REPORT TO COUNCIL
City of Sacramento

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

CONSENT
July 31, 2007

Honorable Mayor and
Members of the City Council

Title: Change Order #02: Orchard Park Phase II (LK73)

Location/Council District: 2938 West River Dr./Council District 1

Recommendation: Adopt a **Resolution**: 1) authorizing the City Manager to execute Change Order #2 to CO2006-238, in the amount of $69,202, between the City of Sacramento and JM Slover, Inc. for Orchard Park Phase II (LK73).

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

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning & Development Services

Organization No: 4727

Description/Analysis

Issue: Change Order #2 is required as a result of an increase in contract amount and is required for additional work outside the scope of the original contract as described in the background (Attachment 1, page 4). The cumulative total of the administratively approved Change Order #1 ($32,150) and Change Order #2 ($69,202) to contract #CO2006-238 exceeds 10% of the original contract price of $843,807.65 and the City Manager's approval authority set forth in Sacramento City Code Section 3.60.210(B). 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 cumulative total of Change Order #1 and Change Order #2 exceeds the parameters set forth in Sacramento City Code Section 3.60.210 (B) and lies 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 Orchard Park name and master plan (Attachment 3, page 6) were reviewed and supported with a few minor changes which were incorporated into the current master plan by the Citizen's Advisory Committee for Parks and Recreation (CAC) on July 26, 2001.

Environmental Considerations: The project has been determined to be exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

Rationale for Recommendation: Change Order #2 for Orchard Park Phase II is necessary to address a request by the community to add turf and irrigation around the tennis court. The Reclamation District required the City to remove existing irrigation and plants along the drainage canal. There was also the addition of retaining walls around existing light post which was not identified on the original construction plans. Finally, there is additional work required for the installation of the art work which was not in the original contract.

Change Order #1 required the addition of root barriers next to walkways and an addition of aggregate base under new proposed walkway north of the group picnic area. 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 (page 7).

Financial Considerations: No new funds are requested for this report. There are adequate funds in CIP LK73 to award Change Order 2. Funding for this project came from State Grant funding ($75,000), Quimby funding ($900,000) and Park Development Impact Fees ($171,614). The contract was awarded to JM Slover, Inc. in Resolution No. 2006-238 for the amount of $843,807.65.

Change Order #1 was within the City Manager's approval authority in the amount of $32,150.00. Change Order # 2 in the amount of $69,202 requires Council approval because the total change orders exceed 10% of the original contract amount.

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.

The funding of park maintenance not provided for by the CFD must be supported from other sources. Maintenance staffing for this new park development has been provided for in the Department's approved FY07/08 Operating Budget. Budget augmentations, however, have not been made to cover water and utility costs associated with development of this new park, which is estimated at $2,200/acre per year, totaling approximately $30,000/year. Department staff will be working with Finance to address this funding gap.

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:

JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:

for RAY KERRIDGE
City Manager

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Background Information

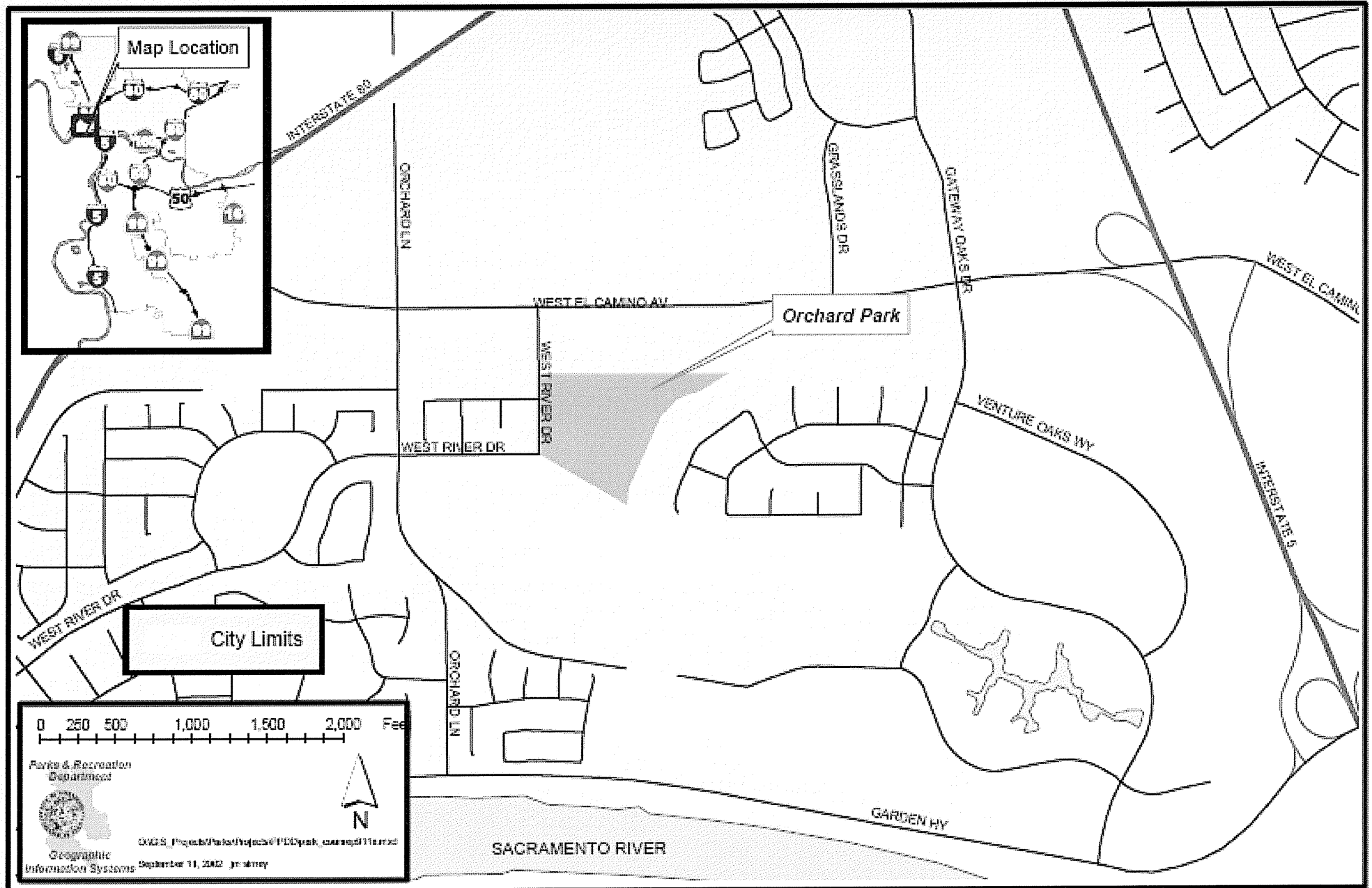
Orchard Park is a 13.6-acre community park site. The park site is located in South Natomas, off of West River Drive and Northeast of Leroy Green Middle School.

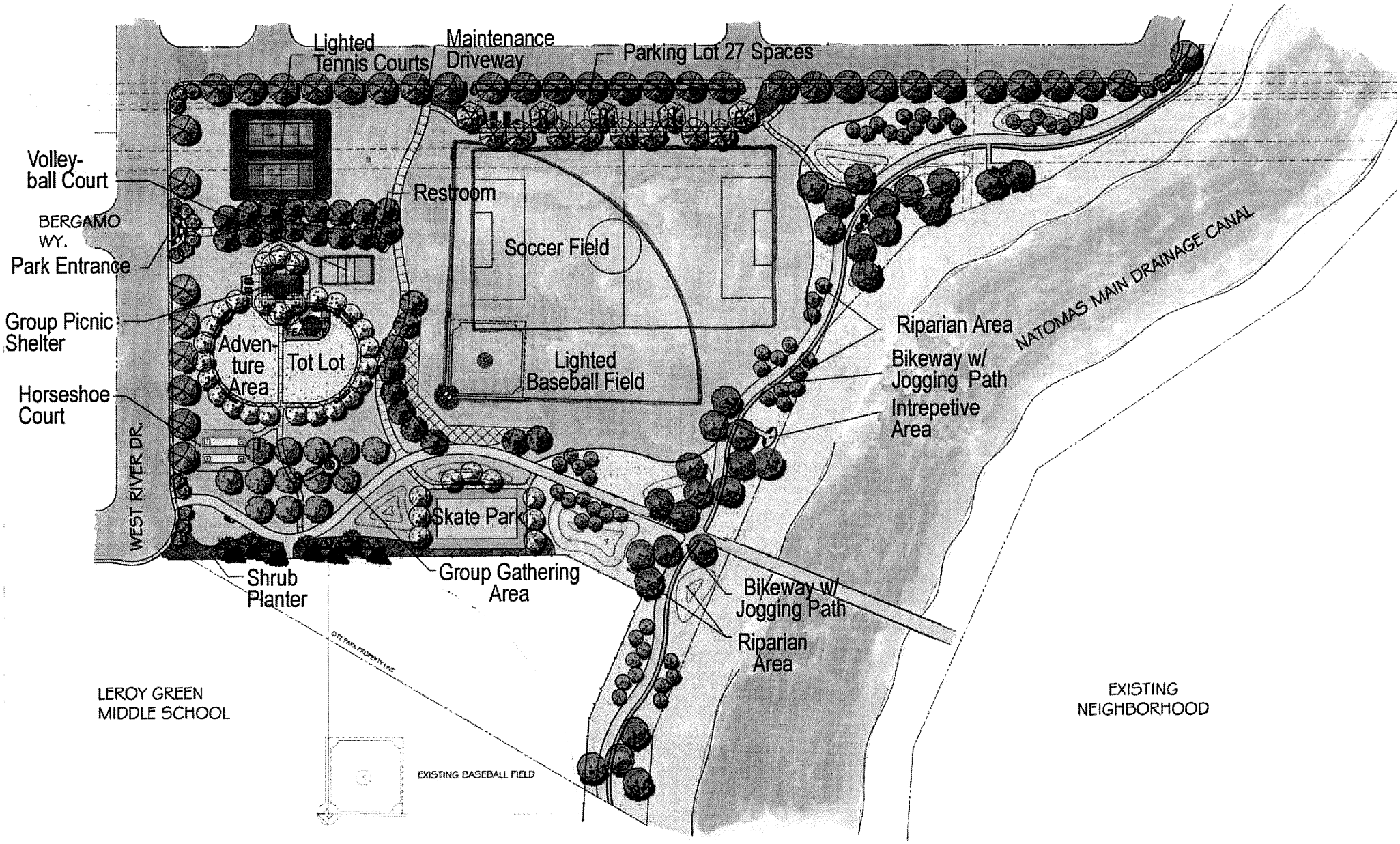
Phase I of this park was completed in September 2004. Orchard Park Phase I development consisted of nine acres of grading and 6.25-acres of park development (adventure play area, a soccer/baseball field, an open turf area, a natural area, and planter beds).

Orchard Park Phase II consists of developing 5.47-acres. The park development and the improvements will consist of clearing, grubbing, grading, drainage, irrigation, landscaping, concrete walkways, benches, asphalt paths, shade shelter with additional picnic tables, two lighted tennis courts, interpretive area, site furnishings, a granite parking strip, riparian restoration, and an open turf area. The contract #CO2006-238 for Phase II was awarded to JM Slover, Inc. in the original amount not to exceed $843,807.65.

The original scope of work for Orchard Park Phase II was expanded to include additional turf and irrigation around the tennis court as request by the residents and council member. Second the Reclamation District required the City to remove existing irrigation and plants along the drainage canal. An addition of retaining walls is required around existing light post which was not identified on the original construction plans. Finally there is additional work required for the installation of the art work which was not in the original construction contract. The additional work for Change Order #2 is in the amount of $69,202.

City of Sacramento
Department of Parks and Recreation
Orchard Park





MASTER PLAN FOR:

ORCHARD PARK (13.6 AC)

CITY OF SACRAMENTO, CALIFORNIA

0 40 80 120

SCALE IN FEET

LANDSCAPE ARCHITECT
D. DAY
DRAWN BY:
J. RITTKA
DATE
MARCH 2003

Attachment 4

ORCHARD PARK PHASE 2,
Change Order #2
PN: LK73

June 15, 2007

Work to be preformed	**Amount**
Stackable Wall around street lights	$ 1,500.00
Artwork 1) removal of concrete sidewalk 2) temp fencing 3) form & pour footings 4) regrade, compact to subgrade 5) pour new sidewalk	$7,032.00
20' River access 1) remove hardscape 2) remove, relocate & cap sprinkler lines 3) remove plant material 4) regrade & hydroseed with native mix for soil erosion Replanting at bark area 1) install new sprinkler system to water plants 2) replant plant material removed from 20' river access	$19,160.00
Tennis Court Sodding 1) remove landscaping 2) remove bark 3) relocate trees 4) cap & remove sprinklers Replant Tennis Courts 1) install new sprinklers 2) install concrete mow curb 3) soil amendments 4) finish grading 5) sod 6) credit for bark not used	$41,510.00
Total for Change Order #2:	**$69,202.00**

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

July 31, 2007

APPROVING CHANGE ORDER #2: ORCHARD PARK PHASE II (LK73)

BACKGROUND

A. Orchard Park is a 13.6-acre community park located in South Natomas at 2938 West River Dr.

B. The Orchard Park name and master plan were reviewed and supported by the community and the Citizen's Advisory Committee (CAC) for Parks and Recreation on July 26, 2001; they were approved by City Council in Resolution 2002-691.

C. On August 25, 2006, the Orchard Park project's construction contract (CO2006-238) was awarded to JM Slover Inc. in the amount of $843,807.65.

D. There are sufficient funds in Orchard Park Phase II (LK73) to approve Change Order #2.

E. To complete construction of Orchard Park, a final change order must be approved as a result of an increase in the contract amount by $69,202. Change Order #2006-238-1 totaled $32,150; with Change Order #2 ($69,202), the total change orders exceed 10% of the original contract price and lie outside the City Manager's approval authority set forth in Sacramento City Code Section 3.60.210 (B).

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

Section 1. The City Manager is authorized to execute Change Order #2 to contract #CO2006-238, in the amount of $69,202, between the City of Sacramento and JM Slover, Inc. for Orchard Park Phase II (LK73).