



REPORT TO COUNCIL

City of Sacramento

22

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

CONSENT
February 28, 2006

Honorable Mayor and
Members of the City Council

Subject: Appropriate Funds and Approve Change Order #1 for Cottonwood Park, CIP LT 26

Location/Council District: North Bend Drive at Blackrock Road, Council District 1

Recommendation: Adopt a Resolution: 1) Appropriating \$185,000 from Park Impact Fee (PIF), Fund 791 and 2) Approving Change Order #1 for \$155,674.92 to Bruce Harper Construction for work performed at Cottonwood Park, CIP LT 26.

Contact: Janet Baker, Park Development Manager, 808-8234

Presenters: None

Department: Parks and Recreation

Division: Park Planning, Design and Development

Organization No: 4727

Summary:

This 5-acre neighborhood park is located in the Natomas Park Development area in North Natomas at North Bend Drive at Blackrock Road. An appropriation of \$185,000 from Park Impact Fee (PIF), Fund 791, is necessary to cover the remaining City expenses related to Change Order #1 for plumbing, electrical, and soil distribution claims. Change Order #1 increases the construction contract by \$155,674.92 which is in excess of the current change order authority, thus requiring the City Council's approval.

Committee/Commission Action:

The Citizen's Advisory Committee for Parks and Recreation approved the park name assignment and master plan at its March 6, 2003, meeting.

Background Information:

This 5-acre neighborhood park is located in the Natomas Park Development area in North Natomas at North Bend Drive at Blackrock Road (Attachment 1, page 4). Improvements included basic landscaping, a children's playground and tot lot, native plantings, and a small "urban-forest" as well as a multi purpose open-space field. Cottonwood Park was planned to include maintenance saving techniques. At least 20 percent of the site is a sustainable landscape including nature, trees, and shrubs.

The master plan (Attachment 2, page 5), environmental documents, and name of "Cottonwood Park" were approved on July 23, 2003 by the City Council. The approved project budget for the development of Cottonwood Park was \$622,000. On August 31, 2004, the City Council approved a construction contract to Bruce Harper Construction in the amount of \$398,395.73 for the Phase I development of Cottonwood Park, CIP LT26. The estimate for construction costs is 70% of the total approved project budget.

Change Order #1 includes plumbing, electrical, and soil distribution claims. Specifically, the claims requested are for the following additional items: distribution of soil medium, location and installation of an "existing" manhole, location and installation of electrical materials, adjustment of water tap heights, modification of the in/outlet drain pipe, adjustment and modification of the drainage system, plants, and irrigation.

Financial Considerations:

Bruce Harper Construction's original claim was \$635,793.80 in addition to the original contract amount of \$398,395.73. After an analysis by Parks & Recreation staff, the Procurement Division and the City Attorney's Office, it was determined that \$155,674.92 of the claim was justified. Staff therefore recommends approving Change Order #1 to settle all claims with Bruce Harper Construction and complete construction of the park.

An appropriation of \$185,000 from Park Impact Fee (PIF), Fund 791 is recommended. The request to appropriate \$185,000 of these funds is consistent with the purpose of PIF and is necessary to cover all anticipated remaining costs associated with the completion of Cottonwood Park.

Change Order #1 claims increase the construction budget by \$155,674.92, which is in excess of the current change order authority, thus requiring the City Council's approval.

Environmental Considerations:

The City Council adopted by Resolution No. 2003-507 the Addendum to the Adopted Negative Declaration for the Cottonwood Park project, finding that this document adequately addresses the impacts of the project, and finding that no subsequent environmental document is required as of July 22, 2003.

Policy Considerations:

Providing Parks and Recreation facilities is consistent with the City's strategic plan to enhance liveability in Sacramento's neighborhoods by expanding park and recreation facilities throughout the City.

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: *Lori Harden*
for ROBERT G. OVERSTREET II
Director of Parks and Recreation

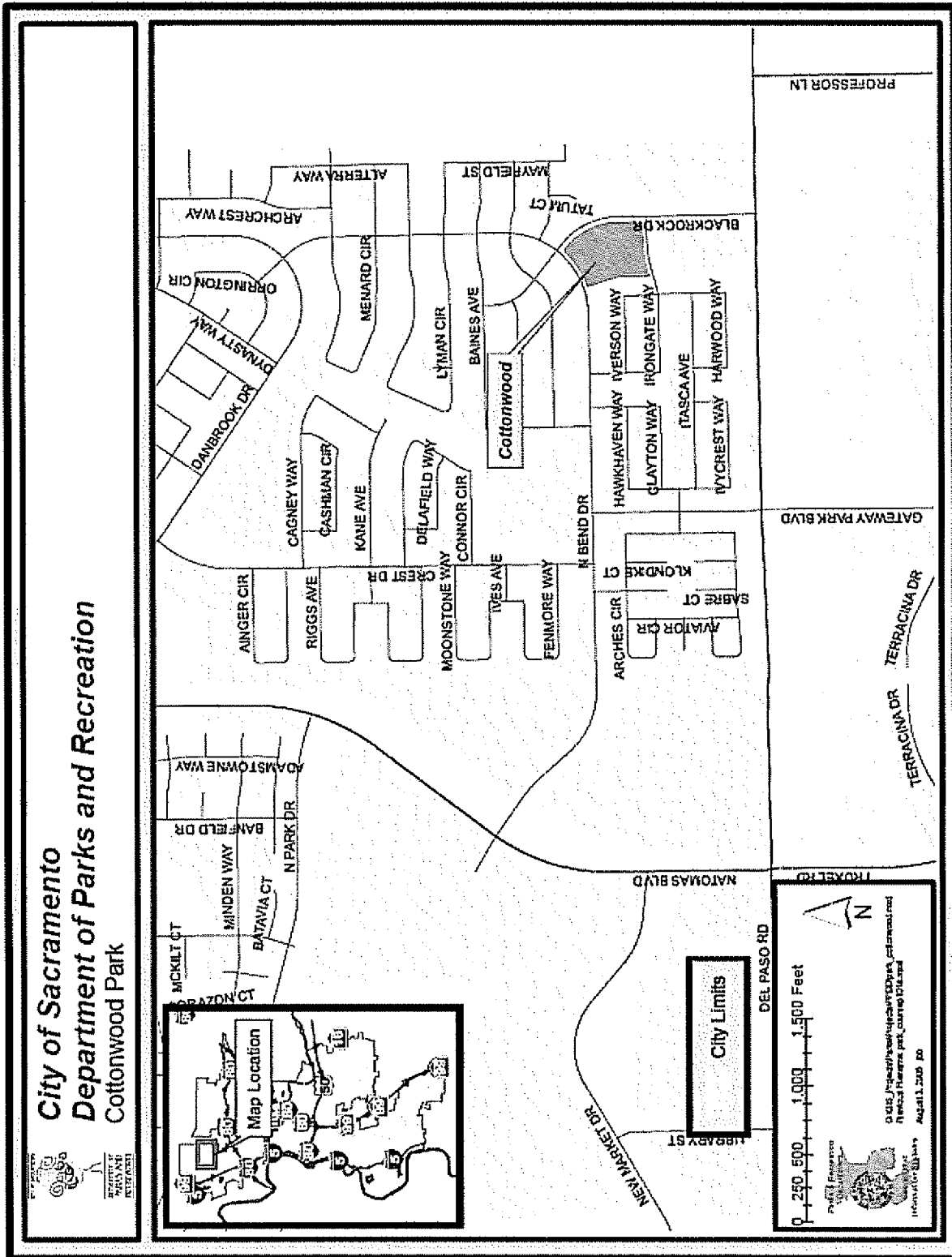
Recommendation Approved:

for *Mat H*
RAY KERRIDGE
Interim City Manager

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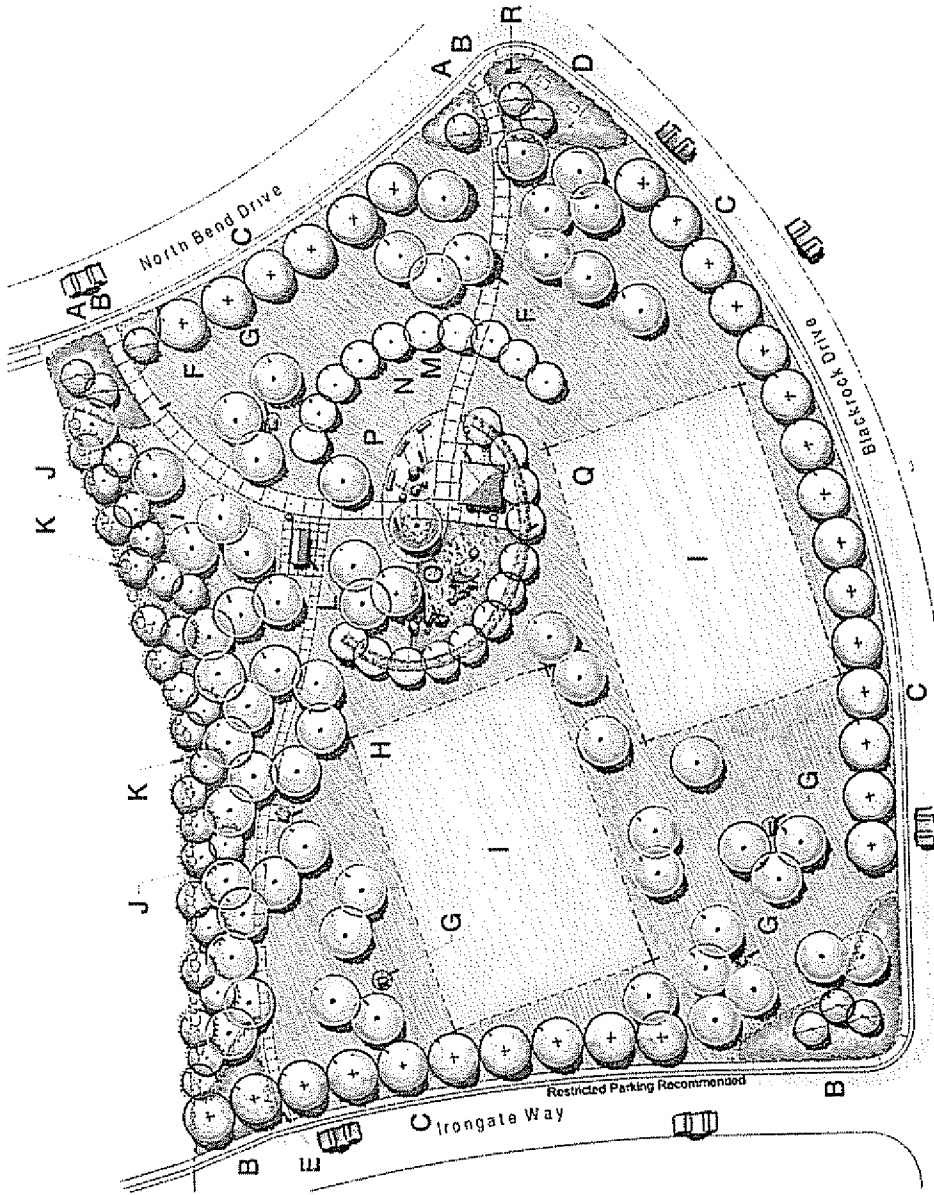
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Attachment 1 – Area Map



Attachment 2 – Cottonwood Park Master Plan

- Plan Legend**
- A Accent Trees at Sidewalk Entries
 - B Low Water Use Groundcover at Site Entries and Corners
 - C Formal Street Tree Planting Along Perimeter
 - D Existing Utilities
 - E 5' Wide Concrete Sidewalk
 - F 10' Wide Concrete Sidewalk for Maintenance Access
 - G Informal Picnic Table Seating on Concrete Paving
 - H Handicap Accessible Picnic Table
 - I Open Turf/Informal Practice Fields (120'x180')
 - J 'Urban Forest' Area with Tree Canopy Overlay on Bubblers Irrigation System and Non-Irrigated Understory
 - K Screening Trees and Shrubs Along Existing Subdivision Fence (Future Fence Necessary (Vandal-Free))
 - L Future Restroom Facility with Trash Receptacles
 - M Future Group Picnic Area: Shade Structure with 4 Picnic Tables, Barbecue, 2 Trash Receptacles and Drinking Fountain
 - N Future Rock/Boulder Themed Interactive Water Feature with Bench Seating Area
 - O Rock/Boulder Themed Playground with Adventure and Childrens' Play Area
 - P Bench Seating Area
 - Q Accent Shrub and Tree Planting
 - R City Park Signage



Cottonwood Park Master Plan

Park Planning & Design Development Division
City of Sacramento Department of Parks & Recreation

The HGA Group's services include Architecture & Planning, Inc.
1100 Industrial Blvd., Sacramento, California 95834
916.441.2121 www.hgagroup.com



RESOLUTION NO. 2006-XXXX

Adopted by the Sacramento City Council

FEBRUARY 28, 2006

**APPROPRIATE \$185,000 FROM PARK IMPACT FEE (PIF), FUND 791
AND APPROVE CHANGE ORDER #1 FOR \$155,674.92 TO BRUCE HARPER
CONSTRUCTION FOR WORK PERFORMED AT COTTONWOOD PARK, CIP LT 26**

BACKGROUND:

- A. The master plan, environmental documents, and name assignment of "Cottonwood Park" were approved on July 23, 2003, by the City Council.
- B. The approved project budget for the development of Cottonwood Park was \$622,000.
- C. On August 31, 2004, the City Council approved a construction contract to Bruce Harper Construction in the amount of \$398,395.73 for the Phase I development of said park.
- D. Change Order #1 includes plumbing, electrical, and soil distribution claims. Change Order #1 increases the contracted budget by \$155,674.92, which is in excess of the current change order authority, thus requiring the City Council's approval.
- E. To cover the remaining City expenses for the completion of Cottonwood Park, it is recommended that the City Council appropriates \$185,000 from PIF, Fund 791. The request to appropriate \$185,000 of these funds is consistent with the purpose of PIF.

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

- Section 1. Appropriates \$185,000 from Park Impact Fee (PIF), Fund 791.
- Section 2. Approves Change Order #1 for \$155,674.92 to Bruce Harper Construction for work performed at Cottonwood Park, CIP LT 26.

