



# REPORT TO COUNCIL

## City of Sacramento

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

CONSENT  
August 29, 2006

Honorable Mayor and  
Members of the City Council

**Title:** Change Order #2: Granite Regional Park Skatepark, CIP LV97

**Location/Council District:** Granite Regional Park/Council District 6

**Recommendation:** Adopt a **Resolution:** 1) ratifying and authorizing Change Order #2 with West Fork Construction in the amount of \$173,258 for the development of the regional skatepark at Granite Regional Park, CIP LV97.

**Contact:** J.P. Tindell, Interim Planning and Development Manager, 808-1955

**Presenters:** Not applicable

**Department:** Parks and Recreation

**Division:** Park Planning, Design & Development

**Organization No:** 4727

### Description/Analysis

**Issue:** The City Manager issued Change Order #2 with West Fork Construction in the amount of \$173,258 for the addition of an 8' fence and motion sensor lighting at the skatepark to protect the public from substantial and immediate danger of injury, pursuant to Sacramento City Code section 3.60.210(F)(2). This change order exceeded the City Manager's approval authority set forth in Sacramento City Code section 3.60.210(C). Staff is seeking Council ratification and authorization of Change Order #2. A summary of the project history is included as Attachment 1 (page 4) and a development map is included as Attachment 2 (page 5).

**Policy Considerations:** Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.



**Committee/Commission Action:** The Citizen's Advisory Committee (CAC) for Parks and Recreation supported the master plan for Phase II development (including the skatepark) of Granite Regional Park at its December 2, 2004 meeting.

**Environmental Considerations:** The Environmental Services Manager has determined that the Granite Regional Park Phase II Project, as proposed, will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration was prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA) guidelines, the City has incorporated mandatory mitigation measures into the project plans to avoid potential impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures were approved by City Council on March 15, 2005.

The proposed Negative Declaration was available for a 30-day Public Review during the period of February 9 through March 10, 2005. No comments were received. The City Council ratified the Negative Declaration on March 15, 2005.

**Rationale for Recommendation:** The initial award of a construction contract to West Fork, as the general contractor, was based solely on the total available funding for the project from competitive grant awards and programmed block grant funding at that time.

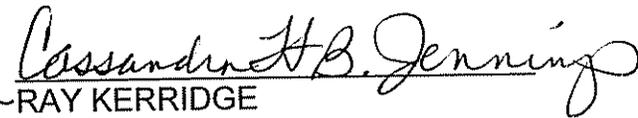
In order to protect the public from substantial and immediate danger of injury, it was necessary for the City Manager to issue Change Order # 2 prior to seeking City Council approval. The City Manager issued the change order pursuant to the authority vested in him pursuant to action per Sacramento City Code section 3.60.210 (F)(2). The City Council's ratification and authorization of Change Order #2 will restore the City Manager's to issue change orders pursuant to Section 3.60.210. The fencing and motion sensor lighting was required to curtail unauthorized, after-hours use. For a history of City Council actions, please refer to Attachment 3, page 6.

**Financial Considerations:** There are sufficient funds in Granite Regional Park, CIP LV97 to cover the \$173,258 needed for Change Order #2.

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

Respectfully Submitted by:   
ROBERT G. OVERSTREET II  
Director of Parks and Recreation

Recommendation Approved:

  
for RAY KERRIDGE  
City Manager

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**Attachment 1****Background Information**

On March 15, 2005 the City Council approved the master plan and mitigated negative declaration for the Phase II development of Granite Regional Park which included: relocating the existing dog park, removing the temporary corporation yard and developing an all-weather lighted soccer field in Area 1 of the park site. The proposed master plan also included a new dog park, parking lot, access ramp, detention basin, landscaping and the development of a regional skate park in Area 2 of the park site.

Based on City Council direction and prior approvals, the Granite Regional Park Phase II project has been broken up into three sub-projects:

- 1) Development of Area 2 Infrastructure, Landscaping & Dog Park, CIP LV94,
- 2) Development of the Regional Skate Park, CIP LV97, and
- 3) Development of the All-Weather Lighted Soccer Field, CIP LV98.

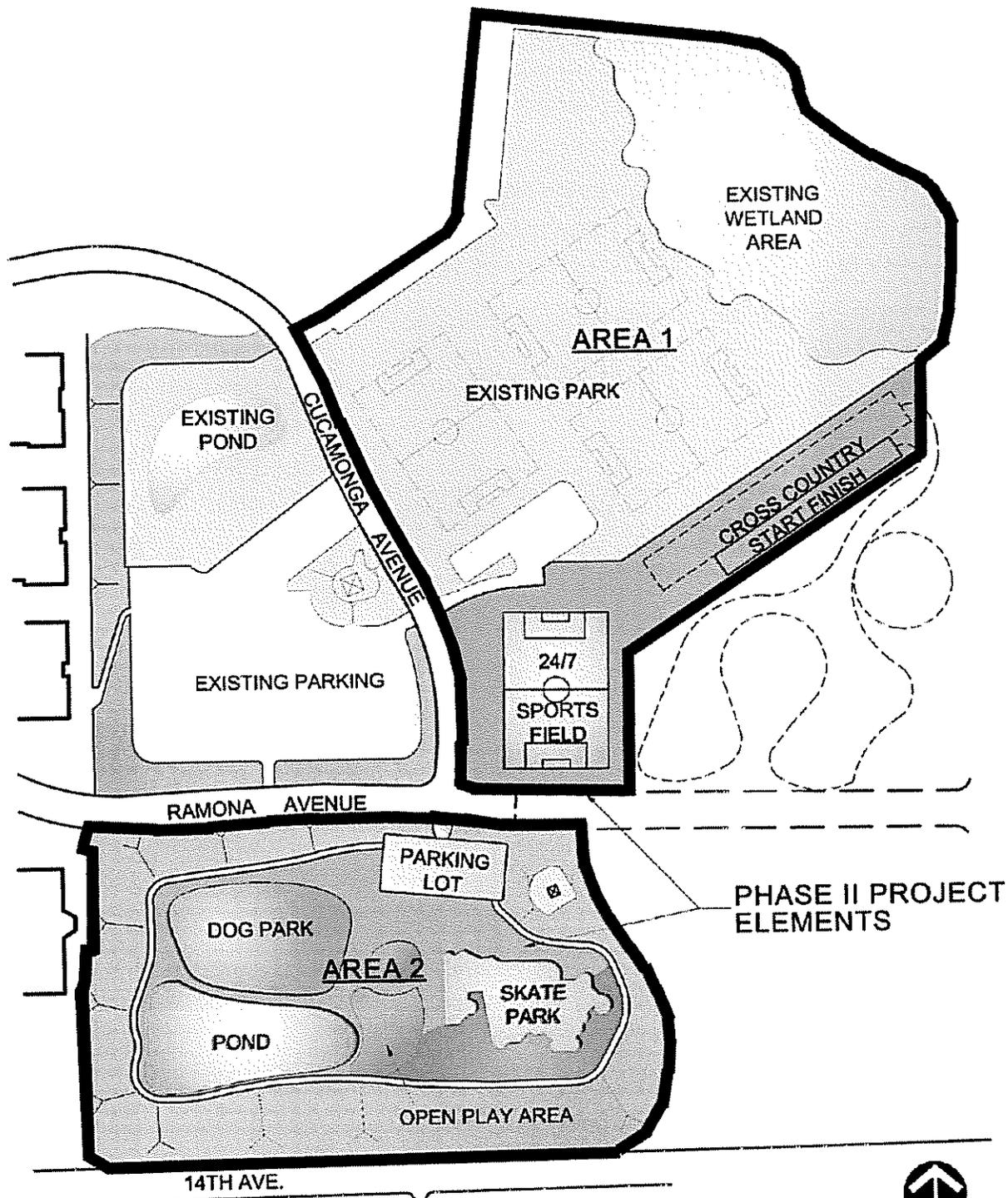
Over the past year, the City Council has approved various actions with regard to the delivery and fiscal management of the Granite Regional Park Phase II project consistent with City policy.

In Resolution 2006-327, City Council approved a supplemental agreement with Regional Park General for the development of Area 2 Infrastructure, Landscaping & Dog Park in the amount of \$426,972 and Change Order #1 with West Fork Construction Company in the amount of \$234,972 for development of the regional skatepark. Costs for development of Area 2 exceeded the contribution of the developer and the initial \$300,000 contribution of the City, which totaled \$1.4 million in improvements. The additional costs associated with the supplemental agreement included electrical service, additional fill and excavation, access ramps, landscaping, and fencing. The initial award of a construction contract to West Fork, as the general contractor, was based on the total available funding for the project from competitive grant awards and programmed block grant funding at that time. The additional costs associated with Change Order #1 include: reinforcement steel, additional fill and excavation, an emergency access road, irrigation and fencing.

The entire Phase II project is expected to be complete by the end of 2006.

Attachment 2

Granite Regional Park Phase II Development Map



Granite Regional Park

**Attachment 3****Granite Regional Park Phase II City Council Actions**

**June 28, 2005:** The City Council approved a turn-key park development agreement with Regional Park General (RPG) for development of Area 2 of Granite Regional Park including: the dog park, parking lot, and water detention area south of Ramona Ave. In addition, the City Council suspended competitive bidding allowing RPG to sole source to West Fork Construction Company as the general contractor based on their intimate knowledge of the project, years on and familiarity with the project site, and cost savings with regard to review of construction documents, mobilization and project coordination. Because West Fork has been and continues to be involved with the private side of the Granite Regional Park Site Development, their involvement in the project maximizes efficiency in the schedule and budget of the park component of construction.

**October 11, 2005:** The City Council approved an amendment to the turn-key park development agreement with Regional Park General. The amendment was to recognize the contribution of \$300,000 in addition to the developer credits, which were not sufficient to complete the project as scoped in the agreement. The City Council also suspended competitive bidding and authorized the City Manager to negotiate a sole source construction contract with West Fork Construction Company as the general contractor for the future development of the all-weather lighted soccer field and construction of the regional skatepark. The sole source recommendation was again based on West Fork's intimate knowledge of the project, years on and familiarity with the project site, and cost savings with regard to review of construction documents, mobilization and project coordination.

**November 29, 2005:** The City Council approved actions necessary to ensure the proper administration, fiscal tracking and compliance with the various competitive and block grant funds associated with the Granite Regional Park Phase II project. With the proper fiscal and tracking systems established, the City Council accepted two competitive Proposition 40 Park Bond grants totaling \$1,550,000. The grant funds were designated for development of the all-weather lighted soccer field and the Phase II of the regional skatepark. At that time, the City Council approved the establishment of a reserve fund to cover any unanticipated costs as bids were received and to ensure that the entire Granite Regional Park Phase II project could be completed as scoped.

**December 13, 2005:** The City Council awarded a construction contract in the amount of \$1,450,000 to West Fork Construction for the development of the regional skatepark at Granite Regional Park. In addition, the City Council authorized the City Manager to approve West Fork's sole source contract with California Skate Park due to the specialty and precise application required in the steel rails and the placement of the shot-crete. The complexity of the skatepark required the construction contractor to be proficient in specialty application, placement and finishing of shot-crete to meet the requirements in the design documents. This included bowl type applications along with reversed curves and curved over-vertical applications. This is accomplished using

screeds and trowels especially created and made by California Skatepark.

**May 16, 2006:** In regards to the skatepark, the City Council approved: 1) a supplemental agreement with Regional Park General in the amount of \$426,972; 2) Change Order #1 in the amount of \$234,972 with West Fork Construction (for reinforcement steel, additional fill and excavation, an emergency access road, irrigation and fencing for the Granite Regional Park Phase II project, CIP LV97); and 3) a transfer of \$234,972 (Fund 512) from Granite Regional Park Phase II Reserve, CIP LV93 to the Granite Regional Park Skateboard Park Development Project, CIP LV97.

### **Prior CRCIP Council Action related to Granite Park**

**October 11, 2005:** City Council authorized the City Manager to identify projects for a Community Reinvestment Capital Improvement Program (CRCIP) bond issuance.

**December 13, 2005:** Staff presented a proposed list of community projects.

**January 10, 2006:** City Council held a financial planning workshop and developed a CRCIP project list. Each project was evaluated and ranked in priority order as either a Tier 1 or Tier 2 project.

**February 7, 2006:** City Council approved the CRCIP project list.

**March 21, 2006:** City Council directed staff on which final projects to include in the Tier I and Tier II lists.

**April 18, 2006:** City Council approved the final Tier I and Tier II project list and bridge financing.

**May 23, 2006:** City Council authorized the issuance of approximately \$150 million in 2006 bonds, authorized funding for the Tier I CRCIP projects and adopted policy directives. Granite Regional Park is a Tier I project with an appropriation of \$1.6 million from the CRCIP bond.

**RESOLUTION NO. 2006-**

Adopted by the Sacramento City Council

August 29, 2006

**APPROVING CHANGE ORDER #2: GRANITE REGIONAL PARK SKATEPARK,  
CIP LV97**

**BACKGROUND**

- A. On March 15, 2005 the City Council approved the master plan and mitigated negative declaration for the Phase II development of Granite Regional Park.
- B. On June 28, 2005, the City Council approved a turn-key park development agreement with Regional Park General (RPG) for development of Area 2 of Granite Regional Park including the dog park, parking lot, and water detention area south of Ramona Ave. In addition, the City Council suspended competitive bidding allowing RPG to sole source to West Fork Construction Company as the general contractor for the site.
- C. On October 11, 2005, the City Council approved an Amendment #1 to the turn-key park development agreement with Regional Park General, suspended competitive bidding and authorized the City Manager to negotiate a sole source construction contract with West Fork Construction Company as the general contractor for the future development of the all-weather lighted soccer field and regional skatepark.
- D. On November 29, 2005, the City Council approved actions necessary to ensure the proper administration, fiscal tracking and compliance with the various competitive and block grant funds associated with the Granite Regional Park Phase II project and established a reserve fund to ensure the entire Phase II project could be completed as scoped.
- E. On December 13, 2005, the City Council awarded a construction contract to West Fork Construction for the development of the regional skatepark at Granite Regional Park. In addition, the City Council authorized the City Manager to approve West Fork's sole source contract with California Skate Park due to the specialty and precise application required.
- F. On May 16, 2006, the City Council approved a supplemental agreement with Regional Park General in the amount of \$426,972, Change Order #1 in the amount of \$234,972 with West Fork Construction for required work, and transferred reserve funding (Fund 512) from the Granite Regional Park Phase II Reserve, CIP LV93, to the Granite Regional Park Skateboard Park Development Project, CIP LV97.
- G. The City Manager issued Change Order #2 with West Fork Construction in the amount of \$173,258 for the addition of an 8' fence and motion sensor lighting at

the skatepark to protect the public from substantial and immediate danger of injury, pursuant to Sacramento City Code section 3.60.210(F)(2)

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

- Section 1. Change Order #2 with West Fork Construction in the amount of \$173,258 for the development of the regional skatepark at Granite Regional Park, CIP LV97, issued by the City Manager pursuant to Sacramento City Code section 3.60.210(F)(2) is ratified and authorized.