

Meeting Date: 9/23/2014

Report Type: Consent

Report ID: 2014-00696

Title: Change Order: Wild Rose Park Park Development (L19187000)

Location: District 1

Recommendation: Pass a Resolution 1) appropriating \$340,000 from Park Development Impact Fee (Fund 3204) to L19187000; 2) authorizing the City Manager, or City Manager's designee, to execute Change Order #4 in the amount of \$292,752 for City Contract No. B14190021009 between the City of Sacramento and Peterson Developments; and 3) resetting the City Manager's 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-Location Map
- 3-Master Plan
- 4-Resolution

City Attorney Review

Approved as to Form
Sheryl Patterson
9/11/2014 3:36:05 PM

Approvals/Acknowledgements

Department Director or Designee: Jim Combs - 9/5/2014 12:17:41 PM

Description/Analysis

Issue Detail: On April 23, 2014, construction contract No. B14190021009 for \$2,126,040 was awarded to Peterson Developments to construct Wild Rose Park project (L19187000). The improvements consist of clearing and grubbing, grading and drainage, concrete walkways and curbs, nature themed children’s playgrounds with fabric shade canopies, community garden, two half basketball courts, interactive water mister area, baseball field, open turf area, group picnic area with metal shade structure, seating area, automatic irrigation with central control system, landscaping, boulders, electrical, park signage, park name sign and site furniture. The park is currently under construction and the following change orders (CO) have been executed:

| CO No. | Description | Amount |
|--------|---|----------|
| One | 1. Installation of one hundred twenty (120) each of 2-wire decoder system for valves instead of the conventional wire system and four thousand five hundred (4,500) linear feet of 2-wire cable 14 gauge. Credit of seven thousand (7,000) linear feet of 14 gauge wire. | \$9,595 |
| Two | 1. Change Order Number One corrected math error. | \$0 |
| Three | <ol style="list-style-type: none"> 1. Extra dirt moving at the community garden (negotiated to 6 hours). 2. Installation of three (3) 4-inch conduits by transformer pad as required by the SMUD inspector. 3. Cost increase for the fabric canopy on the Poligon shelters due to the original quote being over six (6) months ago. Project construction start date was delayed due to the environmental biological monitoring required for North Natomas project sites. 4. Installation of six (6) each of additional leaf bike racks. 5. Installation of non-sacrificial graffiti/barrier coating for the concrete sign and base. 6. Installation of one (1) each of catch basin east of Kankakee Drive’s existing sidewalk due to actual elevations differing by approximately two (2) feet from what is shown on plans. | \$20,364 |

The current construction amount (including the original contract amount and change orders one through three) is \$2,155,999. Change Order Number Four in the amount of \$292,752 is required for the construction of the Skate Plaza Area. The Skate Plaza Area is an approved element in the park master plan and it was bid as part of this project as Additive Alternate A1. However, it was not included in the original contract due to concern for potential change order costs.

The project is now over 50% complete and contingency costs are well under control. There has been significant community interest in seeing the Skate Plaza Area constructed now instead of at a later date in a future phase. After reviewing the potential impacts to the overall park construction cost and project schedule from a cost benefit standpoint, it is more cost effective to construct the Skate Plaza Area now instead of treating it as new future project.

Policy Considerations: Change orders over the 8% threshold for formal contracts over \$1 million are 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 Four is required.

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 indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.

This park construction project, including change orders number one through four, in the amount of \$2,448,751, is expected to create 17 total jobs (10 direct jobs and 7 additional jobs through indirect and induced activities). Furthermore, it will create \$1,543,588 in total economic output (\$972,935 of direct output and another \$570,653 of output through indirect and induced activities).

Environmental Considerations:

California Environmental Quality Act:

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 Wild Rose 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.

Commission/Committee Action: On September 4, 2008, the Wild Rose Park Master Plan was reviewed and supported by the Parks and Recreation Commission.

Rationale for Recommendation: The Skate Plaza Area included in Change Order Number Four is included in the Wild Rose Park Master Plan. The Skate Plaza Area is an important recreation amenity for the area. There is a strong desire by the community, particularly the community's youth, to see this amenity constructed now. With the appropriation of \$340,000 from the Park Development Impact Fees (Fund 3204), there will be sufficient funds in the project CIP to build the Skate Plaza Area. Staff has determined that it is more cost effective and time efficient to include the Skate Plaza Area to this phase of the project than to treat it as a separate future project.

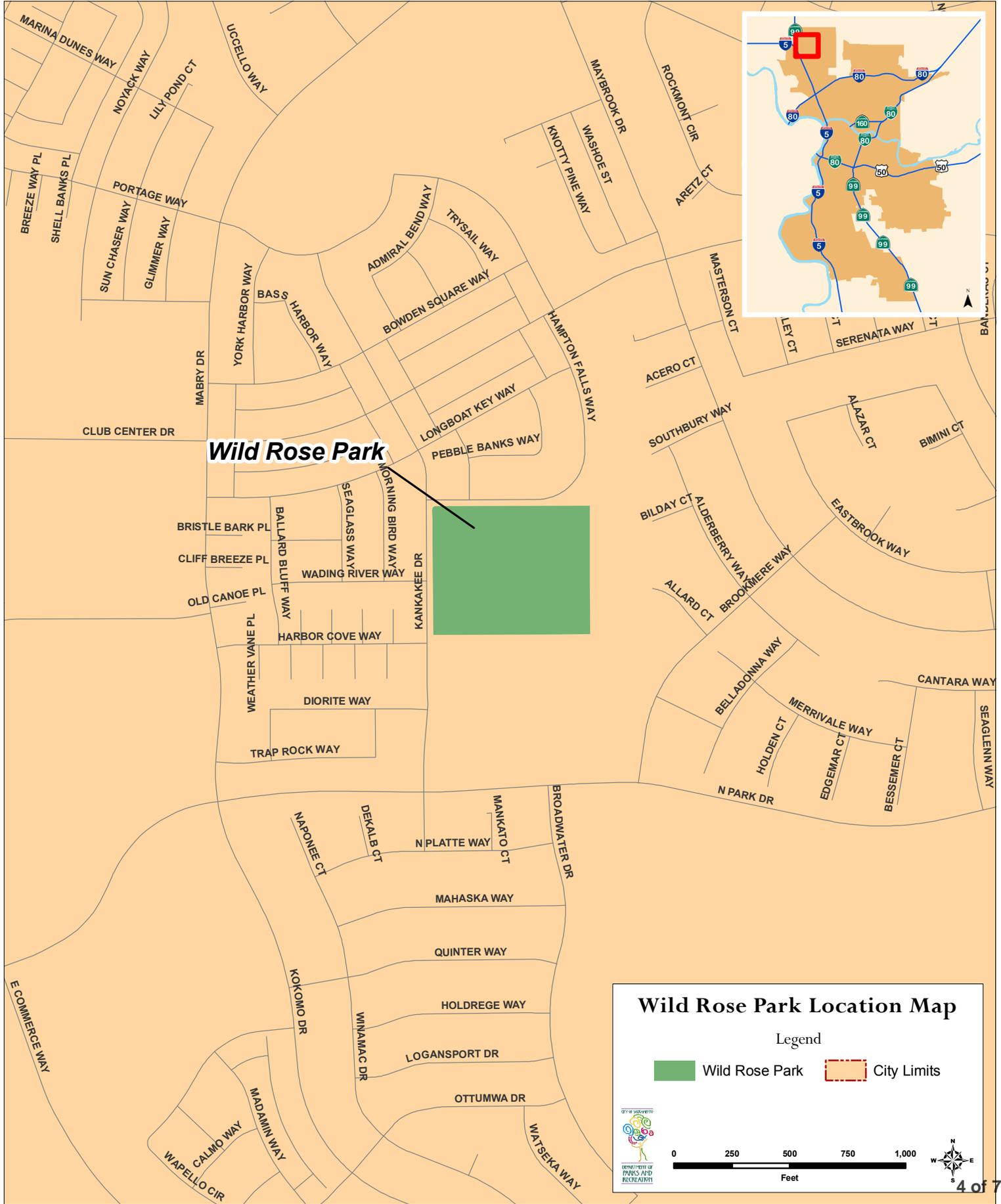
Financial Considerations: Additional funds are needed for the project in order to award Change Order Number Four. These funds will cover construction of the Skate Plaza Area as well as potential construction change orders, project management, inspection services, building permit fees, contract management, labor compliance, and special inspection and material testing. Appropriating \$340,000 from the Park Development Impact Fees (PIF) (Fund 3204) fund to L19187000 will provide sufficient funding to fully fund the construction of the Skate Plaza Area as described in Change Order Number Four.

There are sufficient funds in the North Natomas Lands Community Facilities District 3 (Fund 2230) for ongoing maintenance and utilities for this additional amenity.

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 45%, Peterson Developments and their subcontractors exceed the City's 5% LBE requirement.



CITY OF SACRAMENTO DEPARTMENT OF PARKS AND RECREATION



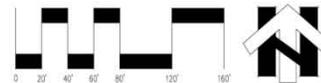


Legend of Possible Items:

- A. Park Entrance Sign.
- B. Existing Bike Path.
- C. Main Picnic Area
- D. Youth Baseball (60' Baseline)
- E. Walking/ Jogging Path, Decomposed Granite, approximately 1/2 mile long and 4' wide.
- F. Existing Drainage Channel.
- G. Community Garden with storage shed and compost areas.
- H. Adult Basketball-Full Court (50' x 84').
- I. Skate Board Park (45' x 85').
- J. 2x Youth Basketball -Half Court (45' x 85').
- K. Buffer Planting Area.
- L. .65 acre Natural Play area.
- M. 4 Parcourse Fitness Stations.
- N. 2 Stall Bathroom.
- O. Proposed Labyrinth.
- P. Decorative Planting areas.
- Q. Secondary Picnic Area.
- R. Open Space for Passive Recreation.
- S. Footbridge Connecting Wild Rose Park to Red Bud Park.
- T. (2x) Bocce Ball Courts & (2x) Horseshoe Pits.
- U. Proposed additional community gardens.

WILD ROSE PARK: MASTER PLAN

CITY OF SACRAMENTO
Landscape Architect: Steven Giguere



Wild Rose Park
5200 Kankakee Drive
Council District 1, Planning Area 10
Approved by City Council February 17, 2009
Resolution No. 2009-088

RESOLUTION NO. 2014-

Adopted by the Sacramento City Council

September 23, 2014

**APPROVING CHANGE ORDER NO. 4 AND APPROPRIATING FUNDING
FOR WILD ROSE PARK (L19187000)**

BACKGROUND:

- A. Wild Rose Park is a 9.6-acre community park located at 5200 Kankakee Drive in North Natomas Council District 1.
- B. On February 17, 2009, the City Council approved the Master Plan, environmental documents, and park name "Wild Rose Park."
- C. The Environmental Services Manager has reviewed the Wild Rose Park project for compliance with the requirements of the California Environmental Quality Act (CEQA).
- D. The Skate Plaza Area included in Change Order No. 4 is shown in the Wild Rose Park Master Plan. The Skate Plaza Area is an important recreation amenity for the area. There is a strong desire by the community, particularly the community's youth to see this amenity constructed now. With the transfer of \$340,000 from the Park Development Impact Fees Fund (Fund 3204) there will be sufficient funds in the project to build the Skate Plaza Area. Staff has determined that it is more cost effective and time efficient to include the Skate Plaza Area to this phase of the project than to treat it as a separate future project.
- E. Utilizing Park Development Impact Fees (Fund 3204), 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."

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

- Section 1. That \$340,000 from the Park Development Impact Fee (PIF) (Fund 3204) fund balance is appropriated to Wild Rose Park (L19187000).
- Section 2. The City Manager, or City Manager's designee, is authorized to execute Change Order No. 4 in the amount of \$292,752 for City Contract No. B14190021009 between the City of Sacramento and Peterson Developments.
- Section 3. The City Manager's change order authority is reset for the project.