



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

CONSENT
January 31, 2006

Honorable Mayor and
Members of the City Council

Subject: Change Order: Joe Mims, Jr. Hagginwood Community Center Rehabilitation
(PN: CE31)

Location/Council District: 3271 Marysville Blvd., Del Paso / Hagginwood Communities
(Districts 2 & 3).

Recommendation:

Adopt a Resolution: 1) Approving Change Order No. 8 for \$31,250, and 2) resetting the City Manager's signature authority for the project.

Contacts: Kirk Thompson, Associate Architect, 916-808-8431
Bob Williamson, Supervising Architect, 916-808-8430

Presenters: Not Applicable

Department: Department of General Services

Division: Facility and Real Property Management

Organization No: 3282

Summary:

The construction contract with ZCON Builders was awarded on September 14, 2004, in the amount of \$1,928,000. To date, seven change orders have been issued totaling \$288,961. Change Order No. 8 includes items associated with a credit (wall board change to facilitate partition installation), plan check comments (install downspout clean outs), design errors (hold down not shown yet required, provide power exhaust electrical connection), and differing site conditions (24" manhole behind Building A, sewage ejector revision due Blue Oak tree, electrical for ejector pump). This report recommends the City Manager be authorized to sign Change Order No. 8 in the amount of \$31,250 and the City Manager's signature authority be reset for the project.

Committee/Commission Action: None.

Change Order: Joe Mims, Jr. Hagginwood Community Center Rehabilitation (PN: CE31)

Background Information:

In October 2004, the City began code-related upgrades to the existing Joe Mims, Jr. Hagginwood Community Center and the construction of a 5,900 square foot addition that is anticipated to be complete by late spring 2006.

On June 7, 2005, City Council authorized the City Manager to amend the Individual Project Agreement between the City of Sacramento and Sacramento Housing & Redevelopment Agency in the amount of \$220,000 from the Del Paso Heights Tax Increment fund (Fund 206), and appropriate \$115,000 in Park Development Impact Fees (Fund 791) to the project.

To date, seven change orders have been issued totaling \$288,961 for unforeseen issues that arose after the initial agreement was made. Change Order No. 8 includes items associated with a credit, plan check comments, design errors and differing site conditions.

Financial Considerations:

The construction contract with ZCON Builders was awarded on September 14, 2004, in the amount of \$1,928,000. To date, seven change orders have been issued totaling \$288,961.

As of December 27, 2005, the unobligated project balance in the Joe Mims, Jr. Hagginwood Community Center Rehabilitation project (PN: CE31) is \$203,827, which is sufficient to cover this work.

Environmental Considerations:

On September 30, 2003, City Council adopted Resolution No. 2003-680 that certified the Negative Declaration and adopted the mitigation monitoring plan for the project. The notice of determination was filed with the County of Sacramento on October 7, 2003.

Policy Considerations:

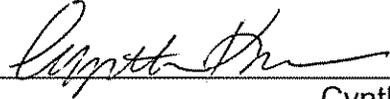
The actions recommended in this report are consistent with the amended Del Paso Heights Redevelopment Plan, the Del Paso Heights 2003-2007 Implementation Plan, and the Marysville Boulevard Urban Design Plan. This report is also consistent with the City's Strategic Plan goal to achieve sustainability and livability.

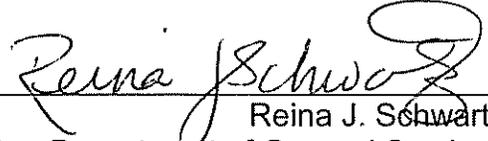
Emerging Small Business Development (ESBD):

This project utilizes Community Development Block Grant funding. All contractors submitting bids have met the M/WBE Good Faith Effort requirements.

January 31, 2006

Change Order: Joe Mims, Jr. Hagginwood Community Center Rehabilitation (PN: CE31)

Respectfully Submitted by: 
Cynthia Kranc
Facilities Manager

Approved by: 
Reina J. Schwartz
Director, Department of General Services

Recommendation Approved:


Ray Kerridge
Interim City Manager

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RESOLUTION NO.

Adopted by the Sacramento City Council

**APPROVING CHANGE ORDER NO. 8 FOR JOE MIMS, JR. HAGGINWOOD
COMMUNITY CENTER REHABILITATION PROJECT**

BACKGROUND

- A. In October 2004, the City began code related upgrades to the existing Joe Mims, Jr. Hagginwood Community Center and the construction of a 5,900 square foot addition that is anticipated to be complete by late spring 2006.
- B. On June 7, 2005, City Council authorized the City Manager to amend the Individual Project Agreement between the City of Sacramento and Sacramento Housing & Redevelopment Agency in the amount of \$220,000 from the Del Paso Heights Tax Increment fund (Fund 206), and appropriate \$115,000 in Park Development Impact Fees (Fund 791) to the project.
- C. The construction contract with ZCON Builders was awarded on September 14, 2004, in the amount of \$1,928,000. To date, seven change orders have been issued totaling \$288,961 for unforeseen issues that arose after the initial agreement was made. Change Order No. 8 includes items associated with a credit, plan check comments, design errors and differing site conditions.

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

Section 1. The City Manager is authorized to sign Change Order No. 8 for \$31,250 with ZCON Builders, and

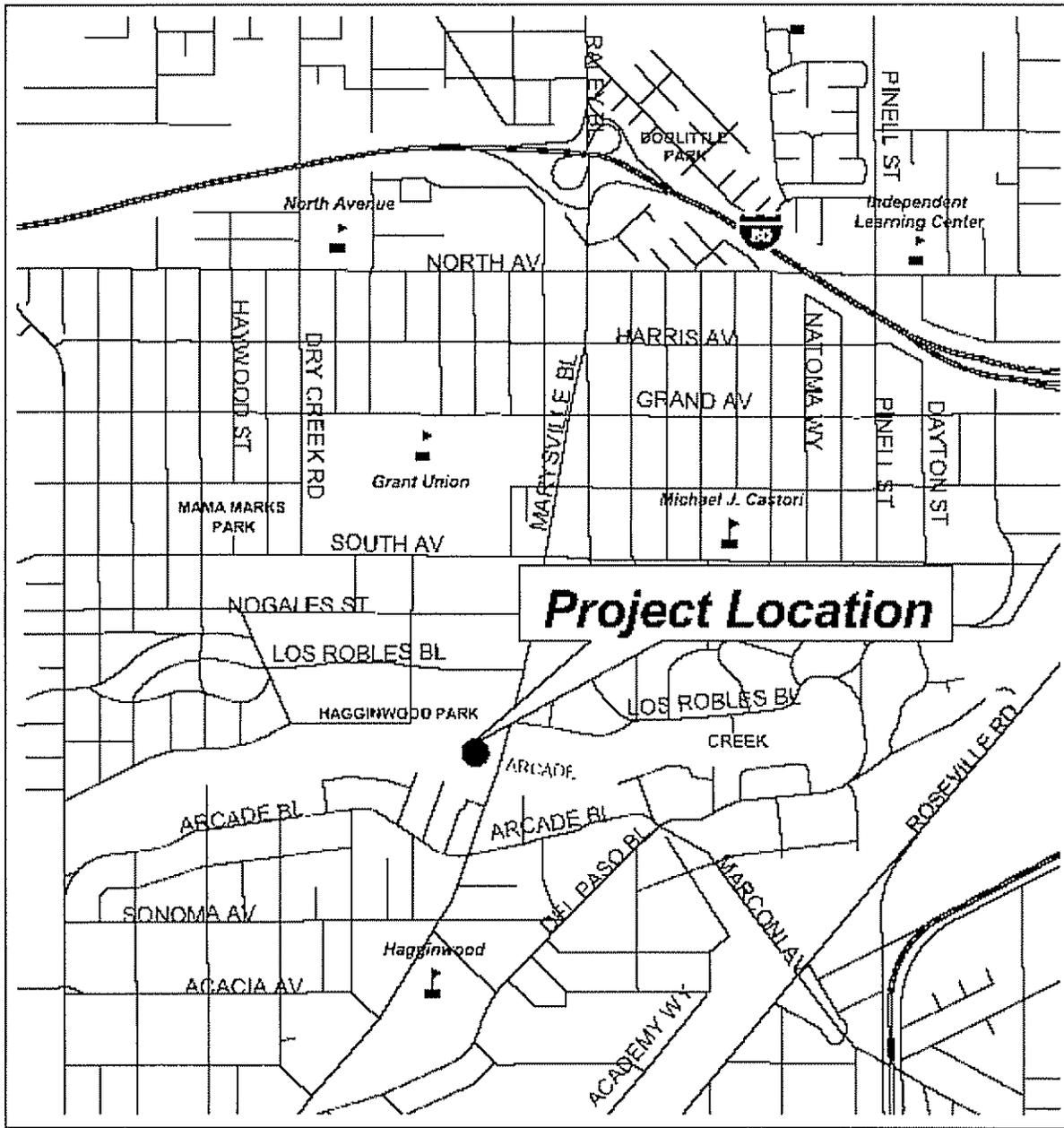
Section 2. The City Manager's signature authority is reset for the project.

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EXHIBIT A
Location Map for

JOE MIMS, JR., HAGGINWOOD
COMMUNITY CENTER (PN:CE31)



Map Contact: S. Tobin
Map Date: Sept., 2004

500 0 500 1000 Feet

