



DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

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PROJECT DELIVERY DIVISION

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February 4, 2002

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: APPROVAL OF CHANGE ORDER NO. 2 TO TURNER CONSTRUCTION, INC.  
IN THE AMOUNT OF \$332,415.75 FOR THE NATOMAS COMMUNITY CENTER  
AND LIBRARY (PN: LB06)**

**LOCATION AND COUNCIL DISTRICT:**

2901 Truxel Boulevard, Sacramento. Council District 1.

**RECOMMENDATION:**

This report recommends that the City Council:

- Approve Change Order No. 2 in the amount of \$332,415.75 with Turner Construction, Inc.

**CONTACT PERSON:** Jeff Blanton, Project Manager, 264-8423

**FOR COUNCIL MEETING OF:** February 26, 2002

**SUMMARY:**

The Construction Contract with Turner Construction, Inc. was awarded on May 5, 2000 in the amount of \$6,500,000 for the construction of the Natomas Community Center and Library. Change Order No. 2 is the project closeout adjustment and will compensate the contractor for additional project's requirements, revisions required by the City Building and Fire Department, drawing changes, and site conditions that were unforeseen at the time the contractor provided the City with their proposal.

**COMMITTEE/COMMISSION ACTION:** None.

**BACKGROUND INFORMATION:**

On October 1, 1998, City Council authorized the City Manager to execute an agreement for the purchase of real property at the corner of Truxel Road and Bannon Creek Drive and designated the subject site for the South Natomas Community Center, Library, and Park. A Citizen's Advisory Committee was formed in December 1998 to define the program elements for the Master Plan of the 25 acre site including a Community Center, Branch Library, and Park.

On September 7, 1999, City Council authorized the City Manager to enter into a contract with BSA Architects for the Master Planning & Schematic Design phase. On October 6, 1999, and November 10, 1999, two design charrettes were held with the Natomas community.

The Capital Improvement Project program approved the design and construction of the first phase of the project that included a 20,000 square foot Community Center and the 14,000 square foot library. The 10,000 square foot multi-purpose facility and the park will be constructed during Phase 2.

On January 4, 2000, Council approved Resolution 2000-003 suspending competitive bidding for construction of South Natomas Community Center and library and authorizing the City Manager to solicit proposals for a fast track construction contract. Proposal's were received by three contractors.

Turner Construction	\$6.5 million
Brown Construction	\$7.3 million
Roebbelen Contracting, Inc.	\$7.5 million

The cost estimate from a independent cost estimator for the project was \$8 million.

On August 9, 2002 Council approved Change Order #1 in the amount of \$171,653.

Because the construction contract of the Community Center and Library was a fast track construction project and the costs were based on schematic drawings, some of the construction details were not finalized until later. Also, there were site conditions that were unforeseen at the time the contractor provided the City with their proposal.

The following is a summary of the most significant changes that constitute this Change Order No. 2 that will compensate the contractor for additional work.

Item	Description	Amount
Mechanical	Turner bid included roof top package units. The City required the mechanical system to be more energy efficient and upgrade to a chiller/ boiler system, along with various other mechanical/plumbing changes.	\$121,105
Fire	Fire code comments that required additional work	\$25,423

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Carpentry Changes	Increase in the amount of wood trim, various construction conflicts and rough framing changes	\$17,290
Electrical	Site lighting changes, electrical switchgear changes, and lighting changes to increase energy efficiency, quality, and appearance.	\$116,322
Structural	Defined structural changes as drawings progressed from schematic design through construction documents.	\$52,275.75
	Total:	\$332,415.75

**FINANCIAL CONSIDERATIONS:**

The current budget for this project is \$13,109,083. As of February 4, 2002, there was \$1,743,598 in unobligated funds, which is sufficient to cover this \$332,415.75 change order.

**ENVIRONMENTAL CONSIDERATIONS:**

The Planning Services Division, Environmental Section, reviewed the proposed project and a Negative Declaration was filed and Council ratified the Negative Declaration on May 5, 2000.

**POLICY CONSIDERATIONS:**

The action requested herein is consistent with Sacramento City Code, Title 3.

**ESBD CONSIDERATIONS:**

Turner Construction has achieved the ESBD goal for this project.

Respectfully submitted,

  
Francesca Lee Halbakken  
Project Delivery Manager

**RECOMMENDATION APPROVED:**

  
ROBERT P. THOMAS  
City Manager

Approved:

  
Michael Kashiwagi  
Director of Public Works