at this time. However, operations and maintenance costs will be evaluated and included in future RAP budget requests.

BOARD REPORT

PG. 5 NO. 26-041

This Report was prepared by Alex Ngo, Project Manager, BOE Architectural Division; reviewed by Ohaji Abdallah, Contract Administrator/ Proposition K Program Manager, BOE Architectural Division; and Darryl Ford, Department of Recreation Parks, Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 - Notice of Completion dated September 17, 2025
- 2) Attachment 2 - Change Order Log dated December 17, 2025
- 3) Attachment 3 - Final Closeout Change Order

**BOARD OF PUBLIC WORKS
MEMBERS**STEVE KANG
PRESIDENTJENNY CHAVEZ
VICE PRESIDENTJOHN GRANT
PRESIDENT PRO TEMPOREFAITH MITCHELL
COMMISSIONERVACANT
COMMISSIONERELYSE MATSON
EXECUTIVE OFFICER**CITY OF LOS ANGELES
CALIFORNIA**KAREN BASS
MAYORJOHN L. REAMER, JR.
Inspector of Public Works
and
Director**BUREAU OF
CONTRACT ADMINISTRATION**1149 S. BROADWAY, SUITE 300
LOS ANGELES, CA 90015
(213) 847-1922<http://bca.lacity.gov>**STATEMENT OF COMPLETION**

FINAL FIELD ACCEPTANCE DATE

09/17/2025

PROJECT TITLE

Verdugo Hills Pool & Building Refurbishment

WORK ORDER NUMBER

E170164F

CONTRACTOR

Pars Arvin Construction Inc.

This project was acceptably completed in accordance with the plans, specifications and authorized changes. Acceptance of the Project by the City will follow completion of all necessary administrative processing.

Inspector of Public Works

Jason Stoebe 

By _____

Final Inspector

Distribution: Division Manager / District Supervisor / Bureau of Engineering / Board of Public Works

For information regarding this Statement of Completion, please contact David Miles at (213) 847-2408

Dec-17-2025

City of Los Angeles - Department of Public Works - Bureau of Engineering
 Verdugo Hills Pool and Bathhouse Refurbishment
 W.O. No. E170164A

CHANGE ORDER LOG

CO No.	COR No.	Subject	Payment Type	CO Cat.	COIN Date	COIN Est. (\$)	PCO ECO T&M Date	Not to Exceed (\$)	GC Proposal (\$)	GC Proposal Date	City Estimate (\$)	Agreed Amount (\$)	Agreed Date	CO Status	CO Date	Time Ext. Cal. Days	Comments
1	002-R0	Anti-Graffiti Cover for Construction Sign	LS	S	01/24/24	\$1,000.00	01/29/24		\$1,160.39	01/18/24	\$1,240.00	\$1,240.00	02/07/24	EXEC	2/21/2024	0	
2	001-R2	Removal and Reinstallation of Posts and Gate at the Parking Lot	LS	U	02/07/24	\$10,000.00	02/13/24		\$13,428.38	03/06/24	\$8,832.00	\$8,832.00	04/15/24	EXEC	4/24/2024	0	
3	024-R0	Hand Wash Sink in lieu of Urinal in the Men's Restroom	LS	S	03/07/24	\$1,000.00	03/07/24		\$1,426.38	07/10/24	\$1,412.48	\$1,426.00	07/23/24	EXEC	7/23/2024	0	
4	012-R0 015-R0 022-R1	Demolition of Furred Walls and Curb Restorations in Rooms 104, 107, and 204	LS	E	03/06/24	\$1,000.00	03/07/24		\$2,887.60 \$2,887.60 \$2,609.49	05/13/24 05/13/24 07/01/24	\$4,275.18	\$3,727.00	08/12/24	EXEC	8/14/2024	0	
5	018-R2	Replacement of Sidewalk at the Entrance of the Building	LS	S	03/07/24	\$5,000.00	03/07/24		\$7,122.58	05/22/24	\$6,166.84	\$6,167.00	08/08/24	EXEC	8/8/2024	0	
6	007-R1	Men's Mainline Sewer Pipe Repair	LS	U	03/07/24	\$10,000.00	03/07/24		\$88,837.54	05/13/24	\$51,470.81	\$51,939.00	09/20/24	EXEC	10/2/2024	31	
7	020-R0	Shutoff Valves for Men's and Women's Restroom	LS	E	03/07/24	\$1,000.00	03/07/24		\$2,085.31	05/20/24	\$1,575.63	\$1,830.00	07/11/24	EXEC	7/15/2024	0	
8	008-R0	Men and Women Shower Floor Slabs Demolition	LS	E	03/07/24	\$5,000.00	03/07/24		\$11,944.79	05/13/24	\$3,141.55	\$3,142.00	08/16/24	EXEC	8/26/2024	0	
9	009-R1	Fire Alarm Devices	LS	S	03/14/24	\$5,000.00	05/16/24		\$4,786.39	05/24/24	\$4,786.00	\$4,786.00	05/31/24	EXEC	6/4/2024	0	
10	010-R0	Demolish Shelves and Refurbish Existing Bag Racks in Lobby	LS	E	03/18/24	\$5,000.00	04/03/24		\$5,356.70	05/13/24	\$5,180.04	\$4,985.00	08/29/24	EXEC	8/29/2024	0	
11	011-R0	Women's Mainline Sewer and All Vent/Lateral Pipe Repair	LS	U	03/20/24	\$10,000.00	07/22/24		\$89,333.14	05/13/24	\$73,512.79	\$73,985.00	09/20/24	EXEC	10/2/2024	0	
12	006-R0	Additional Demolition of Concrete Deck Near Bleachers	LS	U	04/23/24	\$25,000.00	05/10/24	\$15,000.00	\$23,170.33	04/11/24	\$18,599.00	\$19,444.00	09/04/24	EXEC	9/9/2024	0	
13	085-R0	Repair of Damaged Electrical Conduit in the Tunnel	LS	U	03/17/25	\$1,000.00	03/19/25		\$8,289.02	04/16/25	\$5,206.29	\$7,151.00	04/23/25	EXEC	4/28/2025	0	
14	014-R0	Credit for Removal and Installation of Top Landing Concrete Slab	LS	U	04/17/24	-\$5,000.00	04/23/24		(\$2,179.23)	11/18/24	(\$8,250.20)	(\$4,191.00)	04/03/25	EXEC	4/4/2025	0	

15	None Specified	(VOID) Slurry Backfill for Plumbing at Men's Restroom, Corridor, and Dressing Room	CAN	U	04/19/24	\$1,000.00								CAN			VOID
16	016-R0	Investigation of Stormwater Pipes at the North Side of Building	LS	U	05/09/24	\$1,000.00	05/15/24	\$1,000.00	\$9,984.02	05/17/24	\$1,101.05	\$1,301.00	06/27/24	EXEC	7/1/2024	0	
17	017-R0	Non-Destructive Testing for Corrosion in Rebar	LS	U	05/08/24	\$25,000.00	05/10/24	\$25,000.00	\$41,186.30	05/20/24	\$41,186.30	\$41,186.00	05/29/24	EXEC	5/30/2024	0	
18	004-R0	PC No. 5 - Pool Main Drain Upsize	LS	S	05/17/24	\$25,000.00	05/17/24		\$18,167.52	04/11/24	\$15,789.59	\$17,607.00	05/22/24	EXEC	5/23/2024	0	
19	033-R0	Pool Deck Drain Pipe Re-Route and Upsize	LS	S	06/14/24	\$1,000.00	07/19/24		\$460.02	08/30/24	\$460.02	\$460.00	08/30/24	EXEC	9/3/2024	0	
20	021-R0	Epoxy Floor Sample Procurement and Slip Testing	LS	U	06/25/24	\$1,000.00	07/01/24		\$1,804.19	06/28/24	\$1,337.04	\$1,856.00	07/16/24	EXEC	7/18/2024	0	
21	028-R0	Demolition of Brick Wall at Left Men's Shower Entrance	LS	E	06/25/24	\$1,000.00	07/12/24		\$1,920.49	07/25/24	\$1,920.00	\$1,920.00	07/25/24	EXEC	7/26/2024	0	
22	026-R0	CCTV Sewer Line at ADA Ramp	LS	U	06/25/24	\$1,000.00	07/12/24		\$1,593.95	07/22/24	\$791.00	\$1,582.00	07/25/24	EXEC	7/25/2024	0	
23	019-R0	Moving Electrical Panel from Staff Room 104 to Comm. Room 103	LS	E	07/11/24	\$25,000.00	07/11/24		\$28,915.20	05/20/24	\$27,513.58	\$27,514.00	07/26/24	EXEC	7/29/2024	0	
24	023-R0	Replacement of the Main Sewer in Basement	LS	U	07/18/24	\$5,000.00	07/18/24		\$4,904.62	07/08/24	\$4,841.34	\$4,841.00	07/18/24	EXEC	7/19/2024	0	
25	047-R0	Door Hardware	LS	E	07/18/24	\$25,000.00	07/19/24		\$19,428.04	10/28/24	\$18,161.27	\$19,428.00	12/17/24	EXEC	12/18/2024	0	
26	040-R1 041-R0	PC No. 10 - Storm Drain POC Modification	LS	E	07/18/24	\$10,000.00	07/19/24		\$17,332.49 \$14,331.51	12/10/24 10/09/24	\$6,191.38	\$10,305.00	03/26/25	EXEC	4/2/2025	0	
27	053-R0	Credit for Interior Slab Demolition	LS	U	08/01/24	\$10,000.00	08/22/24		(\$1,681.26)	11/19/24	(\$1,681.00)	(\$1,681.00)	04/07/25	EXEC	4/8/2025	0	
28	031-R0	Duplex Sump Pumps and Controller	LS	U	07/18/24	\$25,000.00	07/19/24		\$43,393.58	08/23/24	\$39,555.74	\$41,385.00	09/09/24	EXEC	9/9/2024	0	
29	042-R0	Pony Wall Plastic Laminate In lieu of Tile	LS	S	07/24/24	\$0.00	07/24/24		\$4,068.13	10/10/24	\$3,018.62	\$3,019.00	10/21/24	EXEC	10/28/2024	0	
30	030-R0	Time Extension due to Weather Delay for February through April, 2024	LS	U	08/01/24	\$0.00	08/05/24		\$0.00	08/13/24	\$0.00	\$0.00	08/15/24	EXEC	8/19/2024	12	
31	None Specified	(VOID) Bathhouse Exterior Graffiti Removal	CAN	U	08/06/24	\$1,000.00								CAN			VOID
32	035-R0 062-R0	Construct Privacy Walls and Concrete Curb & Add Moisture-Resistant Finish	LS	E	08/06/24	\$1,000.00	08/06/24		\$25,532.30 \$8,880.26	09/19/24 01/03/25	\$25,414.00	\$25,414.00	03/05/25	EXEC	3/10/2025	0	
33	045-R0	Tile Walls in Restrooms	LS	S	08/06/24	\$5,000.00	08/06/24		\$5,826.08	10/23/24	\$2,681.37	\$2,681.00	10/29/24	EXEC	10/29/2024	0	
34	027-R0	PC No. 17 - Mini Split Addition	LS	S	08/14/24	\$25,000.00	08/23/24	\$25,000.00	\$23,839.70	07/23/24	\$19,109.26	\$19,664.00	09/04/24	EXEC	9/5/2024	0	
35	054-R0	Installation of Sewer Line at ADA Ramp	LS	U	08/14/24	\$5,000.00	08/21/24		\$21,287.28	11/20/24	\$18,640.34	\$18,640.00	07/24/25	EXEC	7/25/2025	0	

36	039-R0	Replace Gas Water Heaters in Corridor Closets	LS	U	08/22/24	\$25,000.00	09/10/24		\$60,284.18	10/03/24	\$55,897.12	\$55,897.00	10/30/24	EXEC	11/1/2024	0	
37	None Specified	(VOID) Countertop Corian Material In lieu of Quartz	CAN	S	08/22/24	\$5,000.00	08/22/24							CAN			VOID
38	None Specified	(VOID) Roof Repairs	CAN	U	09/09/24	\$100,000.00								CAN			VOID
39	056-R0	Shower Curbs Forming and Metal Framing Installation	LS	U	09/09/24	\$10,000.00	09/13/24		\$8,779.73	11/21/24	\$7,805.00	\$7,805.00	04/02/25	EXEC	4/2/2025	0	
40	055-R0	Handrail Coring and Epoxy Dowel at ADA Ramp	LS	S	09/09/24	\$50,000.00	09/10/24		\$66,000.00	11/20/24	\$66,000.00	\$66,000.00	01/13/25	EXEC	1/15/2025	0	
41	034-R0	Basement Column Footings Testing	LS	U	09/10/24	\$10,000.00	09/11/24		\$7,183.00	09/10/24	\$7,183.00	\$7,183.00	09/11/24	EXEC	9/17/2024	0	
42	058-R0	Add Corner Guards to Dressing Room Edges	LS	U	09/12/24	\$1,000.00	09/17/24		\$3,326.05	11/26/24	\$1,976.00	\$1,976.00	01/30/25	EXEC	2/7/2025	0	
43	057-R0	Desk in lieu of Pony Wall on South Side of Office Counter	LS	S	09/12/24	\$5,000.00	09/13/24		\$705.74	11/22/24	\$289.00	\$289.00	04/16/25	EXEC	4/18/2025	0	
44	036-R0	Jensen Precast Surge Tank Acceptance without Traditional In-Process Fabrication Inspection	LS	S	09/19/24	\$0.00	09/20/24		\$0.00	09/25/24	\$0.00	\$0.00	09/25/24	EXEC	9/30/2024	0	
45	043-R1	Install and Maintain Temporary Protective Coverage on Roof	LS	U	09/20/24	\$5,000.00	10/03/24		\$8,948.51	11/12/24	\$8,948.51	\$8,949.00	02/26/25	EXEC	3/3/2025	0	
47	084-R0	Tunnel Coring for Pool Light Conduit Re-routing	LS	S	03/17/25	\$10,000.00	03/19/25		\$12,001.83	04/14/25	\$11,086.03	\$11,086.00	05/19/25	EXEC	5/21/2025	0	
48	037-R0	Match Masonry Infill with Existing Wall	LS	E	10/15/24	\$5,000.00	10/22/24		\$3,579.06	09/30/24	\$3,544.76	\$3,545.00	10/28/24	EXEC	10/29/2024	0	
49	046-R0	Survey Pool Deck from Lobby to Pool Edge	LS	U	10/15/24	\$1,000.00	10/22/24		\$2,233.12	10/28/24	\$1,939.48	\$1,939.00	10/30/24	EXEC	11/1/2024	0	
50	None Specified	(VOID) Install Hydrel Deck Mounted Junction Boxes	CAN	U	03/17/25	\$10,000.00	03/19/25							CAN			
51	038-R0	Remove and Replace Restroom Plumbing Walls	LS	S	10/15/24	\$5,000.00	10/22/24		\$5,319.27	10/02/24	\$3,086.92	\$4,015.00	04/28/25	EXEC	4/28/2025	0	
52	044-R0	Design and Permitting for Structural Repairs at the Pool Tunnel & Basement Columns, Beams, and Ceiling	LS	E	10/21/24	\$50,000.00	10/22/24		\$48,760.00	10/22/24	\$48,760.00	\$48,760.00	11/21/24	EXEC	11/22/2024	0	
53	081-R0	Redirect ITA Conduits to Basement	LS	E	03/17/25	\$5,000.00	03/19/25		\$4,818.60	04/10/25	\$4,818.60	\$4,819.00	05/15/25	EXEC	5/19/2025	0	
54	083-R0	Install two Dry Wells for the North and South Water Heaters	LS	E	03/17/25	\$5,000.00	03/19/25		\$2,891.91	04/14/25	\$1,745.08	\$2,121.00	05/05/25	EXEC	5/7/2025	0	
55	051-R0	Grind the Pool West and East Walls	LS	U	11/06/24	\$1,000.00	11/08/24	\$1,000.00	\$6,422.98	11/08/24	\$6,422.98	\$6,423.00	05/15/25	EXEC	5/19/2025	5	

56	025-R0	Arborist Report and Demolition of Trees	LS	U	12/05/24	\$10,000.00	12/09/24		\$10,821.53	07/19/24	\$9,551.15	\$9,551.00	04/04/25	EXEC	4/4/2025	0	
57	029-R0 032-R0	CCTV of Sewer Line at Men and Women Dressing Rooms and Basement, & Storm Drain at Backwash Interceptor	LS	U	12/05/24	\$5,000.00	12/09/24		\$1,306.65 \$1,580.89	07/26/24 08/30/24	\$1,609.00	\$1,609.00	12/09/24	EXEC	12/10/2024	0	
58	048-R0	Add Benches to Partition in Dressing Room and Removal of Dressing Stalls	LS	S	01/02/25	\$25,000.00	01/02/25		\$13,590.55	10/30/24	\$7,393.28	\$9,731.00	01/22/25	EXEC	1/24/2025	0	
59	061-R1	Shoring Design for Structural Repairs in the Basement	LS	U	12/17/24	\$10,000.00	12/18/24		\$7,420.00	12/23/24	\$7,420.00	\$7,420.00	12/26/24	EXEC	1/6/2025	0	
60	None Specified	(VOID) Perforated Metal Panel	CAN	S	01/07/25	\$5,000.00	01/07/25							CAN			VOIDED 4/9/25
61	065-R2	Pool Deck Waterproofing	LS	S	01/15/25	\$25,000.00	01/15/25	\$25,000.00	\$36,186.89	02/26/25	\$27,045.27	\$34,739.00	03/19/25	EXEC	3/19/2025	0	
62	070-R0	Pool Deck Lighting: RTSP Galvanized Light Poles in lieu of Musco Light Poles	LS	S	01/15/25	\$100,000.00	01/21/25		(\$31,664.63)	01/29/25	(\$93,057.63)	(\$67,366.00)	05/05/25	EXEC	5/7/2025	0	
63	None Specified	(VOID) Basement Structural Repairs - Temporary Shoring	CAN	U	01/15/25	\$10,000.00	01/24/25	\$10,000.00						CAN			VOIDED 3/17/25
64	None Specified	(VOID) Basement Structural Repairs - Infill Tunnel, Basement, and Overhead Patching	CAN	U	01/23/25	\$50,000.00								CAN			VOIDED 3/17/25
65	082-R0	Reattachment of Boiler Room Door	LS	U	01/23/25	\$1,000.00	01/24/25		\$2,598.83	04/14/25	\$1,210.45	\$1,936.73	05/19/25	EXEC	5/21/2025	0	
66	067-R0	Installation of Panic Hardware on Doors 11 & 18	LS	U	01/24/25	\$1,000.00	01/24/25		\$4,649.08	01/27/25	\$4,650.00	\$4,650.00	02/03/25	EXEC	2/7/2025	0	
68	094-R0	Tunnel Ceiling Repair	LS	U	01/30/25	\$5,000.00	03/03/25		\$5,876.64	05/08/25	\$5,876.64	\$5,877.00	06/02/25	EXEC	6/4/2025	0	
69	None Specified	(VOID) Thickened Concrete Edge at North Stairs	CAN	U	02/07/25	\$1,000.00	03/03/25							CAN			
70	071-R0	Pool Concrete Deck - Two Concrete Colors per PC # 16	LS	S	03/03/25	\$25,000.00	03/07/25	\$25,000.00	\$107,922.53	02/05/25	\$19,346.64	\$42,119.00	04/16/25	EXEC	4/18/2025	22	
71	072-R0	Additional Pool Rope Anchors, Painted Targets, and Stanchion Socket for Flags per PC No. 026-R1	LS	S	03/17/25	\$10,000.00	03/19/25		\$41,189.81	03/05/25	\$7,630.03	\$5,218.00	04/07/25	EXEC	4/8/2025	6	
73	076-R0	Two Coats Pool Deck Topping in Front of Lobby	LS	U	04/02/25	\$25,000.00	04/03/25		\$17,629.92	03/27/25	\$14,720.00	\$14,720.00	04/07/25	EXEC	4/9/2025	0	
74	073-R0	Installation of Weed Barrier per PC No. 025	LS	U	04/03/25	\$10,000.00	04/03/25		\$9,084.96	03/05/25	\$9,595.43	\$9,595.00	04/04/25	EXEC	4/4/2025	0	
75	080-R0	Credit for CO 005 - Replacement of Sidewalk at the Entrance of the Building	LS	U	04/08/25	-\$5,000.00	04/09/25		(\$6,167.00)	04/07/25	(\$6,167.00)	(\$6,167.00)	04/09/25	EXEC	4/14/2025	0	

76	078-R0	Change Irrigation System & Additional Planting per PC 20-R1	LS	S	04/18/25	\$25,000.00	04/22/25		\$21,460.22	03/28/25	\$9,236.00	\$27,468.00	09/25/25	EXEC	10/14/2025	0	
77	087-R0	Fire Alarm Monitoring Service	LS	S	04/23/25	\$5,000.00	04/23/25		\$3,179.92	04/22/25	\$3,179.92	\$3,180.00	04/24/25	EXEC	4/28/2025	0	
78	089-R0	Install New Walls and Doors in Basement and New Plumbing Work	LS	U	04/30/25	\$25,000.00	05/01/25		\$21,480.20	04/24/25	\$18,227.96	\$18,228.00	07/14/25	EXEC	7/25/2025	0	
79	075-R1	Painting Bleacher Area and Handrails	LS	S	04/30/25	\$10,000.00	05/01/25		\$51,165.00	07/11/25	\$42,570.00	\$47,727.00	07/22/25	EXEC	7/25/2025	22	
80	063-R0	Install Hanger and Irrigation Main Line Re-routing at Basement	LS	S	05/12/25	\$5,000.00	05/12/25		\$2,566.13	01/06/25	\$2,566.13	\$2,566.00	05/22/25	EXEC	6/2/2025	0	
82	069-R0 093-R0	Adjust Doors at the New Deck Slope	LS	U	05/12/25	\$25,000.00	05/12/25		\$10,275.72	01/27/25	\$4,794.58	\$13,714.00	\$13,714.00	07/24/25	EXEC	7/25/2025	0
83	097-R0	Dedication Plaque	LS	S	05/12/25	\$5,000.00	05/12/25		\$7,763.54	06/02/25	\$7,763.54	\$7,764.00	06/17/25	EXEC	6/18/2025	0	
84	077-R0 079-R0	Demolish and Replace Curb at Pool Entrance and Provide Transition in Parking Lot	LS	U	05/12/25	\$10,000.00	05/12/25		\$2,886.39	03/27/25	\$5,409.63	\$7,862.00	\$7,862.00	07/24/25	EXEC	7/25/2025	0
85	100-R0	Conduit to IT Room for Internet	LS	U	05/14/25	\$5,000.00	05/14/25	\$3,500.00	\$3,950.31	06/04/25	\$3,950.00	\$3,950.00	06/30/25	EXEC	6/30/2025	0	
86	095-R0	Security Services	LS	U	05/21/25	\$50,000.00	05/22/25		\$106,977.02	05/08/25	\$39,745.73	\$39,746.00	06/16/25	EXEC	6/18/2025	0	
87	049-R1	Shoring at ADA Ramp	LS	S	05/21/25	\$25,000.00	05/22/25		\$26,139.85	05/08/25	\$22,350.98	\$22,351.00	06/23/25	EXEC	6/25/2025	0	
90	102-R1	Remove and Replace Sewer Pumps and Plumbing	LS	U	07/21/25	\$50,000.00	07/22/25		\$59,189.29	07/30/25	\$58,701.97	\$58,702.00	08/05/25	EXEC	8/8/2025	62	
93	103-R0 104-R0	Exterior Wall Paint on North Side and Pool Fence and Gate Punch List	LS	S	07/30/25	\$25,000.00	07/31/25		\$11,358.10	07/30/25	\$9,523.12	\$16,840.00	\$18,290.00	08/07/25	EXEC	9/2/2025	5

Original Contract	\$7,678,000.00	Time Extension	165	CD's	LS: Lump Sum	CO Category:	U: Unforesee	37	\$547,835.73	7.14%
Original Contingency	\$1,000,000.00	Approved Comp. CD's	16		TM: Time & Material	E: Errors & O	13	\$157,510.00	2.05%	
Revised Contingency		Approved Non Comp. CD's	149		Payment Type: CAN: Canceled	S: Change in	26	\$292,227.00	3.81%	12.99%
Executed COs & UCOs	\$997,572.73				CO Status:	EXEC: Executed				
CO Percentage Revised	12.90%				NEG: Negotiated	Executed COs	76	\$997,572.73	\$997,572.73	
Contract Remaining	\$8,675,572.73				UNR: Unresolved	Executed UCOs	0	\$0.00		
Contingency	\$2,427.27				CAN: Canceled	Forecasted COs	12	\$228,314.55		
						Canceled COs	9	--		

FORECASTED CHANGE ORDERS

67	060-R0	Power to Boiler Room	LS	U	07/30/25	\$25,000.00	07/31/25		\$15,962.41	12/16/24	\$15,692.00	\$15,692.00	07/31/25	EXEC	8/4/2025	0	
72	074-R0	Time Extension due to Weather Delay through end of February 2025	LS	U	03/13/25	\$0.00	03/17/25		\$0.00	03/20/25	\$0.00	\$0.00	03/24/25	EXEC	3/26/2025	11	
81	059-R0 086-R0 099-R0	Service Ground, Ground Fault Indicator, and Additional Conduit to Basement Pumps	LS	U	05/12/25	\$25,000.00	05/12/25		\$20,384.85 \$2,477.21 \$3,966.80	12/11/24 04/21/25 06/04/25		\$26,828.86 \$26,829.00	07/31/25	EXEC	8/4/2025	0	

91	090-R0 091-R0	Concrete Pedestal and Lavatory Guards	LS	U	07/30/25	\$25,000.00	07/31/25		\$16,135.95 \$820.88	04/29/25 04/29/25	\$8,512.00	\$8,512.00	08/01/25	EXEC	8/7/2025	0	
92	005-R0	Demo Extra Concrete at Bottom of Pool Trench Drain	LS	U	07/30/25	\$10,000.00	07/31/25		\$13,722.41	04/11/24	\$9,904.00	\$9,904.00	08/01/25	EXEC	8/7/2025	0	
94	105-R0	Starter Contact and Selector Switch for Basement Sump Pump	LS	U	08/22/25	\$5,000.00	08/22/25		\$1,540.37	08/20/25	\$1,540.00	\$1,540.00	09/02/25	EXEC	9/15/2025	0	
95	106-R0	Security Services May to August 2025	LS	U	08/28/25	\$50,000.00	09/02/25		\$31,562.78	08/21/25	\$31,563.00	\$31,563.00	09/05/25	EXEC	9/17/2025	0	

\$94,040.00

46	088-R1	Install Plastic Laminate Panels to Bag Racks and Modesty Panels	LS	S	03/17/25	\$5,000.00	03/19/25		\$13,519.93	04/24/25	\$5,158.00	\$6,464.27	07/28/25	EXEC	7/31/2025	2	
89	096-R0 101-R0	Additional White Plastic Signs to Replace Stencil Signs	LS	S	07/21/25	\$5,000.00	07/22/25		\$4,247.75 \$3,370.98	06/02/25 06/30/25	\$7,184.00	\$7,184.00	07/24/25	EXEC	7/25/2025	2	
96	107-R0	Pool Swimming Equipment	LS	S	08/22/25	\$25,000.00	08/22/25		\$30,795.53	08/27/25	\$28,902.00	\$28,902.00	09/02/25	EXEC	9/15/2025	7	
97	108-R0 109-R0 110-R0	Final Closeout Change Order	LS	S	09/19/25	\$75,000.00	10/28/25		\$191,159.00 \$8,913.56 \$7,402.06 \$6598.24	09/02/25 09/17/25 09/17/25 12/17/25	\$91,211.00	\$84,962.28	12/17/25	EXEC		8	

\$127,512.55

88	098-R0	Curtains	LS	E	06/23/25	\$10,000.00	06/24/25		\$6,924.52	06/02/25	\$6,421.79	\$6,762.00	06/30/25	EXEC	7/1/2025	0	
----	--------	----------	----	---	----------	-------------	----------	--	------------	----------	------------	------------	----------	------	----------	---	--

Total Forecasted \$6,762.00
\$228,314.55 2.97%

[Back to Home](#)

**BOARD OF PUBLIC WORKS
MEMBERS**

STEVE S. KANG
PRESIDENT

JENNY CHAVEZ
VICE PRESIDENT

JOHN GRANT
PRESIDENT PRO TEMPORE

FAITH I. MITCHELL
COMMISSIONER

VACANT
COMMISSIONER

ELYSE MATSON
EXECUTIVE OFFICER

CITY OF LOS ANGELES
CALIFORNIA



KAREN BASS
MAYOR

**DEPARTMENT OF
PUBLIC WORKS
BUREAU OF
ENGINEERING**

ALFRED MATA, P.E.
INTERIM CITY ENGINEER

1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

December 17, 2025

Omid Mehrzad, Project Manager
Pars Arvin Construction, Inc
6119 Tampa Ave.
Tarzana, CA 91335

Project: Verdugo Hills Pool and Bathhouse Refurbishment
Subject: Final Closeout CO No. 097

W.O. E170164A
CLA Ltr. No.097

Dear Omid Mehrzad:

Transmitted herewith is Final Closeout CO No.097 for your signature.

As agreed to in our meeting on 12/11/25, the final cost of this work with agreed upon mark-up, profit and impact cost is an addition of \$84,962.28 with 8 days added to the contract time.

After the Change Order is signed by all parties, you may proceed to submit it to the project inspector with your next monthly progress payment.

For all correspondence regarding this change, please reference Final Closeout CO No. 097. If you have any questions, please contact me at patrick.yuan@lacity.org.

Sincerely,

Patrick Yuan
Construction Manager
Recreational & Cultural Facilities

cc: kenny.tobar@lacity.org





City of Los Angeles - Department of Public Works - Bureau of Engineering

FINAL CLOSE-OUT CHANGE ORDER

Project Title VERDUGO HILLS POOL AND BATHHOUSE REFURBISHMENT		Project No K307	FCCO No 097	File No 8.6.13	Page No
W.O. No E170164A	Contract No 3995	Bid Item No	Subject Final Closeout Change Order		
Contractor Pars Arvin Construction, Inc		COR No 108,109,110	Plan Reference N/A		
Category Change In Scope		Schedule Activity	Specification Reference N/A		

1. Reason for Change

This is the Final Closeout Change Order for the Verdugo Hills Pool and Bathhouse Refurbishment project, Work Order No. E170164A. This Change Order resolves all outstanding issues and claims and credits the City for the unexpended Bid Item Allowance amounts in the Contract.

A. **Contract Time Adjustments:** During construction, multiple changes were implemented to achieve successful project completion. The time impact of these changes was previously settled in Change Orders 006, 030, 046, 055, 070, 071, 072, 079, 089, 090,093, and 096. These change orders collectively added **187 calendar days**, extending the Contract Completion Date to **September 09, 2025**. Due to additional unanticipated LADBS plumbing inspections, the Contractor was delayed in obtaining their statement of completion by an additional eight (8) days.

B. **Un-expended Contract Amount:** This Change Order includes credits due to the City for unexpended allowances and bid items. As per Specification Section 01212, a deductive change order will be issued for any unexpended portions of allowances.

C. Closeout Adjustments:

a. **Additional Site Security Services:** A robbery occurred at the project site on May 2, 2024. Following the incident, investigations by local law enforcement and municipal authorities remain ongoing. In response, and in the interest of protecting the property and ensuring site safety, the General Contractor hired private security services for the duration of the original contract. The City has agreed to share this additional unplanned cost with the General Contractor from March 2025 to Statement of Completion. CO 095 paid the Contractor for site security to 08/15/25. The Contractor had to maintain the jobsite for 30 extra days and stopped site security on 09/15/25. During this time, additional site security was required to protect the property.

b. **Pool Maintenance:** Section 13 1015 Pool Systems Start-up does not detail the maintenance period and only references seven days of start-up. The Contractor was required to perform additional maintenance at the request of the City which was not covered in the contract.

c. **Extended Overhead:** The Contractor originally requested 181 calendar days of overhead in COR 108 due to the project timeline extending from March 2025 to Septemebr 2025. However, due to multiple time extensions granted throughout the project- stemming from delays caused by additional scope requested by CD 07 and RAP, LADBS corrections, and critical path items related to the pool- it has been evaluated and determined that 113 days qualify as compensable time extensions. Accordingly, the Contractor is entitled to recover extended overhead costs associated with maintaining project operations during this additional period.

d. **Gas Bill:** To facilitate pool equipment testing, the Contractor maintained a SoCalGas account. Although the project reached completion on September 17, 2025, the utility account remained active through November 21, 2025. The outstanding balance for the period following project completion has been invoiced to the City, and the account is now closed.

2. Description of Change

A. **Contract Time Adjustments:** This change order extends the Contract by 8 non-compensable calendar days due to the LABDS third-party delay in inspections for a new contractual completion date of 9/17/25.

B. **Unexpended Contract Amount:** The remaining balance for the follow bid item allowance shall be credited to the City:

Bid Item 02- Allowance for Permits: (\$34,271.96)

C. **Closeout Adjustments:**

a. **Additional Site Security Services:** This change order covers the cost of security services between 8/15/25 and 9/15/25 for a total amount of \$8,914.

b. **Pool Maintenance:** This change order covers the cost of 7 additional days of labor to provide maintenance of the pool for a total amount of \$3,265.

c. **Extended Overhead:** The Contractor is entitled to extended overhead costs for 113 compensable calendar days of City caused project delay resulting from the following:

- Change Order 06 - Men's Mainline Sewerline Repair - 31 days
- Change Order 055 - Grind the Pool West and East Walls - 7 days
- Change Order 079 - Painting Bleacher Area and Handrails - 10 days
- Change Order 090 - Remove and Replace Sewer Pumps and Plumbing - 42 days
- Change Order 093 - Exterior Wall Paint on North Side and Pool Fence and Gate Punch List - 5 days
- Change Order 096 - Pool Swimming Equipment - 10 days
- Final Closeout Change Order 097 - 8 days

Total Number of days is 113 calendar days at \$889 overhead rate equates to \$100,457 of extended overhead.

d. **Gas Bill:** This change order covers the cost of gas billed to the Contractor, which is the responsibility of the City. The amount to be covered is \$6,598.24.

3. Change In Contract Amount

Extra Work - Lump Sum Agreed Price of \$119,234.24

Bid Item Quantity Adjustment - DEDUCT

A. Bid Item No. 02 - Allowance for Permits: (\$34,271.96)

TOTAL CHANGE IN CONTRACT AMOUNT: \$84,962.28

ADD \$84,962.28

4. Change in Contract Duration

The contract duration is hereby extended by 8 compensable calendar days. The new contract completion date is 09/17/2025.

Cost and Schedule Control Summary*

Original Contract Amount	\$7,678,000.00	Original Contract Duration	416 Calendar Days
Previous C.O.'s Add/(Deduct)	\$1,140,925.00	Previous C.O.'s Add/(Deduct)	187 Calendar Days
This C.O. Add/(Deduct)	\$84,962.28	This C.O. Add/(Deduct)	8 Calendar Days
Revised Contract Amount	\$8,903,887.28	Revised Contract Duration	611 Calendar Days
		Revised Contract Completion Date	09/17/2025

*For Engineering's and Contractor's Use Only

The amount set forth in this Change Order comprises the total compensation due the CONTRACTOR, all Subcontractors, and all Suppliers, for the work under this contract and any work performed under any Change Order to this contract, including impact on unchanged work. By signing the Change Order, the CONTRACTOR acknowledges and agrees on behalf of himself, all Subcontractors, and all Suppliers, that the stipulated amount is the full and final payment for all work performed under this contract and any Change Order to this contract, plus all payment for any interruption of schedules, extended field overhead costs, delay, and all impact, ripple effect or cumulative impact on all other work under this Contract. The signing of the Change Order indicates that the Change Order constitutes full mutual accord and satisfaction for the contract including any change, and that the charge under the Change Order constitutes the total equitable adjustment owed the CONTRACTOR, all Subcontractors, and all Suppliers under this contract and any Change Order to this contract. The CONTRACTOR on behalf of himself, all Subcontractors, and all Suppliers, agrees to waive all rights without exception or reservation of any kind whatsoever to file any further claim related to this Contract and any Change Order to this contract. No further claim or request for equitable adjustment of any type, for any reasonably foreseeable cause shall rise out of or as a result of this Change Order or the impact of this Change Order on the remainder of the work under this Contract.

The Contractor further agrees to indemnify and hold the City and its agents harmless from any further claims, requests for equitable adjustment, or damages raised by Subcontractors or Suppliers at any tier, as a result of the work under this Contract.

The Contractor, on behalf of himself, all Subcontractors, and all Suppliers, expressly waives the benefits of the provisions of Section 1542 of the Civil Code, which reads as follows:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM MUST HAVE MATERIALLY AFFECTED HIS SETTLEMENT WITH THE DEBTOR."

Submitted By: 
Patrick Yuan
Construction Manager **Date:** 12/12/2025

Approved By: 
Alex Ngo
Project Manager **Date:** 12/15/2025

Approved By: 
Omid Mehrzad
Contractor **Date:** 12/17/2025

Approved By: _____
Sr.Engineer / Division Manager **Date:** _____

Uploaded Files

File Name	Size(Bytes)	Uploaded By
City of Los Angeles Mail - Verdugo Hills Pool - Pending Change Orders -AGREE.pdf	306946	Patrick Yuan
COP-105- Additional Maintenance and Chemical Delivery_CM Estimate.pdf	412100	Patrick Yuan
SCG Bill.png	132594	Patrick Yuan
City of Los Angeles Mail - VHP - Social Gas.pdf	437152	Patrick Yuan

Document links

- CM CO Est 088-R00 - CO-097: Final Closeout Change Order
- CO Initiation 097: Final Closeout Change Order
- CO Initiation 097: Final Closeout Change Order
- CO Record of Negotiation 097: Final Closeout Change Order
- CO Request COR 108 : Overhead Cost for Time Extension
- CO Request COR 108 : Overhead Cost for Time Extension
- CO Request COR 109 : Security Guard Service - August 16 to September 14
- CO Request COR 109 : Security Guard Service - August 16 to September 14
- CO Request COR 110 : Additional Maintenance and Chemical Delivery
- CO Request COR 110 : Additional Maintenance and Chemical Delivery
- Final Closeout CO 097: Final Closeout Change Order