

Meeting Date: 8/12/2014

Report Type: Consent

Report ID: 2014-00551

Title: Valley Oak Park (L19184001) Change Order #5 (Two-Thirds Vote Required)

Location: 2780 Mabry Drive, District 1

Recommendation: Pass a Motion 1) suspending competitive bidding and authorizing the City Manager, or City Manager's designee, to execute Change Order #5 to City Contract No. C2014-0358 between the City of Sacramento and Olympic Land Construction in the amount of \$196,602 to add two lighted tennis courts for the project; and 2) resetting the City Manager's change order authority.

Contact: C. Gary Hyden, Supervising Landscape Architect, (916) 808-1949, Department of Parks and Recreation

Presenter: None

Department: Parks & Recreation Department

Division: Park Development Services

Dept ID: 19001121

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Location Map
- 4-Valley Oak Park Master Plan
- 5-Change Order #5

City Attorney Review

Approved as to Form
Sheryl Patterson
7/30/2014 2:25:28 PM

Approvals/Acknowledgements

Department Director or Designee: Jim Combs - 7/28/2014 1:52:48 PM

Description/Analysis

Issue:

On April 8, 2014, a construction contract (C2014-0358) for \$1,868,340 was awarded to Olympic Land Construction to construct the Valley Oak Park Development project (L19184001). The project includes development of 9.2 acres and includes grading, drainage, irrigation, landscaping, concrete walkways, children's playgrounds, two bantam soccer fields, one half basketball court, two lawn volleyball courts, a group picnic area with shade shelter, drinking fountains, playground shade canopies, site furnishings and water spray area. Two tennis courts were included in the Valley Oak Park Master Plan, but were not included in the invitation for bids due to cost concerns. The project is proceeding well and after a mid-project financial analysis, staff has determined that there is sufficient funding in the existing Capital Improvement Project (CIP) for Valley Oak Park to add the two tennis courts to the project.

Change orders 1 through 4 totaled \$147,361. Information on these change orders is included in the background section of the report. Change Order #5 in the amount of \$196,602, which is necessary for construction of the two tennis courts, causes the construction contract change orders for this project to exceed 8% of the original contract amount.

Policy Considerations:

Change orders over the 8% threshold for formal contracts over \$1 million is beyond the City Manager's approval authority as set forth in Sacramento City Code Section 3.60.210 (B). Therefore, City Council approval of Change Order #5 is required. In addition, City Council approval is required to suspend competitive bidding since construction of these courts is beyond the project's original scope and could be separately bid.

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

Economic Impacts:

The park construction described in Change Order #5, which totals \$196,602, is expected to create 1.3 total jobs (0.8 direct jobs and 0.5 additional jobs through indirect and induced activities). Furthermore, it will create \$121,388 in total economic output (\$76,512 of direct output and another \$44,876 of output through indirect and induced activities).

Environmental Considerations:

California Environmental Quality Act (CEQA):

The Environmental Services Manager has reviewed the project for compliance with the requirements of the California Environmental Quality Act (CEQA) and determined that it is exempt from the provisions of the CEQA pursuant to Sections 15301, 15303, and 15304 of the CEQA Guidelines.

Sustainability:

The Valley Oak Park development 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, and the 2030 General Plan. The project will advance the goals, policies, and targets of these plans by improving the health of residents through access to a diverse mix of wellness and recreation activities. The park improvements are also consistent with sustainable design through the use of water efficient irrigation, recycled materials, drought-tolerant plantings to minimize water use, and use of local vendors.

Committee/Commission Action:

On January 3, 2008, the Valley Oak Park Master Plan was reviewed and supported by the Parks and Recreation Commission.

Rationale for Recommendation:

The two tennis courts included in Change Order #5 are shown in the approved Valley Oak Master Plan. These courts are desired by the community and there are sufficient funds in the project CIP to build them. This change order compensates the contractor for additional work outlined in the Change Order Details (see attachment) including labor and materials to construct two lighted tennis courts. It is more cost effective and time efficient to add these courts to current park development project than to treat them as a separate project.

Financial Considerations:

There are sufficient Quimby funds (Fund 2508) in L19184001 for the prior change order awards 1-4 in the amount of \$147,361 and to award change order #5 in the amount of \$196,601.

Local Business Enterprise (LBE):

The selection of contractors for this project followed City established guidelines for inclusion of LBE firms. At an LBE percentage total of 76.1 % Olympic Landscape Construction and their subcontractors are above the City's required 5% LBE participation rate.

Background:

Valley Oak Park is a 9.2 acre community park located at 2780 Mabry Drive in North Natomas, Council District 1.

The Valley Oak Park Master Plan was developed through the public review process, which included review and support by the public at meetings on September 4, and November 14, 2007.

The Parks and Recreation Committee unanimously approved the Master Plan on January 3, 2008.

On April 1, 2008, the City Council approved the Master Plan, Environmental documents, and park name 'Valley Oak Park.'

On April 8, 2014, the City Council awarded the construction contract to Olympic Landscape Construction for an amount not to exceed \$1,868,340.

To date, the following change orders have been executed:

Change order #1: Additional drainage improvements required by the City Building permit which was issued after the project was bid. \$5,060.00

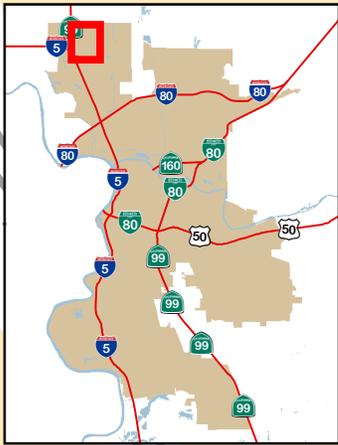
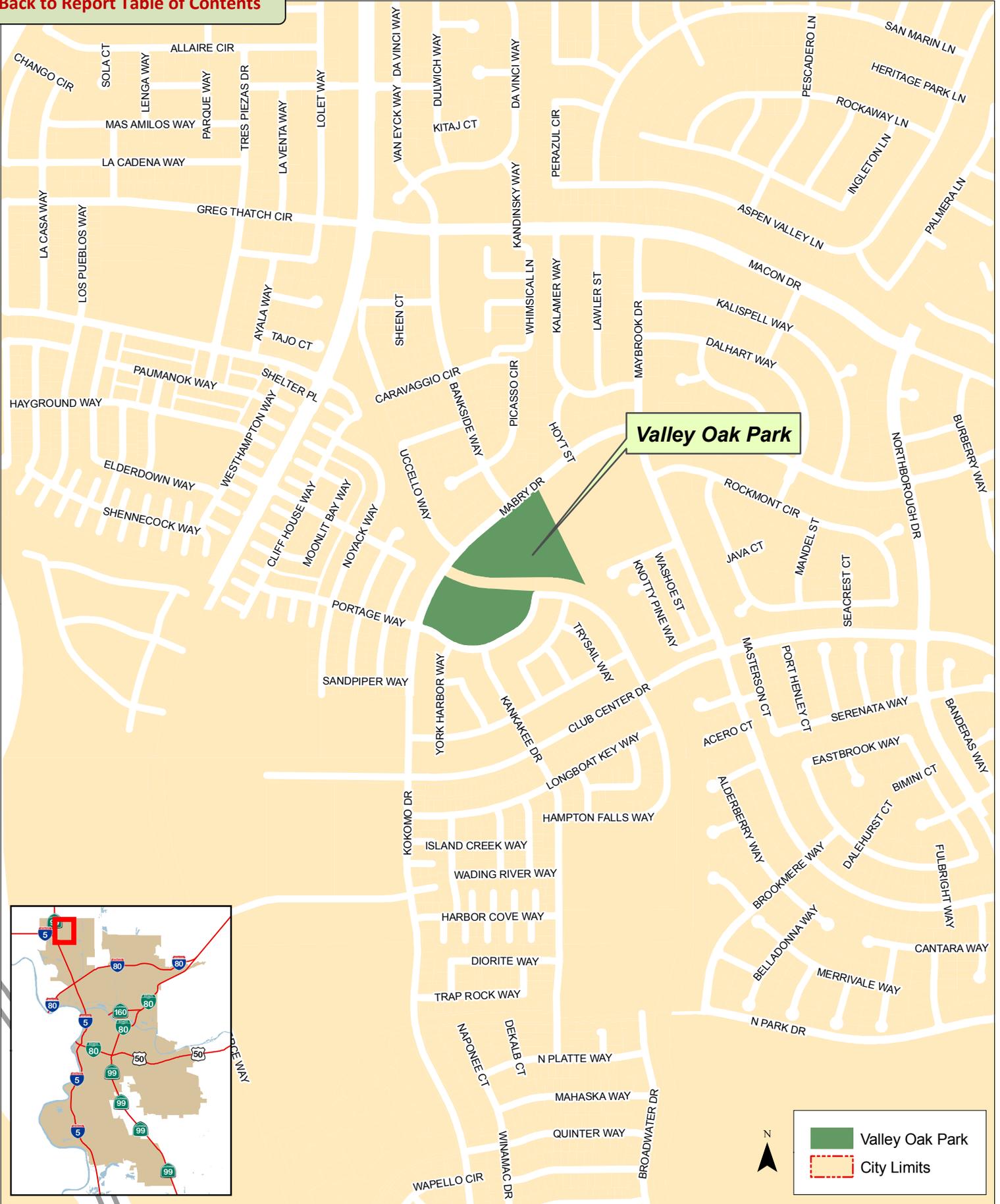
Change Order #2: Additional cost for grading due to inaccurate City performed topographic survey which was off by about 1.87' vertical, and developer stock piling over 16,000 CY of additional soil on the park site after the site was surveyed, in 2007. \$21,227.62

Change Order #3: Additional cost to install four additional bike racks on a concrete pad, and additional grading, excavation, decomposed granite paving, concrete curbing, post and cable fence modifications for fitness stations. \$20,700.75

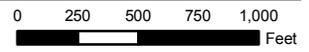
Change Order #4: 1) Additional cost to supply materials and install small and large dog park fencing, access and maintenance gates, concrete mow strips, dog park rule signs, bubbler irrigation for trees, bark mulch, weed fabric at dog parks, and additional staking and grading required per revised plans and details. 2) Additional cost to supply and install two Pet drinking fountains, with water line, sewer line, and concrete flatwork pads per revised plans and details. \$100,372.60

Total Change Orders 1-4: \$147,360.97

Construction of Valley Oak Park is expected to be completed year-end 2014.



Legend:
Valley Oak Park (Green box)
City Limits (Red dashed box)



City of Sacramento
Department of Parks and Recreation
Valley Oak Park





PLAN LEGEND

- (A) BANTAM SOCCER(2)/
MULTI-PURPOSE TURF AREA
- (B) YOUTH BASKETBALL COURT
- (C) ADVENTURE AREA AND TOT LOT
- (D) WATER MISTER AREA
- (E) GROUP PICNIC AREA W/ SHELTER
(TABLES, GROUP GRILL AND TRASH RECEPTACLES)
- (F) VOLLEYBALL COURT
- (G) FITNESS STATIONS (4)
- (H) CALIFORNIA NATIVE GARDEN W/
INTERPRETIVE SIGNAGE
- (I) EXISTING BIKEWAY
- (J) RESTROOM (2 SINGLE STALLS)
- (K) LIGHTED TENNIS COURTS (2)
- (L) ADULT BASKETBALL COURTS (2)
- (M) SMALL DOG PARK- 1 AC.
(TABLES, BENCHES, DRINKING FOUNTAIN, DOUBLE
ENTRY VESTIBULE)
- (N) LARGE DOG PARK- 3 AC.
(TABLES, BENCHES, DRINKING FOUNTAIN, DOUBLE
ENTRY VESTIBULE)
- (O) SEATING AREA

MASTER PLAN FOR: VALLEY OAK PARK (10.6 ac) CITY OF SACRAMENTO, CALIFORNIA

0 50' 100' 150'
SCALE: 1"=50'-0"



LANDSCAPE ARCHITECT:
D.DAY
DRAWN BY:
D.DAY
DATE:
NOVEMBER 2007

CHANGE ORDER #5 DETAILS

Contract #: C02014-0358 **Date:** 4/17/14 **Budget #:** 472011-50000-3-51000000-2014-L19184001-401

Purchase Order #: 6101 **Change Order #:** 5 **Current Date:** 7/17/2014

TO: OLYMPIC LAND CONSTRUCTION

Contract For: VALLEY OAK PARK DEVELOPMENT (L19184001)

Additional labor and materials cost to construct two lighted tennis courts, per the revised plans and specifications.

Schedule of Value Items:

1) Additional Concrete Flatwork, 325 sf @ \$5,78/sf	\$1,878.50
2) 12" Tennis Court Curb 445lf @ \$19.44/lf	\$8,650.80
3) Sign to Install, 1 ea. @ 190.00	\$190.00
4) Deduct for 9" Concrete Mow curb 142 lf @ \$13.63/lf	(\$1,935.46)
5) <u>Deduct for 9" Basketball curb 120 lf @ \$17.34/lf</u>	<u>(\$4,027.50)</u>
Subtotal	\$2,675.54

Prices without Line Items Reference:

6) Additional Grading	\$2,500.00
7) Additional Aggregate Base	\$31,918.75
8) Additional Asphalt Surfacing 13,100 sf @ \$2.60/sf	\$34,060.00
9) 10' Chain Link Fencing, Single and Double Maintenance Gates	\$33,706.00
10) Tennis Court Posts and Nets (2 pair) Installed	\$3,920.00
11) Tennis Court Lighting and Electrical	\$39,500.00
12) Additional Staking	\$750.00
13) Profit for Non SOV Items 15%	\$25,646.81
14) <u>Deduct for Irrigation System</u>	<u>(\$2,700.00)</u>
Subtotal	\$193,925.56
Total for Change Order #5	\$196,601.10