



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2671
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CONSENT
May 16, 2006

Honorable Mayor and
Members of the City Council

Subject: Agreement/Change Order: Approve a Supplemental Agreement with Regional Park General and Change Order #1 with West Fork Construction for the Various Elements of the Granite Regional Park Phase II Project (PNs: LV94 & LV97)

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

Recommendation:

Adopt a Resolution: 1) Approving Supplemental Agreement #1 to City Agreement #2005-0096 with Regional Park General for the development of Area 2 of Granite Regional Park (PN: LV94) in the amount of \$426,972; 2) Approving Change Order #1 to Contract #2005-164 with West Fork Construction for the development of the regional skatepark at Granite Regional Park (PN LV97) in the amount of \$234,972; 3) Resetting the City Manager's supplemental agreement and change order authority for both projects; and 4) Approving all associated financial transactions consistent with prior City Council action.

Contacts: Janet Baker, Park Development Manager, 808-8234
Jonathan Rewers, Parks and Recreation Analyst, 808-7590

Presenters: N/A

Department: Parks and Recreation

Division: Administration and Park Planning, Design & Development

Organization No: 4511 & 4725

Summary:

On March 15, 2005, the City Council approved the master plan, mitigated negative declaration and establishment of a Capital Improvement Program (CIP) for development of Granite Regional Park Phase II. The Phase II project is segmented into a number of sub-projects including: development of Area 2 of Granite Regional Park, development of the City's first regional skatepark, and development of the City's first all-weather lighted soccer field (Exhibit A, p. 5). 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 (Exhibit B, p. 6). Staff recommends that the City Council approve a supplemental agreement with Regional Park General to complete the development of Area 2 and Change Order #1 with West Fork Construction to complete the regional skatepark at Granite Regional Park.

Committee/Commission Action:

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

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 skatepark in Area 2 of the park site (Exhibit A, p. 5).

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 (PN: LV94);
- 2) Development of the Regional Skatepark (PN: LV97); and
- 3) Development of the All-Weather Lighted Soccer Field (PN: 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 (see Exhibit B, p. 6).

Staff is recommending that the City Council approve a supplemental agreement with Regional Park General for the development of Area 2 Infrastructure, Landscaping & Dog Park in the amount of \$426,972. Costs for development of Area 2 have exceeded the contribution of the developer and the initial \$300,000 contribution of the City. The additional costs associated with the supplemental agreement include: electrical service, additional fill and excavation, access ramps, landscaping and fencing.

In addition, staff is recommending that the City Council approve Change Order #1 with West Fork Construction Company in the amount of \$234,972 for development of the regional skatepark. The initial award of a construction contract to West Fork, as the general contractor, was based solely on the competitive grant awards and programmed block grant funding available at that time. As bids have been received and work has commenced, the cost to deliver the project as scoped has exceeded the amount budgeted in the CIP for the regional skatepark. The City Council approved holding additional Proposition 40 Roberti-Z'Berg-Harris (RZH) Block Grant funds in reserve in anticipation of this situation. The additional costs associated with Change Order #1 include: reinforcement steel, additional fill and excavation, an emergency access road, irrigation and fencing.

The construction contract for the All-Weather Lighted Soccer Field will be bid in Spring 2006, and awarded in early Summer. The entire Phase II project is expected to be completed by the end of 2006.

Financial Considerations:

With the City's success in securing competitive and block grant funding, there are currently six different grant programs funding Phase II of Granite Regional Park. On November 29, 2005, City Council approved the establishment of three project specific CIPs and fund transfers consistent with previous City Council actions. These CIP meet the requirements of various State competitive grant programs to ensure the proper fiscal monitoring and management of the entire Phase II project (see Exhibit C, p. 7).

No new funds are requested as part of this report. To cover the rising costs of development and ensure that the entire Granite Regional Park Phase II project can be completed as scoped, the City Council held the fund balance, \$759,450, resulting from securing the two competitive Proposition 40 Park Bond grants in reserve to cover the cost to deliver the project as bids were received for each sub-project. The Granite Regional Park Phase II Reserve (PN: LV93), has sufficient funding to cover the cost of the supplemental agreement with Regional Park General and Change Order #1 with West Fork Construction, totaling \$661,944.

Staff is therefore recommending that the City Council approve the following financial transactions:

- Transfer \$426,972 (Fund 512) from the Granite Regional Park Phase II Reserve (PN: LV93) to the Granite Regional Park Area 2 Development Project (PN: LV94), and
- Transfer \$234,972 (Fund 512) from Granite Regional Park Phase II Reserve (PN: LV93) to the Granite Regional Park Skateboard Park Development Project (PN: LV97).

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.

Policy Considerations:

Providing Parks and Recreation facilities is consistent with the City's strategic plan to achieve sustainability and livability and to expand economic development throughout the City.

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:

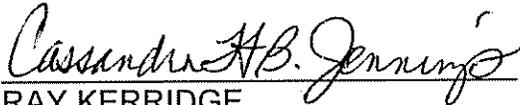

for RAY KERRIDGE
City Manager

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EXHIBIT A: GRANITE REGIONAL PARK PHASE II DEVELOPMENT MAP

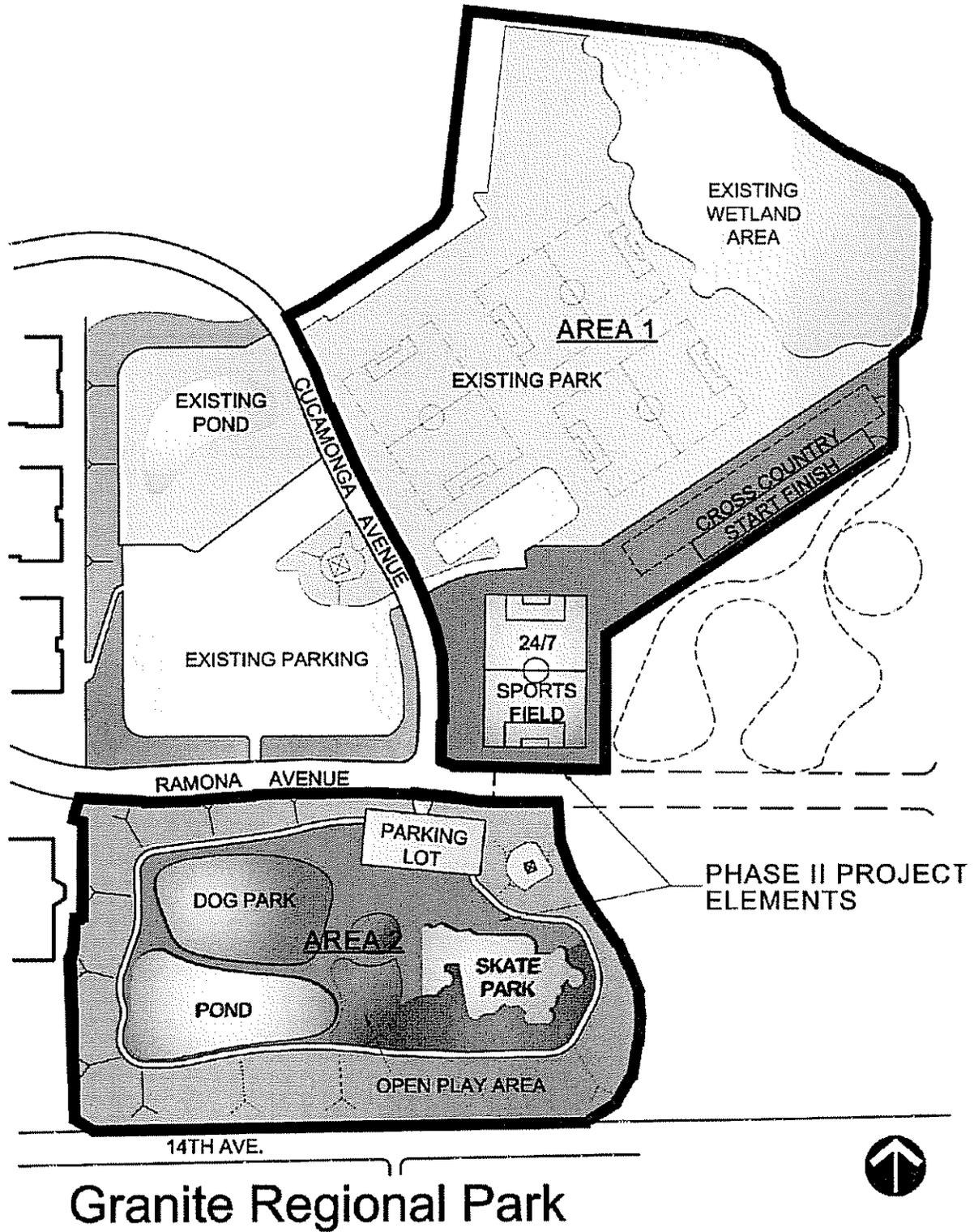


EXHIBIT B: GRANITE REGIONAL PARK PHASE II CITY COUNCIL ACTIONS

June 28, 2005: The City Council approved a turnkey 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 turnkey 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. 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.

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 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.

EXHIBIT C: GRANITE REGIONAL PARK PHASE II FUNDING

PHASE II PROJECT ELEMENT:	FUNDING SOURCE	CITY FUND#:	AMOUNT:
AREA 2/DOG PARK CIP: LV94	Prop. 12 Roberti-Z'Berg-Harris (RZH) Block Grant	512	\$153,000
	Prop. 12 Per Capita Block Grant	512	\$147,000
	SUBTOTAL:		\$300,000
SKATEPARK CIP: LV97	Prop. 12 RZH Block Grant	512	\$414,518
	Prop. 12 Per Capita Block Grant	512	\$154,000
	General Fund	101	\$177,651
	Prop. 40 Urban Parks and Healthy Communities Program	248	\$750,000
	SUBTOTAL:		\$1,496,169
ALL-WEATHER LIGHTED SOCCER FIELD CIP: LV98	Prop. 40 Youth Soccer and Recreation Development Program	248	\$800,000
	Prop. 40 Per Capita Block Grant	512	\$300,000
	General Fund	101	\$150,000
	U.S. Soccer Foundation Grant	248	\$100,000*
	SUBTOTAL:		\$1,350,000
ART IN PUBLIC PLACES CIP: LV99	General Fund	101	\$40,000
	SUBTOTAL:		\$40,000
RESERVE CIP: LV93	Prop. 40 RZH Block Grant	512	\$700,000
	General Fund	101	\$59,450
	SUBTOTAL:		\$759,450
TOTAL:			\$3,945,619

*Indicates an awarded competitive grant that will be brought forward to City Council for budget allocation at a later date.

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING A SUPPLEMENTAL AGREEMENT WITH REGIONAL PARK GENERAL IN THE AMOUNT OF \$426,972 FOR THE DEVELOPMENT OF AREA 2 OF GRANITE REGIONAL PARK; APPROVING CHANGE ORDER #1 WITH WEST FORK CONSTRUCTION IN THE AMOUNT OF \$234,972 FOR THE DEVELOPMENT OF THE REGIONAL SKATEPARK AT GRANTE REGIONAL PARK; RESETTING THE CITY MANAGER'S SUPPLEMENTAL AGREEMENT AND CHANGE ORDER AUTHORITY FOR BOTH PROJECTS; AND APPROVING ALL ASSOCIATED FINANCIAL TRANSACTIONS

BACKGROUND

- A. On March 15, 2005 the City Council approved the master plan and mitigated negative declaration for Phase II development of Granite Regional Park.
- B. On June 28, 2005, the City Council approved a turnkey 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 Amendment #1 to the turnkey 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 in the steel rails and the placement of the shot-crete.
- F. Costs for development of Area 2 have exceeded the contribution of the developer and the initial \$300,000 contribution of the City.

- G. The initial award of a construction contract to West Fork, as the general contractor, for the regional skatepark was based solely on the competitive grant awards and programmed block grant funding available at that time. As bids have been received and work has commenced, the cost to deliver the project as scoped has exceeded the amount budgeted in the CIP.

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

- Section 1. A Supplemental Agreement with Regional Park General in the amount of \$426,972 for development of Area 2 of Granite Regional Park (PN: LV94) is approved.
- Section 2. Change Order #1 with West Fork Construction Company for development of the regional skatepark at Granite Regional Park (PN: LV97) in the amount of \$234,972 is approved.
- Section 3. The City Manager's supplemental agreement and change order authority for both projects is reset.
- Section 4. A transfer of \$426,972 (Fund 512) from the Granite Regional Park Phase II Reserve (PN: LV93) to the Granite Regional Park Area 2 Development Project (PN: LV94) is approved.
- Section 5. A transfer of \$234,972 (Fund 512) from Granite Regional Park Phase II Reserve (PN: LV93) to the Granite Regional Park Skateboard Park Development Project (PN: LV97) is approved.