

**Meeting Date:** 10/28/2014

**Report Type:** Consent

**Report ID:** 2014-00775

**Title:** Change Order #1: Granite Park All Weather Field

**Location:** District 6

**Recommendation:** Pass a Motion 1) authorizing the City Manager, or City Manager's designee, to execute Change Order #1 in the amount of \$168,017 for City Contract CO2014-0739 between the City of Sacramento and Field Turf, USA; and 2) resetting the City Manager's change order authority.

**Contact:** C. Gary Hyden, Supervising Landscape Architect, 916-808-1949, Department of Parks and Recreation

**Presenter:**

**Department:** Parks & Recreation Department

**Division:** Park Development Services

**Dept ID:** 19001121

**Attachments:**

1-Description/Analysis

2-Background

3-Granite Regional Park Location Map

4-Change Order One

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### **City Attorney Review**

Approved as to Form

Sheryl Patterson

10/20/2014 9:31:18 AM

### **Approvals/Acknowledgements**

Department Director or Designee: Jim Combs - 10/8/2014 3:51:38 PM

## Description/Analysis

**Issue Detail:** On August 7, 2014, construction contract 2014-0739 for \$410,967 was awarded to Field Turf, USA to construct the Granite Regional Park Soccer Field Replacement project (L19806000). This contract was awarded as a result of a negotiated settlement concerning the original product warranty. The improvements consist of removal and disposal of the existing artificial grass soccer field, installation of a new artificial in-filled grass surface upon an existing base, remove and replace drain rock in field trenches, re-grade base and includes an 8 year third party pre-paid insured warranty.

Construction is under way. Once the sub-base was exposed it became apparent that the existing sub-grade has serious drainage problems that need to be addressed. Working with Field Turf, USA, City staff determined that the most efficient and economical correction for the drainage issue is to install a state-of-the-art drainage base system that is specifically designed for synthetic sports fields. This system will provide excellent drainage for the existing sub-grade and has excellent shock absorbing qualities. This material along with the required layer of soil isolation fabric will provide an excellent foundation for the new synthetic turf that will deliver a high level playing surface and safety.

Change order one in the amount of \$168,017 is required to install the new drainage base system.

**Policy Considerations:** Change orders over the 10% threshold for contracts originally awarded for an amount of at least \$250,000 but less than \$1,000,000 require City Council approval as set forth in Sacramento City Code Section 3.60, Article VI.

Providing parks and recreation facilities is also consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park and recreation facilities throughout the City.

**Economic Impacts:** The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.

The total park construction for this project, including change order number one, for a total \$578,984 is expected to create 3.9 total jobs (2.4 direct jobs and 1.5 additional jobs through indirect and induced activities). Furthermore, it will create \$357,495 in total economic output (\$225,332 of direct output and another \$132,163 of output through indirect and induced activities).

**Environmental Considerations:** The Environmental Services Manager has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA) and determined that it is exempt from the provisions of the CEQA pursuant to Sections 15301, 15303, and 15304 of the CEQA Guidelines.

**Sustainability:** Not Applicable

**Commission/Committee Action:** Not Applicable

**Rationale for Recommendation:** Granite Regional Park Soccer Field is one of the City's premiere soccer fields and the demand for this field is extremely high. As a result, the City needs to improve the drainage base system to increase the longevity of this field and to eliminate downtime of the all-weather field. Without the drainage improvements provided by this change order, the longevity and playability of the new synthetic turf-grass will be substantially reduced.

**Financial Considerations:** There are sufficient funds available in the Granite Regional Park Soccer Field Replacement project (L19806000) to fully fund change order number one.

**Local Business Enterprise (LBE):** The contract awarded without competitive bids because this purchase was the result of settlement of a warranty claim at a significantly reduced price. Therefore, it was exempt from the LBE requirement.

## **Background:**

On March 15, 2005, the City Council approved the master plan, mitigated negative declaration and establishment of a capital improvement project (CIP) for development of Granite Regional Park Phase II. The Phase II project is segmented into three major sub-projects as follows:

- 1) Development of Area 2 Infrastructure, Landscaping & Dog Park
- 2) Development of the Regional Skatepark , and
- 3) Development of the All-Weather Lighted Soccer Field .

On June 28, 2005, the City Council approved a turn-key park development agreement with Regional Park General (RPG) for development of Area 2 of Granite Regional Park including the dog park, parking lot, and water detention area south of Ramona Ave. In addition, the City Council suspended competitive bidding allowing RPG to sole source to West Fork Construction Company as the general contractor for the site.

On October 11, 2005, the City Council approved an Amendment #1 to the turn-key park development agreement with Regional Park General, suspended competitive bidding and authorized the City Manager to negotiate a sole source construction contract with West Fork Construction Company as the general contractor for the future development of the all-weather lighted soccer field and regional skate park. The contract for construction of the all-weather lighted field with West Fork Construction Company did not include purchase and placement of the synthetic turf material, the composite drainage system or the soccer field lighting. These elements were contracted directly with the manufacturers and sole source suppliers as described below.

On August 29, 2006, by Resolution 2006-648, the City Council determined it was in the City's best interest to suspend competitive bidding to allow the City Manager to negotiate contracts with FieldTurf for artificial turf, JPS Specialty Foams, LLC, the sole source of the Brock engineered composite drainage system, and Musco Lighting for field lighting for the Granite Regional Park 24/7 all-weather soccer field.

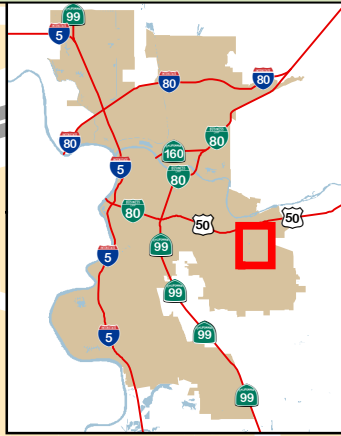
Construction of the all-weather soccer field was completed on January 20, 2007, the date the FieldTurf warranty was issued. The field started failing in 2010. The City met several times over the next three years with FieldTurf representatives and several repairs were made to the all-weather field by FieldTurf. However, the repairs were not successful and it became apparent that the field needed replacement.

The warranty issued by FieldTurf stated that the field was for multi-sports use and the warranty period is for 8 (eight) years or through January 2015 (although FieldTurf makes sales claims that its fields last at least 10 years).

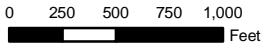
On July 23, 2013, Jim Combs, the Director of the Department of Parks and Recreation (DPR) sent a letter to FieldTurf making a warranty claim.

Over the following months Jim Combs, with the help of the City Attorney's Office, negotiated the terms and extent of FieldTurf's warranty liability. The warranty claim

agreement resulted in the replacement of the existing synthetic turf grass with a new synthetic turf field at a significantly reduced cost to the City. Repairs to the field drainage base system were also included in the contract. However, the field requires replacement of the original drainage system.



 Granite Regional Park  
 City Limits



City of Sacramento  
**CHANGE ORDER- CITY COUNCIL APPROVAL**

Contract #: C02014-0739  
Purchase Order #:

DATE: 8-11-14

Budget #: L19806000

Change Order #: 1

Today's Date: 10-8-14

TO: FIELD TURF, USA  
Contract For: GRANITE REGIONAL PARK SOCCER FIELD REPLACEMENT

Upon mutual acceptance of this document the City of Sacramento, hereinafter referred to as "City" and your firm, hereinafter referred to a "Contractor", in accordance with the terms and conditions of the original contract documents, you are hereby directed to make the following change or changes for the consideration set forth below:

**Description:** This change order consist of a credit for 800 linear feet of drain line that was in the original bid but did not have to be installed, the addition of Mirafi Fabric over the entire soccer field (97,500 SF), remove the old Brock and replace with Brock Powerbase (97,500 SF), and finally the additional cost to expedite the shipping of the Brock Powerbase so we can open the field for an annual scheduled soccer tournament at the end of October.

The original contract sum was	\$ 410,967.00
Net change by previous Change Orders	\$ 0.00
The contract sum prior to this Change Order was	\$ 410,967.00
The contract sum will be increased by this Change Order	\$ 168,017.00
<b>New contract sum including all Change Orders</b>	<b>\$ 578,984.00</b>

Contractor agrees that the amount of increase or decrease in the contract sum specified in this Change Order shall constitute full compensation for the work required by this Change Order, including but not limited to all compensation for the additional costs, if any, which may accrue to the Contractor by reason of any change in work schedules, other contract or cost of the project in any way made necessary by this Change Order. The time for performance of the contract will be extended by 0 working days to complete the project by reason of the performance of the work required by this Change Order. Except as herein above expressly provided, Contractor further agrees that the performance of the work specified in this Change Order or the rescheduling of the other project work made necessary by this Change Order, shall not constitute a delay which will extend the time limit for completion of the work as said term is used in the contract between the City and Contractor for the project.

Approval Recommended By:

C. Gary Hyden 10/8/14  
Project Manager Date

Approved By:

\_\_\_\_\_  
James L. Combs  
Director, Parks & Recreation

Approved By: [Signature]  
\_\_\_\_\_  
Contractor Date 10/8/2014

Approved By: \_\_\_\_\_  
City Attorney

Approved By: \_\_\_\_\_  
City Clerk