



# REPORT TO COUNCIL

## City of Sacramento

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

CONSENT  
August 31, 2010

Honorable Mayor and  
Members of the City Council

**Title: Change Order #1: Martin Luther King, Jr. Park Improvements Project  
(L19809300)**

**Location/Council District:** 2705 Gardendale Road / Council District 8

**Recommendation:** Adopt a **Resolution:** 1) appropriating \$58,000 of Park Development Impact Fees (PIF), Fund 3204, to the project (L19809300); and 2) authorizing the City Manager, or City Manager's designee, to execute Change Order #1 to City Contract #2010-0547 between the City of Sacramento and JM Slover in the amount of \$36,970 for the project.

**Contact:** Dennis Day, Associate Landscape Architect, 808-7633;  
J.P. Tindell, Park Planning & Development Manager, 808-1955

**Presenters:** Not applicable

**Department:** Parks and Recreation

**Division:** Park Planning & Development Services

**Organization No:** 19001121

### Description/Analysis

**Issue:** On July 13, 2010, City Council awarded the construction contract for the Martin Luther King, Jr. Park Improvements project in Resolution #2010-396. At the time of award, there was enough funding to award the base bid only; however, City Council was advised that when funding became available, the two additive alternates would be awarded.

As such, staff is seeking approval to augment the existing project budget by appropriating \$58,000 of Park Development Impact Fees (PIF), Fund 3204, to L19809300 in order to proceed with the construction of the two original additive alternates: (1) installation of a new 24' x 24' metal shade structure and (2) reinstallation of existing 16' x 16' metal shade structure.

City Council approval is required for change orders exceeding 10% of the original contract price. Staff is recommending approval of Change Order #1 in the amount of \$36,970. This amount exceeds 10% of the original contract price of \$284,710, City Contract #2010-0547 and the City Manager's approval authority set forth in Sacramento City Code Section 3.60.210 (A). A summary of the project history is included as Attachment 1 (page 5). A location map is provided as Attachment 2 (page 6).

**Policy Considerations:** A change order is required to include additive bid alternates 1 and 2 within the scope of work to be performed under City Contract #2010-0547. The price of Change Order #1 is in excess of the parameters set forth in Sacramento City Code Section 3.60.210 (A) and lies outside the City Manager's approval authority.

Utilizing Park Development Impact Fees, Fund 3204, to augment this budget is consistent with Sacramento City Code Section 18.44.160 as these funds will be "expended on park facilities within the planning area in which the development project paying the fee is located."

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:** Not applicable.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The Environmental Services Manager has reviewed this project and determined that it is exempt from the provisions of the CEQA pursuant to CEQA Guidelines (Title 14 Cal. Code Reg. § 15000 et seq.) Class 1, 3, 4, and Sections 15301, 15303, and 15304 because it involves the minor alteration of existing public facilities; replacement or reconstruction of existing structures or facilities where the new structure will be located on the same site as the structure replaced; new construction of small structures; and new landscaping, including replacement of existing conventional landscaping with water efficient landscaping.

**Sustainability Considerations:** The Martin Luther King, Jr. Park Improvements project has been reviewed for consistency with the goals, policies and targets of the City's Sustainability Master Plan (SMP), the Parks and Recreation Sustainability Plan (PRSP), and the 2030 General Plan. The renovation of this park will advance these plans by reducing air pollution, reducing water consumption, and expanding recreation opportunities. This park renovation is consistent with sustainable design and development standards now applied to all City park design to incorporate play equipment and site furniture manufactured from recycled materials, a water efficient

centralized irrigation system, native plantings, 20% less turf and more naturalized, drought-tolerant plantings to minimize water use.

**Rationale for Recommendation:** Approval of the proposed change order will allow the project to be constructed in a complete manner as called for in the approved master plan and as desired by the Councilmember and the community. Additionally, incorporating the shade structure additive alternates in to the original contract is more cost-effective than re-bidding and constructing separately. Staff recommends that City Council authorize the City Manager to execute Change Order #1 to aid in the completion of the Martin Luther King, Jr. Park Improvements project. The details for Change Order #1 are outlined in Attachment 4 (page 8).

**Financial Considerations:** Funding for this project came from Park Development Impact Fees (\$350,000) and a Sacramento County First Five Grant (\$100,000). The contract amount was awarded in Resolution #2010-396 in an amount not to exceed \$284,710.

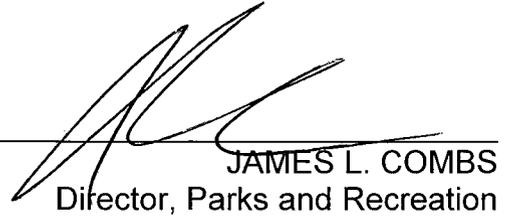
A change order is required to include bid additive alternates 1 (installation of a new 24' x 24' shade structure) and 2 relocation of the existing 16' x 16' shade structure) within the scope of work to be performed under City Contract #2010-0547. Change Order #1 is in the amount of \$36,970. The price of Change Order #1 is in excess of the parameters set forth in Sacramento City Code Section 3.60.210 (A) and is outside the City Manager's approval authority.

Staff recommends appropriating \$58,000 of PIF to L19809300. The difference between the recommended appropriation and the change order amount is to cover the additional costs for construction management, inspection, and labor compliance services necessary for completion of the project.

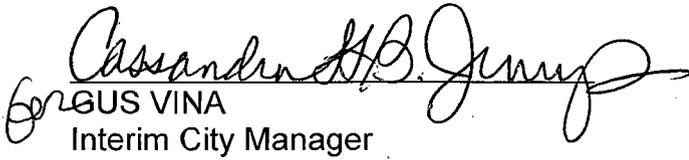
Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. Maintenance staffing for this park development has been provided for in the Department's approved Operating Budget

**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:

  
GUS VINA  
Interim City Manager

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Martin Luther King, Jr. Park was originally named Mayfair Gardens Park. The Mayfair Gardens Park site was developed in 1985/1986. Mayfair Gardens Park was officially renamed Martin Luther King, Jr. Park on May 27, 1986, by City Council Resolution No. 86-390.

On April 10, 2008, the City Council adopted the *Parks and Recreation Safety Implementation Plan (PSIP)* in City Council Resolution No. 2008-217. As part of the *PSIP*, the City Council approved action plans for nine City parks to implement capital improvements and operational enhancements to make these parks positive, clean, vibrant, and safe environments for park users. Martin Luther King, Jr. Park was identified as one of the nine parks in the *PSIP*.

Martin Luther King, Jr. Park is a 1.52-acre neighborhood park located at 2705 Gardendale Road in the South Area. To help ensure that Martin Luther King, Jr. Park is an asset to its neighborhood, the park has been master planned to provide positive uses to increase the use and attraction to neighborhood children and families. Funding is available to renovate Phase 1 of the park based on the new park master plan.

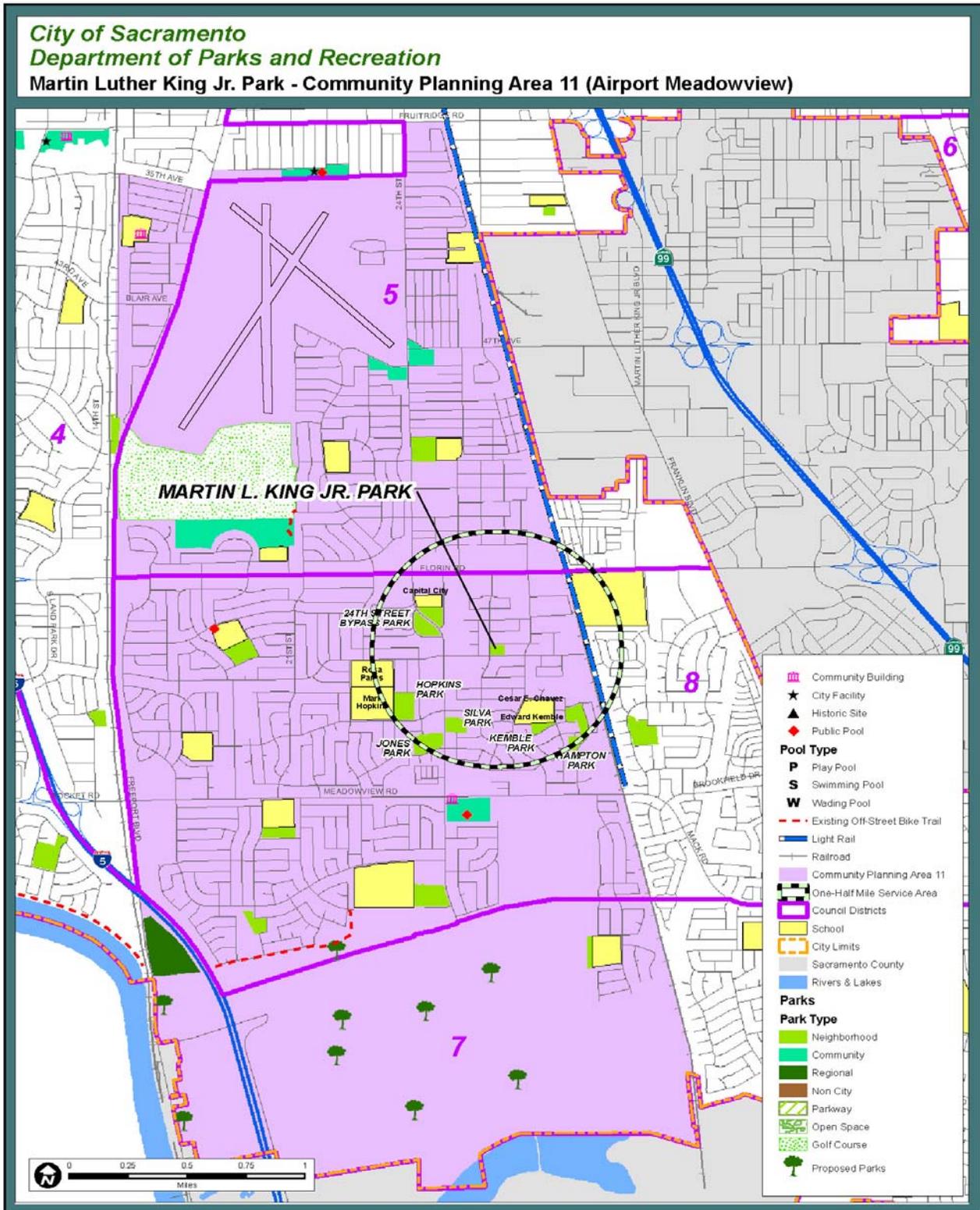
Two public meetings were held as part of the master plan update planning and design process. The first public meeting was held on August 27, 2008. The neighbors in attendance were supportive of the proposed master plan update. A second community meeting was held on October 11, 2008. The master plan update was supported by neighborhood residents, and the requested changes were integrated into the final master plan update. On September 15, 2008, the Martin Luther King, Jr. Park Master Plan update was presented to the Parks and Recreation Commission's Park Planning and Development Services Committee and was reviewed and supported as proposed. On December 4, 2008, the Parks and Recreation Commission supported the plan update without further revision. The City Council approved the master plan update for this park on March 31, 2009, in Resolution 2009-186.

The new master plan includes the following amenities: removal and replacement of the children's playgrounds, a new park sign, walkways, a drinking fountain, a group picnic area, a Freegame multi-use court, additional landscaping and shade trees, and new site furniture (picnic tables, grills, benches, and trash receptacles). Freegame is a new concept to the recreation market and can be used for soccer, volleyball, basketball, field hockey, or any game players create.

The contract was awarded to J M Slover Inc. in the amount of \$284,710 on July 13, 2010 in Resolution #2010-396. Construction is expected to begin in mid-August 2010 and be complete by December 2010.

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**Attachment 2**





**PLAN LEGEND**

- ① LARGE SHADE STRUCTURE/ PICNIC AREA
- ② DRINKING FOUNTAIN
- ③ RAMPS (RESILIENT RUBBER SURFACING)
- ④ COLORED CONCRETE
- ⑤ PARK SIGN
- ⑥ BENCHES
- ⑦ BIKE RACKS
- ⑧ 2-5 YEARS OLD PLAY AREA
- ⑨ 5-12 YEARS OLD PLAY AREA
- ⑩ MISTERS
- ⑪ FREEGAME MULTIGOAL COURT (YOUTH)
- ⑫ FREEGAME MULTIGOAL COURT (HIGH SCHOOL)
- ⑬ MOWCURB
- ⑭ SEATWALL
- ⑮ DECOMPOSED GRANITE
- ⑯ EXISTING SHADE STRUCTURE RELOCATED
- ⑰ 3' HIGH STEEL FENCE
- ⑱ BERM
- ⑲ INDIVIDUAL PICNIC TABLES
- ⑳ EXISTING SIDEWALK

**MASTER PLAN FOR  
MARTIN LUTHER KING JR. PARK (1.45 ACRES)  
CITY OF SACRAMENTO CALIFORNIA**



DESIGN BY STANTEC  
DATE: OCTOBER 17, 2008

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**Attachment 4**

**Martin L. King Jr. Park Improvements**

L191809300

7/27/10

<u>Description</u>	<u>Amount</u>
Change Order #1	
1. 24' x 24' Metal Shade Structure to Install	\$31,345.00
2. Existing 16' x 16' Metal Shade Structure to Reinstall	<u>\$ 5,625.00</u>
<b>Total Change Order #1:</b>	<b>\$36,970.00</b>

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## RESOLUTION NO. 2010-

Adopted by the Sacramento City Council

**August 31, 2010**

### **APPROVING CHANGE ORDER #1: MARTIN LUTHER KING, JR. PARK IMPROVEMENTS PROJECT (L19809300)**

#### **BACKGROUND**

- A. Martin Luther King, Jr. Park is a 1.52-acre neighborhood park located at 2705 Gardendale Road in the South Area.
- B. The Martin Luther King, Jr. Park master plan was reviewed and supported by the community and the Parks and Recreation Commission; the master plan was approved by City Council in Resolution 2009-186.
- C. On July 13, 2010, the Martin Luther King, Jr. Park Improvements project construction contract (#2010-0547) was awarded to J M Slover Inc. in the amount of \$284,710 (Resolution #2010-396).
- D. Utilizing Park Development Impact Fees, Fund 3204, to augment this budget is consistent with Sacramento City Code Section 18.44.160 as these funds will be "expended on park facilities within the planning area in which the development project paying the fee is located."
- E. To complete construction of the Martin Luther King, Jr. Park Improvements project, a change order is required to include additive bid alternates 1 and 2 within the scope of work to be performed under City Contract #2010-0547. The price of Change Order #1 is in excess of the parameters set forth in Sacramento City Code Section 3.60.210 (A) and lies outside the City Manager's approval authority.

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

- Section 1. That \$58,000 of Park Development Impact Fees, Fund 3204, is appropriated to L19809300.
- Section 2. The City Manager, or City Manager's designee, is authorized to execute Change Order #1 in the amount of \$36,970 to Contract #2010-0547 between the City of Sacramento and J M Slover Inc. for Martin Luther King, Jr. Park Improvements (L19809300).