



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
June 21, 2007

Honorable Mayor and
Members of the City Council

Title: Change Order #4: Granite Regional Park, CIP LV97

Location/Council District: Granite Regional Park/Council District 6

Recommendation: Adopt a **Resolution:** 1) authorizing the City Manager to execute Change Order #4 in an amount not to exceed \$268,128 to CO2005-164 between the City of Sacramento and West Fork Construction for Granite Regional Park, CIP LV97.

Contact: J.P. Tindell, Planning and Development Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design & Development

Organization No: 4727

Description/Analysis

Issue: Change Order #4 (\$268,127.32) to contract #CO2005-164 exceeds 8% of the original contract price of \$1,450,000; therefore, it exceeds the City Manager's approval authority set forth in Sacramento City Code section 3.60.210(C). This change order, with West Fork Construction, is for the installation of sports field and security lighting at the skatepark, parking lot lighting, path lighting and area lighting in the dog park.

A summary of the project history is included as Attachment 1 (page 4) and a development map is included as Attachment 2 (page 5).

Policy Considerations: A change order is required as a result of an increase in contract price. However, Change Order #4 is in excess of the parameters set forth in Sacramento City Code Section 3.60.210 (B) and lies outside the City

Manager's approval authority.

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

Committee/Commission Action: The Citizen's Advisory Committee (CAC) for Parks and Recreation supported the master plan for Phase II development, including lighting the dog park and skatepark, of Granite Regional Park at its December 2, 2004 meeting.

Environmental Considerations: The Environmental Services Manager has determined that the Granite Regional Park Phase II Project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration was prepared. In compliance with Section 15070(b)1 of the California Environmental Quality Act (CEQA) guidelines, the City has incorporated mandatory mitigation measures into the project plans to avoid potential impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures were approved by City Council on March 15, 2005.

The proposed Negative Declaration was available for a 30-day Public Review during the period of February 9 through March 10, 2005. No comments were received. The City Council ratified the Negative Declaration on March 15, 2005.


Rationale for Recommendation: The initial award of a construction contract to West Fork, as the general contractor, was based solely on the total available funding for the project from competitive grant awards and programmed block grant funding at that time.

Since Community Reinvestment Capital Improvement Program (CRCIP) funds were allocated to this project by City Council in May 2006, it is possible to install sports lighting and security lighting at the skatepark, parking lot lighting, path lighting and area lighting in the dog park; lighting is necessary for the security of park patrons. For a history of prior City Council actions to this project, please refer to Attachment 3, page 6.

Financial Considerations: There are sufficient funds in Granite Regional Park, CIP LV97 to cover the \$268,127.32 needed for Change Order #4.

Emerging Small Business Development (ESBD): The selection of consultants and contractors for this project followed City established guidelines for inclusion of ESBD firms.

Respectfully Submitted by:


for CASSANDRA H. B. JENNINGS
Assistant City Manager

Recommendation Approved:


for RAY KERRIDGE
City Manager

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Attachment 1**Background Information**

On March 15, 2005 the City Council approved the master plan and mitigated negative declaration for the Phase II development of Granite Regional Park which included: relocating the existing dog park, removing the temporary corporation yard and developing an all-weather lighted soccer field in Area 1 of the park site. The master plan also included a new dog park, parking lot, access ramp, detention basin, landscaping and the development of a regional skate park in Area 2 of the park site.

Based on City Council direction and prior approvals, the Granite Regional Park Phase II project has been broken up into three sub-projects:

- 1) Development of Area 2 Infrastructure, Landscaping & Dog Park, CIP LV94,
- 2) Development of the Regional Skate Park, CIP LV97, and
- 3) Development of the All-Weather Lighted Soccer Field, CIP LV98.

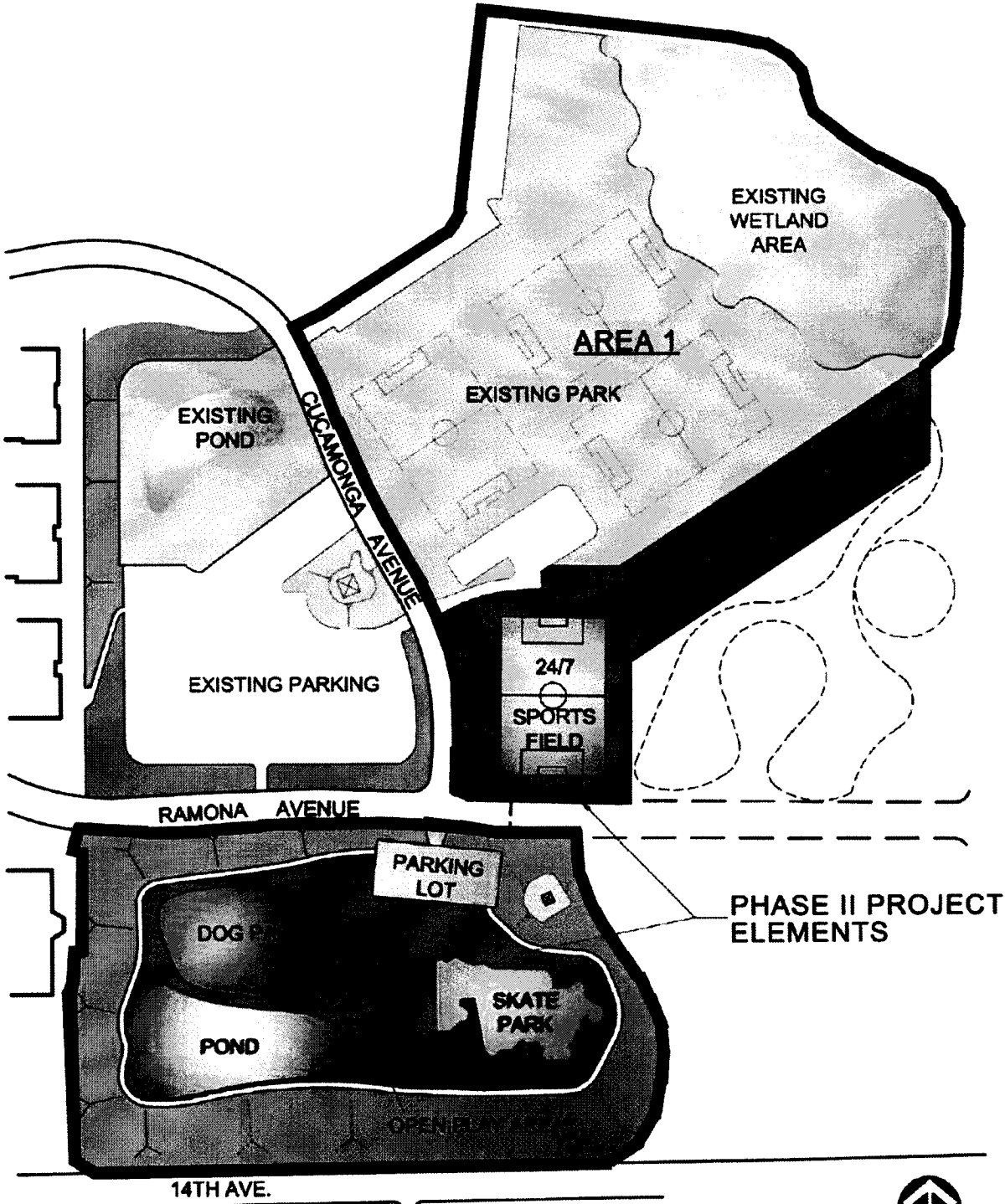
Over the years, the City Council has approved various actions with regard to the delivery and fiscal management of the Granite Regional Park Phase II project consistent with City policy.

In Resolution 2006-327, City Council approved a supplemental agreement with Regional Park General for the development of Area 2 Infrastructure, Landscaping & Dog Park in the amount of \$426,972 and Change Order #1 with West Fork Construction Company in the amount of \$234,972 for development of the regional skatepark. Costs for development of Area 2 exceeded the contribution of the developer and the initial \$300,000 contribution of the City, which totaled \$1.4 million in improvements. The additional costs associated with the supplemental agreement included electrical service, additional fill and excavation, access ramps, landscaping, and fencing. The initial award of a construction contract to West Fork, as the general contractor, was based on the total available funding for the project from competitive grant awards and programmed block grant funding at that time.

Change Order #	Items	Amount	City Council Approved Date
1	Reinforcement steel, additional fill and excavation, an emergency access road, irrigation and fencing.	\$234,972	May 16, 2006
2	Addition of an 8' fence and motion sensor lighting at the skatepark.	\$173,258	August 29, 2006
3	Installation of decomposed granite, grading and installation of bleachers, benches, a mister, and shade canopies.	\$ 29,773	administratively approved
TOTAL		\$438,003	

Attachment 2

Granite Regional Park Phase II Development Map



Granite Regional Park

City of Sacramento
CHANGE ORDER- CITY COUNCIL APPROVAL

Contract #: C02005-164 DATE: 12-13-05
Purchase Order #: 6LV9724538

Budget #: 512-500-LV97-4820
Change Order #: 04
Today's Date: 5-3-07

TO: WEST FORK CONSTRUCTION
Contract For: GRANITE REGIONAL PARK

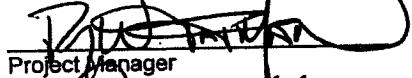
Upon mutual acceptance of this document the City of Sacramento, hereinafter referred to as "City" and your firm, hereinafter referred to a "Contractor", in accordance with the terms and conditions of the original contract documents, you are hereby directed to make the following change or changes for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

Description:
Additional Work: See Exhibit A for line item breakdown of change order

The original contract sum was	\$1,450,000.00
Net change by previous Change Orders	<u>\$ 438,003.00</u>
The contract sum prior to this Change Order was	\$1,888,003.00
The contract sum will be increased by this Change Order	<u>\$ 268,127.32</u>
New contract sum including all Change Orders	\$2,156,130.32

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 changed, by 100 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:


Project Manager

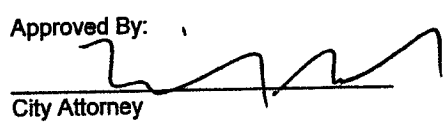
Approved By:

Cassandra H.B. Jennings
Assistant City Manager

Approved By:

Contractor

Ray Kerridge
City Manager

Approved By:

City Attorney

Approved By:

City Clerk

EXHIBIT A

WEST FORK CONSTRUCTION
 GRANITE REGIONAL PARK (PV97)
 Change Order #4
 Line-Item Breakdown

DATE: 3/20/07

DESCRIPTION	COST BREAKDOWN	
- General Conditions	\$18,820.00	
- Supervision	\$9,000.00	
- Project Management	\$3,720.00	
- Cleanup and Disposal	\$4,300.00	
- Mobilization	\$1,800.00	
- Skate Park (9 Musco Lghts)	\$75,776.00	
- Assemble Lights and Install	\$13,740.00	
- Conduit Installation	\$9,330.00	
- Install Wiring and Make up	\$10,546.00	
- Pole Bases	\$37,160.00	
- D.G. Repair	\$0.00	
- Irrigation Repair	\$0.00	
- Trenching	\$5,000.00	
- Skate Park (3 Security Lights)	\$6,960.00	
- Assemble Lights and Install	\$1,820.00	
- Conduit Installation	\$540.00	
- Install Wiring and Make up	\$1,000.00	
- Pole Bases	\$2,600.00	
- D.G. Repair	\$0.00	
- Irrigation Repair	\$0.00	
- Trenching	\$1,000.00	
- Dog Park Lighting (19 Security Lights)	\$35,758.00	
- Assemble Security Lights and Install	\$4,460.00	
- Conduit Installation	\$3,416.00	
- Install Wiring and Make up	\$6,042.00	
- Pole Bases	\$13,400.00	
- D.G. Repair	\$2,000.00	
- Irrigation Repair	\$2,000.00	
- Trenching	\$4,440.00	
- Parking Lot Lighting	\$18,716.00	
- Tesco Panel	\$24,748.00	
- Provide and Install Tesco Panel	\$9,735.00	
- Conduit Installation	\$8,433.00	
- Install Wiring and Make up	\$4,580.00	
- Tesco Panel Pad	\$2,000.00	
- Rebar Cages	\$12,600.00	
- Landscaping	\$31,302.00	

EXHIBIT A

WEST FORK CONSTRUCTION
 GRANITE REGIONAL PARK (PV97)
 Change Order #4
 Line-Item Breakdown

DATE: 3/20/07

DESCRIPTION	COST BREAKDOWN	
- Irrigation	\$16,882.00	
- Soil Prep & Finish Grade	\$4,900.00	
- Sod Turf	\$8,020.00	
- 15 Gallon Trees (4)	\$400.00	
- Maintenance	\$1,100.00	
- Curbs & mow strip	\$5,380.00	
SUB-TOTAL	\$230,060.00	
OVERHEAD & PROFIT (10%)	\$23,006.00	
Bond	\$5,061.32	
Contingency	\$10,000.00	
GRAND TOTAL	\$268,127.32	

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

June 21, 2007

**APPROVING CHANGE ORDER #4: GRANITE REGIONAL PARK,
CIP LV97**

BACKGROUND

- A. On March 15, 2005 the City Council approved the master plan and mitigated negative declaration for the Phase II development of Granite Regional Park.
- B. 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.
- C. 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 skatepark.
- D. On May 16, 2006, the City Council approved a supplemental agreement with Regional Park General, approved Change Order #1 in the amount of \$234,972 with West Fork Construction for required work, and transferred reserve funding (Fund 512) from the Granite Regional Park Phase II Reserve, CIP LV93, to the Granite Regional Park Skateboard Park Development Project, CIP LV97.
- E. The City Manager issued Change Order #2 with West Fork Construction in the amount of \$173,258 for the addition of an 8' fence and motion sensor lighting at the skatepark to protect the public from substantial and immediate danger of injury, pursuant to Sacramento City Code section 3.60.210(F)(2). Change Order #3, for \$29,773, was administratively approved.
- F. Change Order #4 must be approved as a result of an increase in the contract amount by \$268,127.32. Change Orders #1-3 total \$630,003; with Change Order #4 (\$268,127.32), the total change orders exceed 8% of the original contract price of \$1,450,000 and lie outside the City Manager's approval authority set forth in Sacramento City Code Section 3.60.210 (B).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Manager is authorized to execute Change Order #4 in an amount not to exceed \$268,128 to CO2005-164 between the City of Sacramento and West Fork Construction for Granite Regional Park, CIP LV97.

Granite Regional Park Change Orders Justification

CHANGE ORDER #1 JUSTIFICATION

Item #1: Additional Work

1. Supplying and installing of reinforcement steel as required
2. Additional dirt import and excavation (due to unforeseen site conditions)
3. Provide emergency access road to Skate Park
4. Install Drinking Fountain.
5. Install trees & bubblers
6. Provide and install 4' chain-link fencing

Justification: Additional work & material was required due to unforeseen site conditions and misinterpretation of the phasing of the plans

CHANGE ORDER #2 JUSTIFICATION

Item #1: Install 8' perimeter tube steel fence

Justification: This Item was requested by the City and not a part of the original bid package.

CHANGE ORDER #3 JUSTIFICATION

Item #1: Additional Work

1. Spectator Viewing Area
2. Rest Areas in skate park

Justification: These items were requested by the City and not a part of the original bid package

CHANGE ORDER #4 JUSTIFICATION

Item #1: General Conditions, includes general project supervision and management.

Justification: The following items were requested by the City and not a part of the original bid package.

Item #2: Skate Park Sports Lighting, includes installation of the sports lighting and related work.

Item #3: Skate Park Security Lighting, includes the installation of security lighting and related work.

Item #4: Dog Park Lighting, includes the installation of dog park lighting and related work.

Item #5: Parking Lot Lighting, includes the installation of parking lot lighting and related work.

Item #6: Tesco Panel, required electrical panel for lights.

Item #7: Rebar Cages, required structural support for light pole footings.

Item #8: Landscaping, additional landscaping at the skate park.

Item #9: Curbs & Mowstrip, additional curbs & mowstrips in skate park area.

Item #10: Overhead & Profit

Justification: The above items were requested by the City and were not a part of the original bid package. They were added to the project because additional funding became available through the City Redevelopment Capital Improvement Program (CRCIP).