



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
[www. CityofSacramento.org](http://www.CityofSacramento.org)

CONSENT  
**February 6, 2007**

**Honorable Mayor and  
 Members of the City Council**

**Title: Change Order #2: Tanzanite Park Phase 2, CIP LS87**

**Location/Council District:** 2220 Tanzanite Avenue / Council District 1

**Recommendation:** Adopt a **Resolution:** 1) approving Change Order #2 for construction contract # CO2005-156 for Tanzanite Park Phase 2, CIP LS87, in the amount of \$126,918; and 2) authorizing the City Manager to execute Change Order #2 for construction contract # CO2005-156 between the City of Sacramento and Gold Valley Construction, Inc., for Tanzanite Park Phase 2, CIP LS87, in the amount of \$126,918.

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

**Presenters:** Not applicable

**Department:** Parks and Recreation

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

**Organization No:** 4727

### **Description/Analysis**

**Issue:** To complete construction, change orders are required. However, Change Order #2 (\$126,918) is necessary to aid in the completion of Phase 2 construction of Tanzanite Park. The change order is necessary to abide by City requirements, to address safety concerns, and to address a need for alternative materials. When Change Order #2 is added to Change Order #1 (\$50,003), it is in excess of the parameters set forth in City Code 3.60.210 (B) and lies outside the City Manager's approval authority since it exceeds 8% of the original contract price of \$1,997,263.60 (CO2005-156).

A summary of the project history is included as Attachment 1 (page 4). A location map is provided as Attachment 2 (page 5).



**Policy Considerations:** A change order is required as a result of an increase in contract price. However, the change orders are in excess of the parameters set forth in Sacramento City Code Section 3.60.210 (B) and lie outside the City Manager's approval authority.

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:** The Tanzanite Park name and master plan (Attachment 3, page 6) were reviewed and supported by the Citizen's Advisory Committee for Parks and Recreation (CAC) on February 4, 2003. The CAC Park Planning Design & Development Subcommittee reviewed and supported a recommendation to include a dog park in the Tanzanite Community Park master plan. The CAC supported the master plan revision on September 30, 2004.

**Environmental Considerations:** City Council approved the Negative Declaration and Mitigation Reporting Program for Tanzanite Community Park on September 9, 2003.

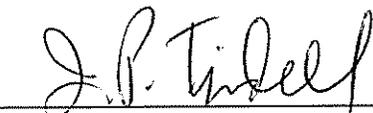
**Rationale for Recommendation:** Modifications were necessary in order to complete park construction based on the following: 1) safety requests from local residents and the developer; 2) requirements from the City's inspectors (fire, electrical, and encroachment), the City ADA coordinator, and construction inspector; 3) the purchase and installation of additional materials (trees); and 4) a need for different materials. Staff recommends the City Council authorize the City Manager to execute Change Order #2 to aid in the completion of the park. Change Order #2 details are outlined in Attachment 4 (pages 7-8).

**Financial Considerations:** No new funds are requested for this report. The CIP budget for Tanzanite Park Phase 2 is \$2,669,597 for park master planning process and park development; the park funds were generated from Quimby Act, North Natomas Community Improvement, and Park Development Impact Fee Funds. There are adequate funds in CIP LS87 to award Change Order #2.

The Neighborhood Park Maintenance Community Facilities District (CFD) was established to reduce reliance on the General Fund for neighborhood park maintenance and to preserve the level of maintenance in the parks system. The CFD pays for a portion of the maintenance costs for neighborhood parks. The amount of funding in the CFD depends upon the year the homes in that neighborhood were built and annexed to the CFD; maintenance of parks built before 2002 and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD.

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. The annual maintenance and utility costs for Phase 2 and Phase 1, 20 acres, is approximately \$6,200 per acre or \$124,000; the total 36 acre site will cost \$223,200 for maintenance and utilities. There has been no augmentation to the Department of Parks and Recreation's operating budget for maintenance or water and utility costs.

**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:   
CASSANDRA H. B. JENNINGS  
for Assistant City Manager

Recommendation Approved:

  
for RAY KERRIDGE  
City Manager

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**Attachment 1**

**Background Information**

Tanzanite Park is a 36 acre community park located at Innovator Drive and Tanzanite Drive in North Natomas. Tanzanite Park is a joint-use park and detention basin. The name was approved by the Citizen's Advisory Committee (CAC) for Parks and Recreation on September 5, 2002; CAC supported the Tanzanite Park master plan for the entire 36 acre park site on February 4, 2003. The City Council approved both on September 9, 2003.

Built in summer 2004, Tanzanite Park Phase 1 included 5 acres of the community park site. Phase 1 included one full-size soccer field and two bantam soccer fields, shade trees, benches, picnic tables, drinking fountains, pathway lights, bike racks, an adventure play area, and earth mounds for seating and topographic interest.

On September 9, 2004, the CAC Park Planning, Design & Development Subcommittee reviewed and supported a recommendation to include a dog park in the Tanzanite Community Park master plan. The CAC supported the master plan revision on September 30, 2004. The revised master plan was approved by City Council in Resolution 2004-876.

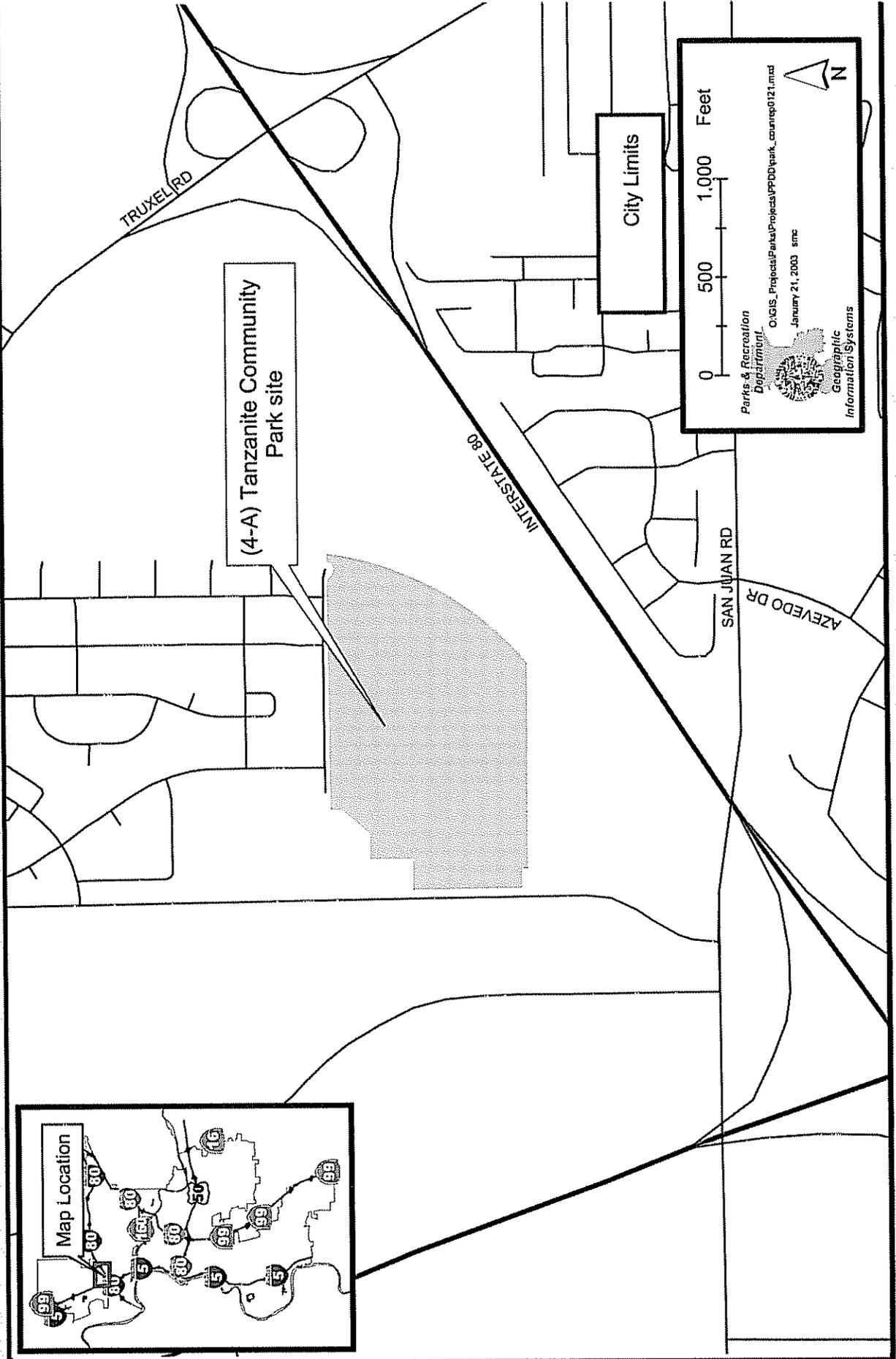
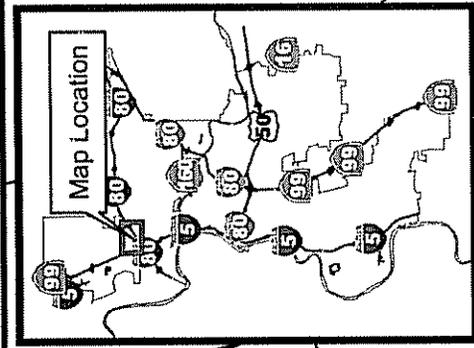
Phase 2 park development is 15 acres of the community park. A public meeting was held on June 30, 2004 where City Staff reviewed with the community the approved park elements in Phase 2. The Phase 2 park amenities include one regulation size soccer field, one bantam size soccer field, one baseball field, two grass volleyball courts, a 46-stall parking lot, one unisex restroom, a skatepark, a basketball court, a dog park, picnic areas, walkways, drought tolerant native grass plantings, and additional landscaping.

On November 22, 2005, the Tanzanite Park Phase 2 construction contract was awarded to Gold Valley Construction in the amount of \$1,997,263.60 (CO2005-156). Change Order #1 was required to address a geo-technical report, County and City Code requirements, and to lay the groundwork for future park development (irrigation).

# City of Sacramento

## Department of Parks and Recreation

### (4-A) Tanzanite Community Park Site



(4-A) Tanzanite Community Park site

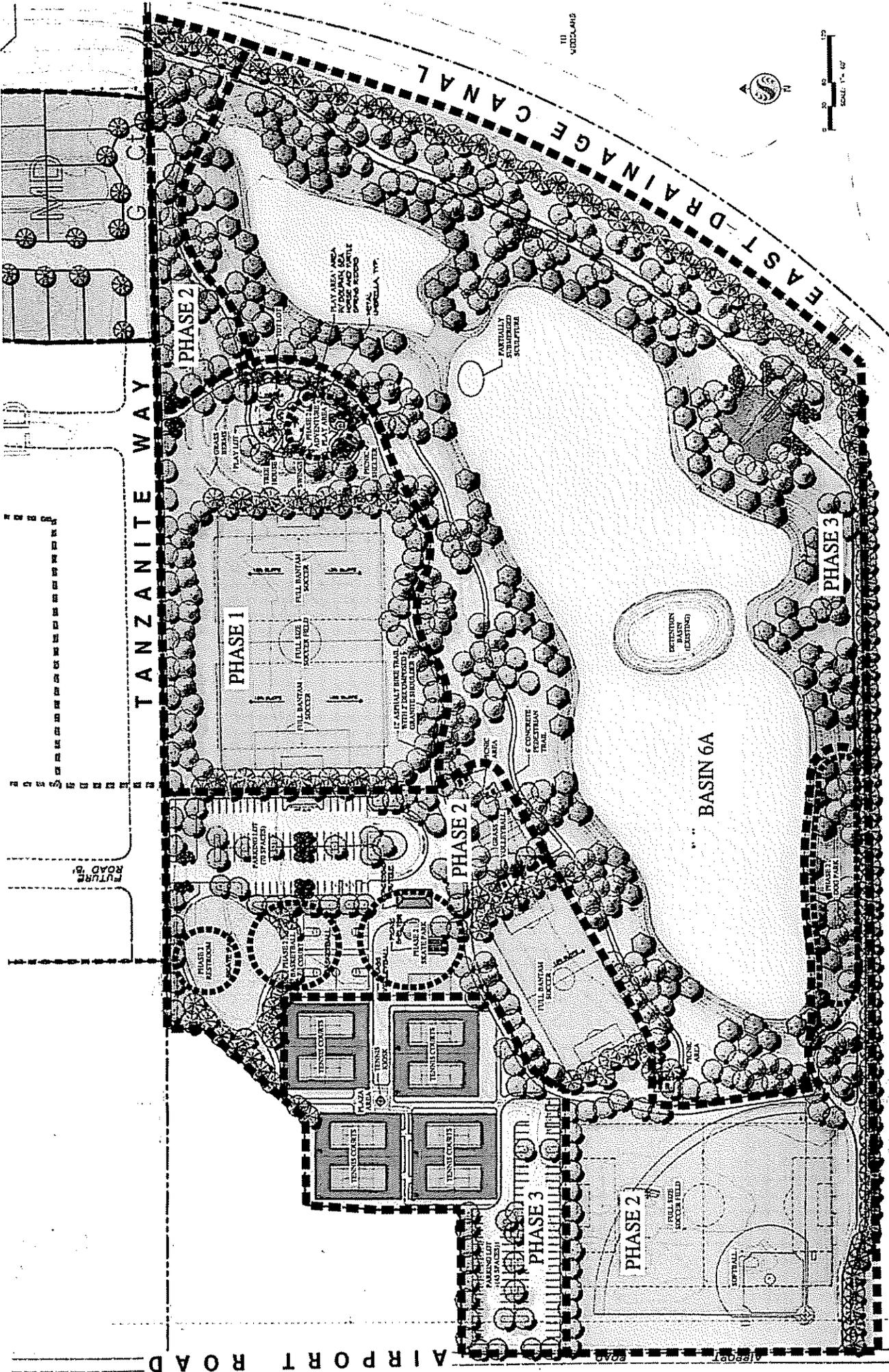
City Limits

0 500 1,000 Feet

North Arrow

Parks & Recreation Department  
O:\GIS\_Projects\Parks\Project\PPDD\park\_countsp0121.mxd  
January 21, 2003 smc

Geographic Information Systems



**North Natomas Community Park - Tanzanite Park**  
**APPROVED MASTER PLAN**  
**PHASING DIAGRAM**

Stantec Consulting Inc.



Stantec

## Attachment 4

**EXHIBIT A**  
**TANZANITE PARK PHASE 2**  
**LS87**

10/24/06

Description	Amount
<b>Change Order #2</b>	
PCO#2.0 Installation of Five Hundred (500) FT of Three (3) IN Mainline with Six (6) Control Wires to Irrigation Timer for Tree Bubblers on West Side of Park Due to Phase One Mainline Located Inside the Walk with Control Wires.	5,600.00
PCO#3.0 Removal of Two Hundred (200) LF of Existing Chain Link Fence and Posts Along Tanzanite Avenue	1,000.00
Installation of Additional Irrigation System and Landscape Planting Along the Frontage of Tanzanite Avenue per the Revised Planting Plan and as Directed by the City's Senior Landscape Architect	25,000.00
Installation of Three Hundred (300) LF of Privacy Slats onto the Existing Chain Link Fence as Directed by the City's Senior Landscape Architect	5,600.00
Removal of Two Hundred (200) LF of Existing Barbed Wire	600.00
Planting of One Hundred (100) Fifteen (15) Gallon Trees – Installation Cost Only	7,500.00
Purchase of Twenty-Two (22) EA Fifteen (15) Gallon Trees	2,700.00
Installation of One Hundred and Twenty-Five (125) LF of Nine (9) IN Wide Concrete Mowstrip, Grading and One Hundred (100) LF of French Drain at Basketball Court	10,100.00
Wire Upgrades to Restroom and Sump Pump	1,700.00
Removal of One (1) Existing Irrigation Well	22,600.00
Generator Rental and Fuel	8,000.00
Fifty (50) Percent of the Security Guard Service to 9-16-06	2,750.00
Fifty (50) Percent of the Security Guard Service from 9-17-06 to 10-27-06	2,900.00
One Hundred (100) Percent of the Security Guard Service from 10-28-06 to 1-25-07	13,500.00
Installation of One (1) Mechanical Room with Braille Sign	400.00
Installation of Two (2) Handicapped Parking Stalls and Re-stripe Depth	1,200.00
Demolition and Removal of Two Hundred and Forty (240) SF of Concrete and Installation of One (1) Handicapped Ramp	6,700.00
Slurry Seal Trench Patch at Road Crossing as Directed by the Encroachment Inspector	750.00
Installation of One (1) Sump Pump Controller Enclosure	2,900.00

**EXHIBIT A**  
**TANZANITE PARK PHASE 2**  
**LS87**

10/24/06

<u>Description</u>	<u>Amount</u>
<b>Change Order #2</b>	
Fabrication of Two (2) Steel Plates for the Artwork	4,168.00
Installation of Five (5) Knox Boxes	750.00
Supply and Installation of the Lavguard Pipe Insulation	500.00
<b>Total Change Order #2</b>	<b>\$126,918.00</b>

**RESOLUTION NO. 2007-**

Adopted by the Sacramento City Council

February 6, 2007

**APPROVING CHANGE ORDER #2: TANZANITE PARK PHASE 2, CIP LS87**

**BACKGROUND**

- A. Tanzanite Park is a 36 acre community park located at Innovator Drive and Tanzanite Drive in North Natomas.
- B. CAC supported the Tanzanite Park master plan for the entire park site on February 4, 2003. The City Council approved the name and master plan for the park on September 9, 2003.
- C. The Tanzanite Park master plan revision for Phase 2, per community requests, was reviewed and supported by the community and the Parks and Recreation -Committee; it was approved by City Council in Resolution 2004-876.
- D. On November 22, 2005, the Tanzanite Park Phase 2 construction contract was awarded to Gold Valley Construction in the amount of \$1,997,263.60 (CO2005-156).
- E. To aid in the completion of Tanzanite Park Phase 2 construction, a change order is required as a result of an increase in the contract amount by \$126,918. However, Change Order #2 (\$126,918), when added to Change Order #1 (\$50,003), is in excess of the parameters set forth in City Code 3.60.210 (B) and lies outside the City Manager's approval.
- F. There are sufficient funds in Tanzanite Park Phase 2, CIP LS87, to approve Change Order #2.

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

- Section 1. Change Order #2 for Tanzanite Park Phase 2, CIP LS87, is approved for construction contract # CO2005-156 in the amount of \$126,918.
- Section 2. The City Manager is authorized to execute Change Order #2 for construction contract # CO2005-156 between the City of Sacramento and Gold Valley Construction, Inc., for Tanzanite Park Phase 2, CIP LS87, in the amount of \$126,918.