



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
[www. CityofSacramento.org](http://www.CityofSacramento.org)

CONSENT
 June 8, 2006

Honorable Mayor and
 Members of the City Council

Subject: Change Order: South Natomas Community Park Project, CIP LW36

Location/Council District:
 2921 Truxel Road, Council District 1

Recommendation: Adopt a Resolution: 1) Increasing revenue and expenditure budgets by recognizing the current year Quimby In Lieu Fee revenues, Fund 710, by \$80,000; 2) Appropriating \$80,000 from Quimby Act Funds, Fund 710, from Planning Area 9 for the South Natomas Community Park Project, CIP LW36, and 3) Approving South Natomas Community Park Project, CIP LW36, Change Order #3, in the amount of \$43,767.63.

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

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design and Development

Organization No: 4727

Summary:

South Natomas Community Park is a 17-acre community park located at Truxel Road and Bannon Creek Drive in South Natomas. Two change orders, totaling \$221,886.66, have been issued increasing the original construction contract amount of \$1,305,728.75. Change Order #2 increased the contracted budget in excess of the current change order authority (8% of the contract value, \$104,458) that was approved by the City Council on January 5, 2006, when the City Manager's change order authority was also reset. Change Order No. 3, in the amount of \$43,767.63, includes four necessary items to the completion of the project, two credits, and two requested additions. Staff recommends appropriating \$80,000 from Quimby Act Funds, Fund 710,

from Planning Area 9 for the South Natomas Community Park Project, CIP LW36, and approving South Natomas Community Park Project's, CIP LW36, Change Order #3 in the amount of \$43,767.63.

Committee/Commission Action:

The Citizen's Advisory Committee for Parks and Recreation approved the master plan for South Natomas Community Park on June 1, 2002.

Background Information:

South Natomas Community Park is a 17-acre community park located at Truxel Road and Bannon Creek Drive in South Natomas (Attachment 1, page 5). Phase I of the park included the construction of the Community Center and Library which was completed in October 2001. Phase II develops the park and site utilities (Attachment 2, page 6). On December 17, 2002, a Capital Improvement Program (CIP) project for the South Natomas Community Park, Phase II was established. On August 23, 2005, the construction contract was awarded to GoodLanD Landscape Construction, Inc., for the development of Phase II in the amount of \$1,305,728.75.

Two change orders, totaling \$221,886.66, increased the original construction contract amount for Phase II. Due to significant cost savings realized through value engineering in Phase I, funds remained to offset the Phase II deferred improvements. Since the "as-built" plans from Phase I included the SMUD loop system and the site drainage system, those necessary improvements were not included in the original project budget or construction documents. The completion of the SMUD loop system (Change Order #1) and site drainage system with connection to the existing storm drain (Change Order #2) were two such items. Other items included in these change orders were additional costs due to the national shortage of drainage pipe that occurred following hurricanes Katrina and Rita, and the installation of fitness equipment that was donated by Sutter Health. Change Order #2 increased the contracted budget in excess of the current change order authority (8% of the contract value, \$104,458) and was approved by the City Council on January 5, 2006 when the City Manager's change order authority was also reset.

Change Order #3, in the amount of \$43,767.63, includes four necessary items to the completion of the project, two credits, and two requested additions. It is necessary to upsize the irrigation system controller, flow sensors, and valves so that the system will operate more efficiently, covering more area in less time, thus saving both water and electricity. Additionally, extra mulch is needed to cover the play area. Two credits are also included in the change order, one for deleting weed fabric, primarily on mounded area where the mulch will in time wash off, exposing unsightly fabric, and one for eliminating some of the specified gate valves, leaving an adequate number to facilitate repair of the system. The last two items of Change Order #3 are City requested additions to the project. The first, a 6-foot high chain link fence surrounding a community-installed BMX course, will contain the BMX activities and keep them

separated from other park uses. The installation of a patio with benches and picnic tables on the north side of the community center will support the very successful after-school and summer teen program. The program has so many participants now that the teens congregate in the lobby and in front of the building, challenging other patrons, mainly parents with young children or seniors, who use other programs at the center to navigate through the teens in order to reach their destination. The patio will provide a controlled area for the teens to conduct their activities without impacting other operations of the center.

Construction of the park is scheduled to be completed by the summer of 2006. For a complete breakdown of all change order items, see Attachment 3, page 7.

Financial Considerations:

The current budget for this project is \$1,866,278 which includes: the General Fund, Fund 101, (\$73,722); Quimby Act, Fund 710 (\$780,140); the South Natomas Facility Benefit, Fund 796 (\$212,416); and other Capital grants, Fund 512 (\$800,000). Two change orders, totaling \$221,886.66, have been issued increasing the original construction contract amount of \$1,305,728.75.

Staff requests increasing revenue and expenditure budgets by recognizing the current year Quimby In Lieu Fee revenues, Fund 710, by \$80,000 and appropriating \$80,000 from Quimby Act Funds, Fund 710, from Planning Area 9 to complete the South Natomas Community Park Project, CIP LW36, for Change Order #3.

Environmental Considerations:

On June 6, 2000, City Council ratified the Negative Declaration and adopted the Mitigation Reporting Plan. The council report stated, "In accordance with the State Guidelines for implementation of the California Environmental Quality Act (CEQA) of 1970, the Planning Services Division, Office of Environmental Affairs reviewed the proposed South Natomas Community Center, Library, and a Park project and has determined that the proposed project will not result in a significant adverse impact on the environment."

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 facilities throughout the City.

Emerging Small Business Development (ESBD):

Not applicable.

Respectfully Submitted by: 

ROBERT G. OVERSTREET II
Director of Parks and Recreation

Recommendation Approved:

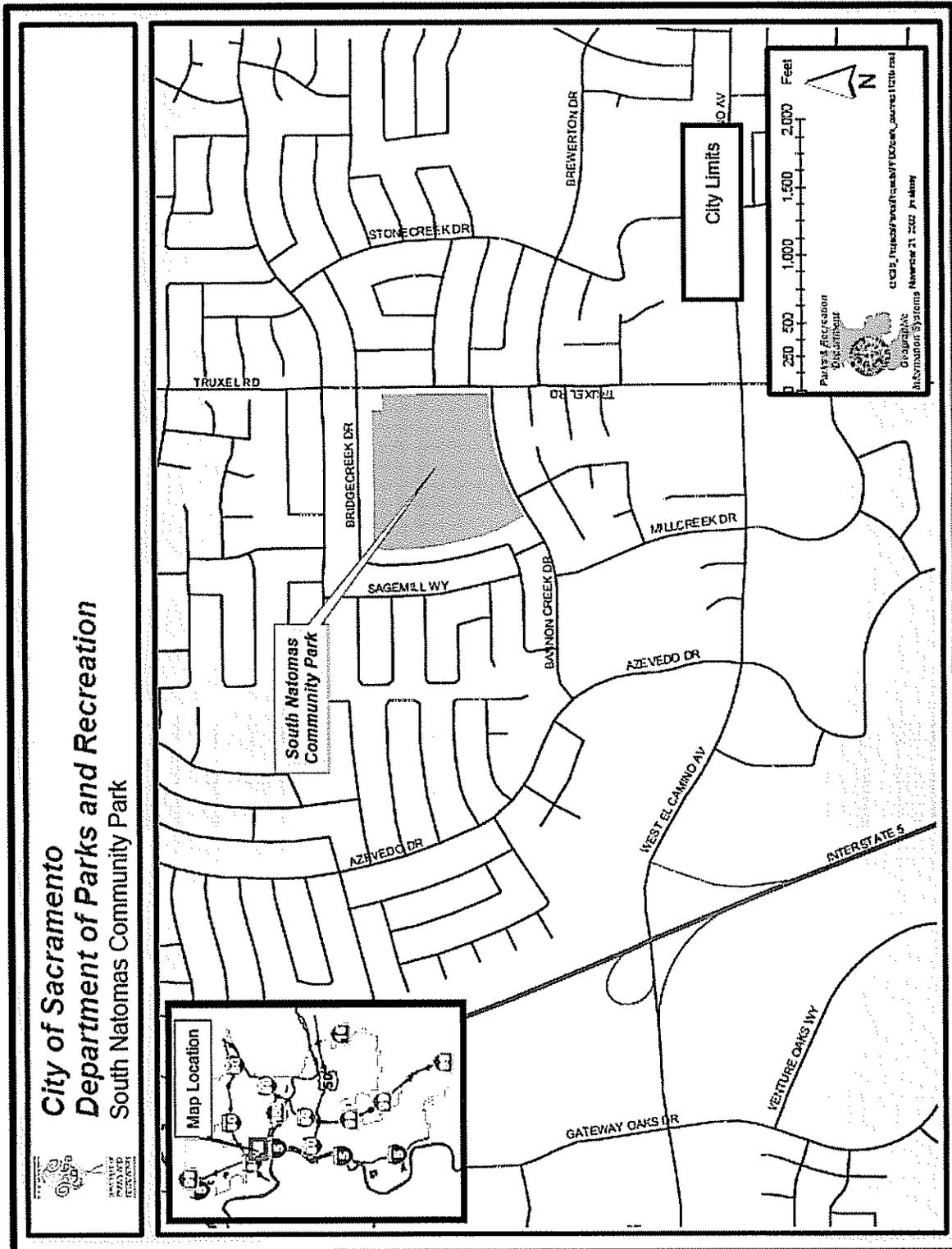


RAY KERRIDGE
City Manager

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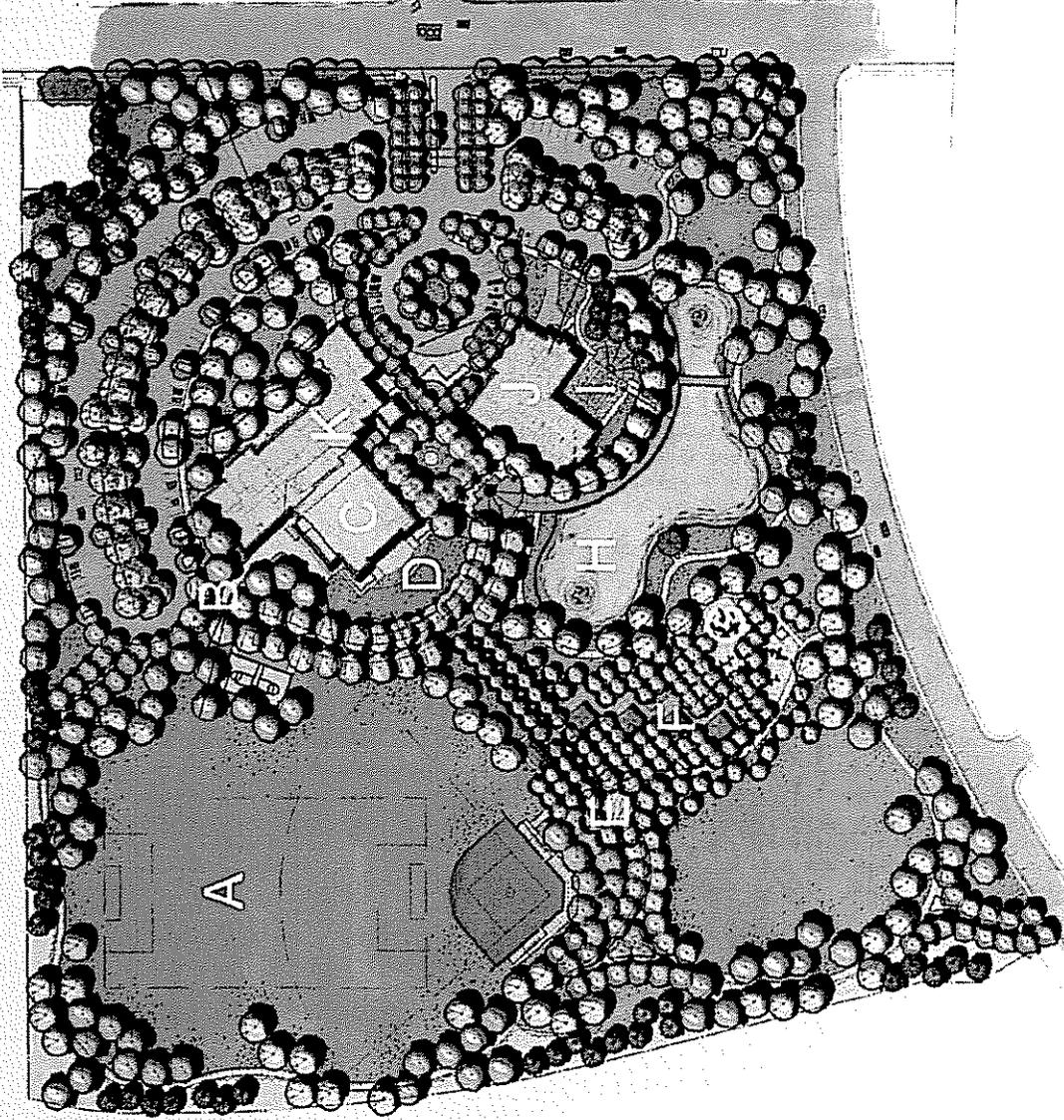
Attachment 1 – Area Map



Attachment 2 – South Natomas Community Park Master Plan

LEGEND

- A - Soccer Field
- B - Farmers Market-Promenade
- C - Future Multi-Purpose Expansion
- D - Amphitheatre
- E - Interactive Water Play
- F - Picnic Area
- G - Multi-Age Play Area
- H - Pond W/ Aeration Jet & Gazebo
- I - Rose Garden
- J - Library
- K - Community Center
- L - SMUD Transformer



**SOUTH NATOMAS COMMUNITY PARK
MASTER PLAN**

Attachment 3 – South Natomas Community Park Change Order Description

South Natomas Community Park, Phase II, CIP LW36
Change Order Description

Change Order #1	Change Order #2	Change Order #3
Increase irrigation main line size, pipe shortage & cost increase due to Hurricane Katrina.	Install storm drainage for north half of the site & tie into the 60" storm drain in Truxel Road.	Lower storm drain in Truxel Rd. to clear existing water line.
Add SMUD loop system deferred from the Phase 1 Library & Community Center project.	Install fitness equipment donated by Sutter Health.	Increase controller from 36 to 48 station.
Replace the storm drain with a connection with a catch basin.		Additional quantity for temp. construction fencing.
Add three catch basins to have better drainage.		Deleted gate valves.
		Increase size of remote control valve.
		Add 40 LF of 6" pipe to valves & grate changes.
		Delete weed fabric.
		Add Teen Center patio tables, & benches.
		Add BMX course fence.
		Increase flow sensor size.
		Additional fiber (playarea, etc.)
Total Change Order #1:	Total Change Order #2:	Total Change Order #3:
\$14,623.10 b	\$114,191.55 a	\$4,622.09 b
\$75,117.85 a	\$15,250.47 c	\$1,013.85 b
\$1,178.79 b		\$4,345.20 b
\$1,524.90 b		-\$4,752.00 b
		\$545.60 b
		\$1,198.60 b
		-\$2,955.05 c
		\$13,534.25 c
		\$19,697.02 c
		\$4,043.03 b
		\$2,475.04 b
		\$43,767.63
Total Change Order #1:	Total Change Order #2:	Total Change Order #3:
\$92,444.64	\$129,442.02	\$43,767.63

Notes:

- a Items deferred from Phase I Library & Community Center Project.
- b Grading & irrigation unforeseen items requiring modifications.
- c City requested changes.
- d Items rejected.

\$189,309.40
\$30,818.20
\$45,526.69

14.5% of Original Contract
2.4% of Original Contract
3.5% of Original Contract

Total Change Orders (1-3)
20.3% of Original Contract

\$265,654.29

RESOLUTION NO. 2006-XXXX

Adopted by the Sacramento City Council

June 8, 2006

INCREASING REVENUE AND EXPENDITURE BUDGETS BY RECOGNIZING THE CURRENT YEAR QUIMBY IN LIEU FEE REVENUES, FUND 710, BY \$80,000; APPROPRIATING \$80,000 FROM QUIMBY ACT FUNDS, FUND 710, FROM PLANNING AREA 9 FOR THE SOUTH NATOMAS COMMUNITY PARK PROJECT, CIP LW36, AND APPROVING SOUTH NATOMAS COMMUNITY PARK PROJECT, CIP LW36, CHANGE ORDER #3, IN THE AMOUNT OF \$43,767.63

BACKGROUND:

- A. On December 17, 2002, the City established a Capital Improvement Project for South Natomas Community Park, CIP LW36.
- B. On August 23, 2005, the construction contract with GoodLand Landscape Construction, Inc. was awarded for Phase II.
- C. Two change orders, totaling \$221,886.66, have been issued increasing the original construction contract amount of \$1,305,728.75. Change Order #2 increased the contracted budget in excess of the current change order authority (8% of the contract value, \$104,458) and was approved by the City Council on January 5, 2006. The City Manager's change order authority was also reset at that time.
- D. Change Order #3, in the amount of \$43,767.63, includes several items necessary to complete the project. To pay for Change Order #3, additional funds would need to be appropriated.

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

- Section 1. Increases revenue and expenditure budgets by recognizing the current year Quimby In Lieu Fee revenues, Fund 710, by \$80,000.
- Section 2. Appropriates \$80,000 from Quimby Act Funds, Fund 710, from Planning Area 9 for the South Natomas Community Park Project, CIP LW36.
- Section 3. Approves South Natomas Community Park Project, CIP LW36, Change Order #3, in the amount of \$43,767.63.