



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
[www. CityofSacramento.org](http://www.CityofSacramento.org)

CONSENT
 February 5, 2008

Honorable Mayor and
 Members of the City Council

Title: Change Order #1: Verano Creek Park (LT72, L19172000)

Location/Council District: 307 Doolittle Street / Council District 2

Recommendation: Adopt a **Resolution:** 1) authorizing the City Manager to execute Change Order #1 to #CO2007-251 between the City of Sacramento and Parker Landscape Development, Inc. in the amount of \$62,387 for the project; and 2) appropriating \$104,000 of Park Development Impact Fees, Fund 791, for LT72 (L19172000).

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

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 4727

Description/Analysis

Issue: Verano Creek Park is a 0.4-acre park located in North Sacramento. The Council Office requested to upgrade the play equipment, change the perimeter fencing to steel tube fencing, add fabric shade structures over the picnic and seating area. In addition, there have been changes on the project due to poor soil conditions, and other field adjustments to accommodate utilities. Change Order #1 (\$62,387) exceeds 20% of the original contract price of \$306,701 (CO2007-251) and the City Manager's approval authority set forth in Sacramento City Code Section 3.60.210(B).

Staff is seeking approval to augment the existing project budget by appropriating \$104,000 of Park Development Impact Fund (PIF) fees to LT72, L19172000 in order to proceed with construction.

A brief history of the project is provided as Attachment 1 (page 4) and location map is provided as Attachment 2 (page 5).

Policy Considerations: A change order is required as a result of an increase in contract price. However, Change Order #1 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.

Utilizing the PIF to augment this budget is consistent with Sacramento City Code Section 16.64.060 as these funds will be used for the "...improvement, and expansion of the public parks, playgrounds and recreational facilities."

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

Committee/Commission Action: The Verano Creek Park Master Plan (Attachment 3, page 6) was reviewed and supported by the Parks and Recreation Commission (PRC) on October 3, 2002.

Environmental Considerations: The Development Services Department, Environmental Planning Services Division has reviewed this report and determined that it is an administrative matter that will not have a significant effect on the environment and does not constitute a project as defined by the California Environmental Quality Act Guidelines Sections 15061(b)(3) and 15378(b)(2).

Rationale for Recommendation: Change Order #1 for Verano Creek Park is necessary to upgrade the play equipment, change the perimeter fencing to steel tube fencing, and add fabric shade structures over the picnic and seating area. These items were requested by the Council Office to complete the project.

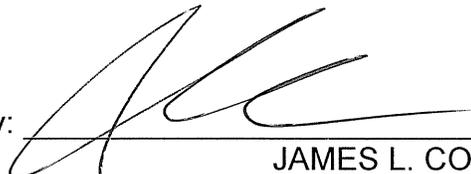
Staff recommends the City Council authorize the City Manager to execute Change Order #1 to aid in the completion of the park. Details for this change order are outlined in Attachment 4 (page 7).

Financial Considerations: Funding for this project comes from Park Development Impact Fees (PIF) (\$292,000), and a grant (State Parks Land and Water Conservation) fund (\$150,000). The contract amount was awarded in Resolution No. 2007-748, in the amount of \$306,701. Change Order #1 in the amount of \$62,387 requires Council approval because it exceeds 20% of the original contract price.

Staff recommends appropriating an additional \$104,000 of PIF to upgrade the play equipment, change the perimeter fencing to steel tube fencing, add fabric shade structures over the picnic and seating area in LT72 (L19172000).

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. Maintenance staffing for this park development has been provided for in the Department's approved FY07/08 Operating Budget. Budget augmentations, however, have not been made to cover water and utility costs associated with development of this 0.4-acre park, which is estimated at \$10,200/acre per year, totaling approximately \$4,080/year. Department staff will be working with Finance to address this funding gap.

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

Respectfully Submitted by: 
JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:


for RAY KERRIDGE
City Manager

Table of Contents:

Report	pg. 1
Attachments	
1 Background Information	pg. 4
2 Verano Creek Park Location Map	pg. 5
3 Verano Creek Park Master Plan	pg. 6
4 Change Order #1	pg. 7
5 Resolution	pg. 9

Attachment 1

Background Information

Verano Creek Park is a 0.4-acre neighborhood park located at 307 Doolittle Street between Kelly Court and Nimitz Street in North Sacramento.

The Verano Creek Park Master Plan and phase one development includes a park entry, concrete walkways, a group picnic area, a children's playground, security lighting, a drinking fountain, site furnishings, site irrigation, an open turf area, and basic landscaping. The master plan was approved by City Council on January 30, 2003 in Resolution Number 2003-037.

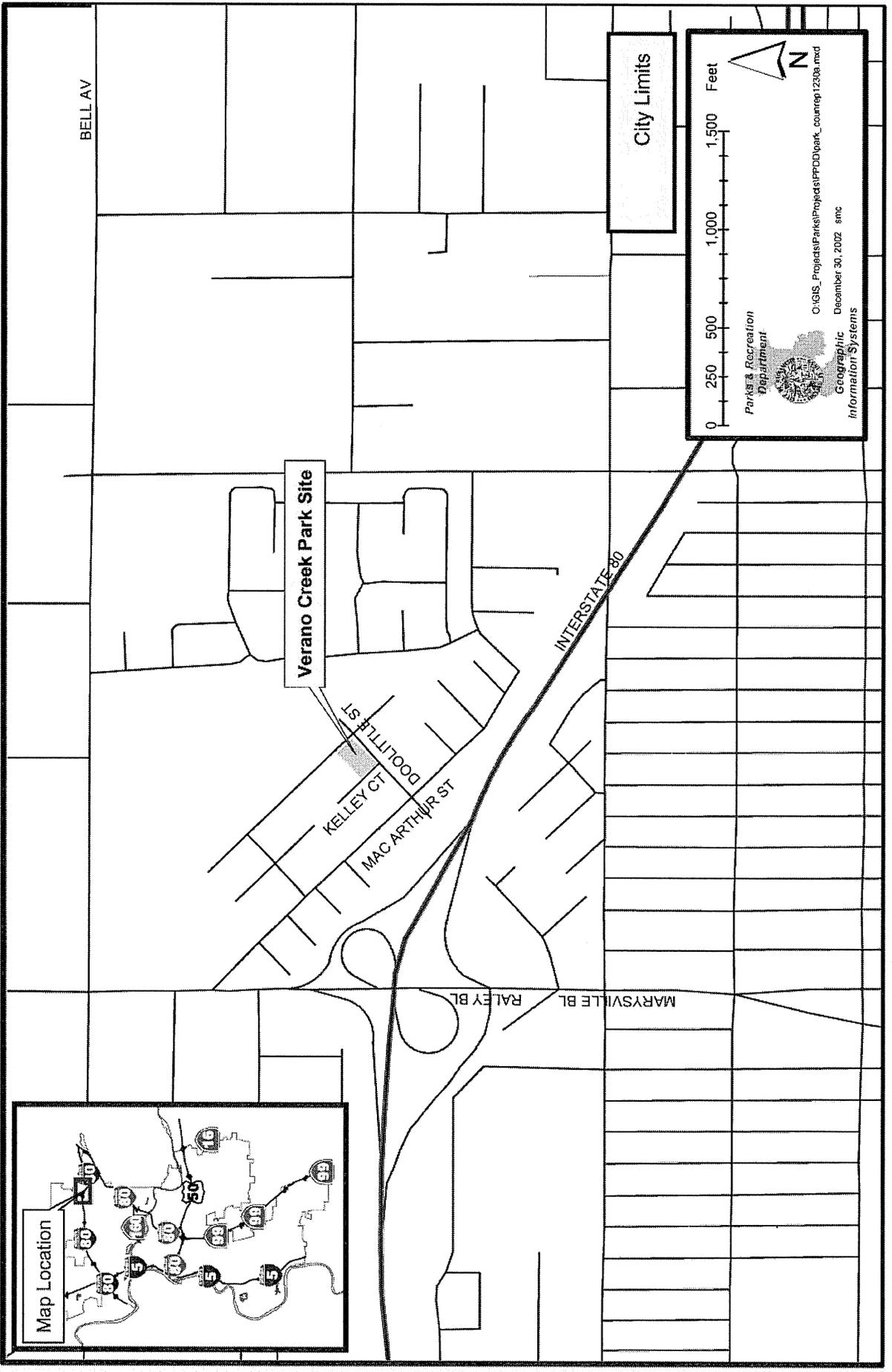
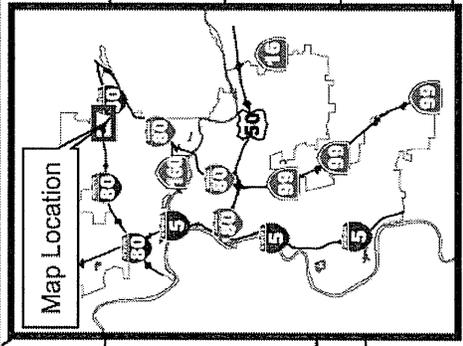
On April 19, 2005, the City Council supported an application for a State Parks Land and Water Conservation Fund (LWCF) Grant for the development of Verano Creek Park. The project received support from the Council Office, the Robla Park Community Association and Grant Joint Union High School District. The LWCF Grant was accepted by Council on September 26, 2006 in Resolution 2006-705.

The construction contract for Verano Creek Park was awarded to Parker Development Inc. for the amount of \$306,700.69 on October 16, 2007 in Resolution 2007-748.

Change Order #1, in the amount of \$62,387, is required as a result of an increase in contract price to upgrade park amenities which includes ornamental iron fencing along the perimeter of the park, upgrading the play equipment to enhance the play value of the new playground, and to add shade structures over the new picnic area and seating area. The City also required the contractor to: (1) increase the structure for the walkways due to poor soil drainage conditions, (2) change a portion of the proposed walkways curbs and gutters due to Building Inspection requirements in the field, and (3) add a drain line from the play area drainage box to the street drainage system due to poor soil conditions. Sacramento Municipal Utility District (SMUD) also required the Contractor to do additional work to get the electrical service from SMUD's existing point of connection to the parks new electrical service pedestal which was not included in the original plans and specifications. For a detailed breakdown of all the items included in Change Order #1 refer to Attachment 4 (page 7). Change Order #1 requires Council's approval because it exceeds 20% of the total contract.

In February 2008, staff will present a name change for Verano Creek Park to the Parks and Recreation Commission. Staff will then bring it to City Council for approval.

City of Sacramento
Department of Parks and Recreation
Verano Creek Park Site



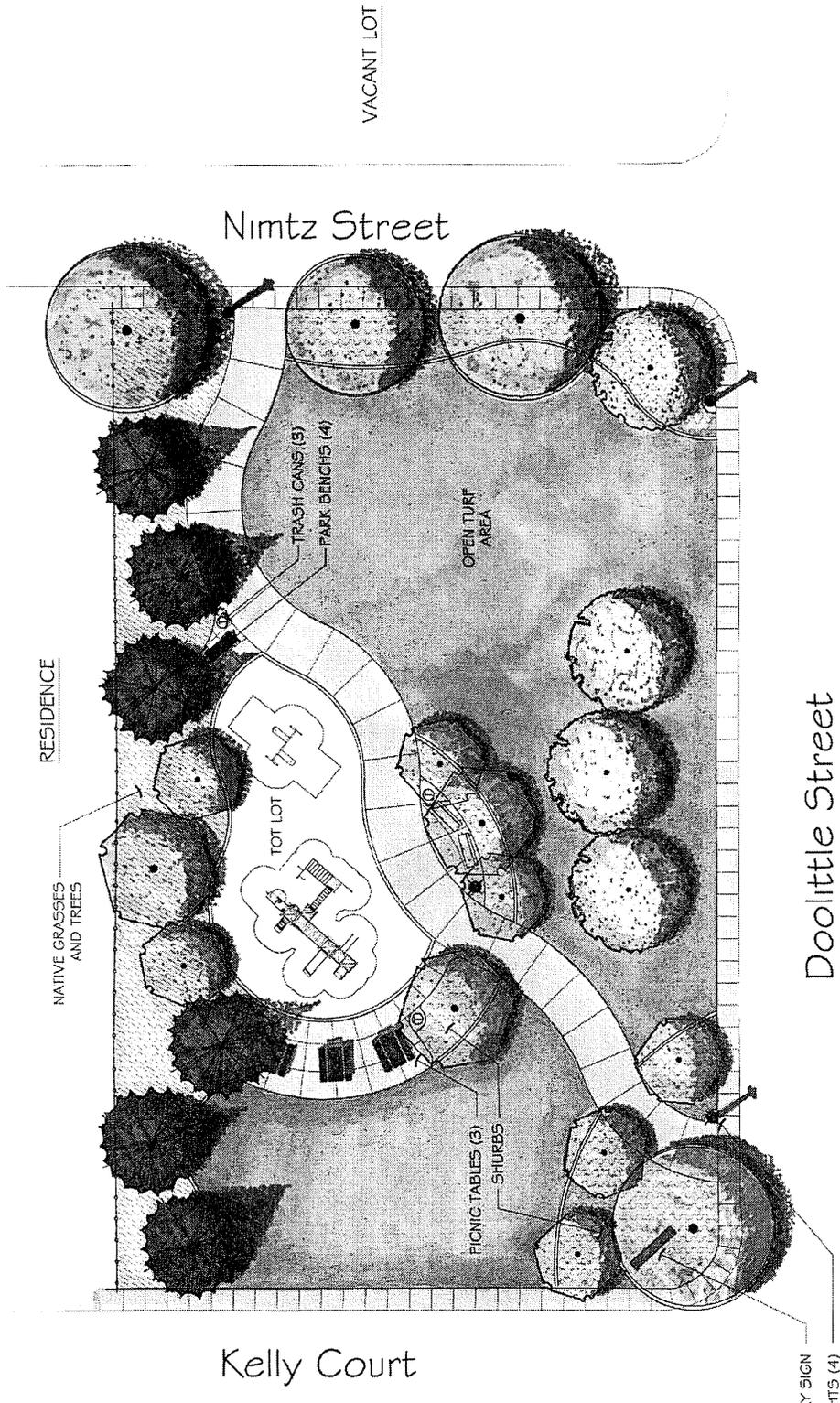
0 250 500 1,000 1,500 Feet

City Limits

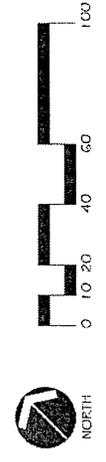
Parks & Recreation
Department

Geographic Information Systems

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December 30, 2002 smc



DATE: SEPTEMBER 9, 2022
 PROJECT MANAGER: TITZ NITKA
 DESIGN BY: MICHAEL ROSALES



RESIDENCE

PARK MASTER PLAN FOR:
VERANO CREEK PARK (0.4 Acres)
 CITY OF SACRAMENTO, CALIFORNIA

Attachment 4

**Change Order #1
VERANO CREEK PARK IMPROVEMENTS**

ITEM	QUANTITY	UNITS	COST/UNIT	TOTAL COST
SITE GRADING				
OVER EXCAVATE 40' OF CONCRETE SIDEWALK AND 90' OF CURB AND GUTTER DUE TO UNSUITABLE SOIL PER THE CITY REQUEST. OVER EXCAVATE TO A DEPTH OF 12".	1	LS	\$ 715.00	\$ 715.00
IMPORT AND PLACE CLASS II AB AT OVER EXCAVATED AREA. COMPACT IN PLACE TO 12" DEPTH.	40	CY	\$ 110.25	\$ 4,410.00
SITE GRADING TOTAL				\$ 5,125.00
SITE FENCING				
DEDUCT POST AND CABLE FENCE PER CITY REQUEST. TO BE REPLACED WITH ORNAMENTAL IRON FENCING.	-370	LF	\$ 13.86	\$ (5,128.20)
ADD ORNAMENTAL IRON FENCING PER CITY REQUEST.	352	LF	\$ 57.86	\$ 20,366.50
SITE FENCING TOTAL				\$ 15,238.30
SITE FURNISHING				
DELETE PLAYSTRUCTURE W/ SQUARE PEAK TILE ROOF, THE POINTE ROCKS AND ARCH SWING W/ ADDED BAY. (SPECIFIED PRODUCT AT TIME OF BID)	-1	LS	\$ 51,918.00	\$ (51,918.00)
ADD SKYBUILDERS SHOW UNIT, 200200631 W/ 2 BAY ARCH SWINGS W/ 2 TOT SEATS, 2 BELT SEATS W/ ANTI WRAP SLEAVES	1	LS	\$ 59,514.95	\$ 59,514.95
ADD 26' X 16' HYPAR SHADE SAILS	2	EA	\$ 6,827.75	\$ 13,655.50
ADD 26' X 16' TRIANGLE SHADE SAILS	3	EA	\$ 3,619.81	\$ 10,859.43
SITE FURNISHING TOTAL				\$ 32,111.88
SITE ELECTRICAL				
BORE AND JACK (1) 2" ELCTRICAL CONDUIT ACROSS KELLY CT TO NEW SMUD SECONDARY BOX.	1	LS	\$ 3,937.50	\$ 3,937.50
ADD (1) SMUD SECONDARY BOX AT BASE OF EXISTING SMUD POWER POLE PER DETAIL PROVIDED BY CITY.	1	EA	\$ 972.16	\$ 972.16
SITE ELECTRICAL TOTAL				\$ 4,909.65

SITE CONCRETE						
DELETE CONCRETE SIDEWALK	-450	SF	\$	6.51	\$	(2,929.50)
DELETE 10' CONCRETE DRIVEWAY	-1	EA	\$	1,207.50	\$	(1,207.50)
DELETE CONCRETE CURB AND GUTTER	-113	LF	\$	33.60	\$	(3,796.80)
DELETE AGGREGATE BASE	-7	CY	\$	110.25	\$	(771.75)
ADD 6" VEHICULAR CONCRETE PAVING	910	SF	\$	7.88	\$	7,166.25
ADD VERTICAL CURB	110	LF	\$	25.20	\$	2,772.00
ADD DRILLED AND EPOXIED DOWLES	60	EA	\$	10.50	\$	630.00
ADD SAW CUT AND REMOVAL OF EXISTING CONCRETE	120	SF	\$	3.68	\$	441.00
SITE CONCRETE TOTAL					\$	2,303.70
SITE DRAINAGE						
ADD 4" SDR 35 FROM PLAYGROUND SUMP TO BACK OF WALK PER CITY REQUEST. DRAIN TO HAVE NEGATIVE FLOW AND DAYLIGHT THRU 4" POP UP EMITTER.	100	LF	\$	26.98	\$	2,698.22
SITE DRAINAGE TOTAL					\$	2,698.22

Total Change Order #1 \$62,386.75

RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

February 5, 2008

APPROVING CHANGE ORDER #1: VERANO CREEK PARK (LT72, L19172000)

BACKGROUND

- A. Verano Creek Park is a 0.4-acre neighborhood park located at 307 Doolittle Street.
- B. The Verano Creek Park Master Plan was reviewed and supported by the community and the Parks and Recreation Commission; it was approved by City Council in Resolution 2003-037.
- C. On October 16, 2007, the Verano Creek Park project's construction contract (CO2007-251) was awarded to Parker Development, Inc. in the amount of \$306,701.
- D. There are adequate funds in Park Development Impact Fees (PIF), Fund 791, Planning Area 8, for augmentation to LT72, L19172000.
- E. Utilizing PIF funds is consistent with City Code Section 18.44.160 as these funds will be used within the planning area from where development fees are generated and are for the construction of park facilities.
- F. To complete construction of Verano Creek Park, a final change order must be approved as a result of an increase in the contract amount by \$62,387. Change Order #1 exceeds 20% of the original contract price and lies 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 #1 to contract #CO2007-251 between the City of Sacramento and Parker Landscape Development, Inc. in the amount of \$62,387 for Verano Creek Park (LT72, L19172000).
- Section 2. That \$104,000 of Park Development Impact Fees, Fund 791, is appropriated for LT72 (L19172000).