TO: Mayor and City Council
FROM: Pamela Sloan, Parks and Recreation Director

SUBJECT: RESOLUTION: PROJECT NO. 04-04 EDNA GLEASON PARK RENOVATION CONTRACT CHANGE ORDERS RELATED TO ADDITIONAL CONSTRUCTION ADJACENT TO EDNA GLEASON PARK

RECOMMENDATION

It is recommended that a resolution be adopted approving a contract change order for the amount of $1,648,363 to Goodland Landscape for additional work at Edna Gleason Park and approving a change order to Callander Associates for the amount of $12,040 for engineering and construction inspection and authorizing the City Manager to make the appropriate fund transfers.

Summary:
Council is requested to approve two change orders, one to Goodland Landscape and one to Callander Associates, to expand their scope of work to include additional work related to necessary improvements on American Street, Sonora Street and California Street associated with the construction renovation of Edna Gleason Park located on the northeast corner of the Sonora Street and California Street intersection and the Asociación Campesina Lázaro Cárdenas, Inc. (ACLC) housing project located north of Sonora Street adjacent to the park and authorize the City Manager to make the appropriate fund transfers. Funding for completion of the ACLC work is provided by Federal Community Development Block Grant money; please refer to the Financial Summary.

DISCUSSION

Background
Staff has been working with Mercy Housing, ACLC and Stockton Unified School District to coordinate the Edna Gleason Park project with improvements to be provided by the adjacent projects in an attempt to implement a five-block master design plan integrating Edna Gleason Park with the surrounding community.

Edna Gleason Park has been designed to include picnic facilities, an interactive water play area, a play lot, and a small softball field suitable for informal play. The attached preliminary master plans prepared in 2003 generally show the configuration of most of the proposed improvements and how the adjacent blocks will relate to the park. It’s been a slow, challenging process for all parties involved; however, the positive impact to
the Gleason Park community will provide an excellent reward for everyone's efforts and patience.

The ACLC housing project located adjacent to the north side of the park was scheduled to have improvements along Sonora Street completed prior to construction starting on the park project. The park improvements will abut the ACLC improvements and the park will use utilities provided through the ACLC project. A joint trench providing electrical services to the park and to the Mercy Housing project was to be installed as part of the ACLC improvements as were sewer, storm water, and curb and gutter for the park.

Due to delays associated with preparation and approval of their engineered construction documents, ACLC has not been able to begin construction of their project to date, leaving the City in a difficult position as the federal grant funding has specific requirements regarding the date which the Edna Gleason Park construction is to be completed. It must be completed before September 2006. This situation forced the City to start construction on the Edna Gleason Park project ahead of ACLC or be faced with losing $1,000,000 in federal grant funding.

Present Situation
The City Housing Department expressed support for an effort to have Goodland Landscape (the park construction contractor) complete the off-sites, including streets, curbs, gutters, sidewalks, sewer, water, storm drainage, and utilities, associated with a portion of the Gleason Park Master Plan. As noted previously, it was originally assumed that the off-sites would be constructed as a part of the ACLC housing project but the project has been delayed and the Agency and ACLC have not yet entered into a Development Agreement.

CDBG funds were previously allocated, to be included in ACLC's project, in anticipation of the need to construct off-site and infrastructure improvements in the Gleason Park Master Plan Area, but with this proposed Changed Order the off-sites will be constructed by Goodland Landscape and will not be included in the scope of work undertaken by ACLC in the development of their housing project.

Goodland Landscape was awarded the original contract for the reconstruction of Gleason Park in October, 2005. Bids were received from five companies with Goodland's being the lowest bid. Goodland Landscape has a Class A construction license and has performed the proposed type of work many times and on several other City projects, they are qualified to complete the project.

Since Goodland is already working in the park, it will be more cost effective to have this off-site work, which is needed now for the park and which will be needed in the near future for the ACLC and Mercy housing projects, completed now rather than have
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May 9, 2006

someone come back at a later date. There are economies of scale in having one contractor perform all of the work rather than breaking it out into several small projects. Having one contractor will also eliminate the need for coordination between several contractors working in one small area and will assure that all of the off-sites, such as the sidewalks, curbs, gutters and streets are consistent and constructed with the same material.

This Change Order Request for Goodland Landscaping encompasses the construction of off-sites primarily in the area of American, California, and Sonora Streets as indicated on the attached Master Plan. The Change Order includes two phases. Phase I includes the following items:

- Site Preparation – including clearing, grubbing, tree removal, importing fill, and rough grading
- Demolition - including the demolition of existing curb, gutter, sidewalk, paving, sewer pipes, sewer and water laterals, and storm drain pipes and catch basins.
- Trenching and installation of pipes, laterals and manholes for sewer, water and storm drainage
- Installation of curbs, gutters, and sidewalks
- Paving portions of American, California, and Sonora Streets
- Constructing a masonry wall on the north side of the ACLC housing project
- joint trenching for the dry utilities (including telephone, electrical, gas, and cable television
- Miscellaneous items, including installation of stop signs with street names and erosion control.

Phase II includes final paving of the streets, completion of the sidewalks with handicap ramps and installation of landscaping with irrigation.

Representatives from Parks and Recreation, the Housing Department, ACLC, and ACLC’s engineering firm met to review Goodland’s cost estimates and determined that they were reasonable. They were found to be similar to cost estimates previously prepared by ACLC.

A second change order is being requested for Callander Associates. Callander Associates is presently under contract for the preparation of construction documents for the project as well as overall construction inspection. They will continue performing these functions for the additional work being proposed.
FINANCIAL SUMMARY
Sufficient funds are available in Account No. 052-8347-640, CDBG Infrastructure, Gleason Park Infrastructure Cap Outlay – Public Works, to cover the change orders and construction contingency. These funds have previously been approved in the 2001-02 One Year Action Plan for the purpose of providing infrastructure improvements within the five-block Gleason Park Master Development Area. This transfer is administrative, does not change the Gleason Park Infrastructure project as approved in the 2001-02 One-Year Action Plan, and therefore does not require an Action Plan amendment. Funds are provided by a Federal Community Development Block Grant.

At this time the City Manager is requested to take the following actions to transfer funds and appropriate budget into the construction accounts for this contract award:

Transfer from:
Acct. No. 052-8347-640.20-62 CDBG Infrastructure Gleason Park Construction Services $1,660,403

Transfer to:
Acct. No. 052-9976-981.93-99 Edna Gleason Park Rehab—CDBG $1,660,403

Appropriate in:
Acct. No. 399-9976-690.20-61 Edna Gleason Park Rehab—Eng. $ 12,040
Acct. No. 399-9976-690.20-62 Edna Gleason Park Rehab—Cons. $1,648,363

PREPARED BY: Victor Machado

Respectfully submitted,
PAMELA SLOAN, DIRECTOR
PARKS AND RECREATION

Approved by the City Manager

J. GORDON PALMER, JR
CITY MANAGER
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Master Plan
January 30, 2004

AREA OF WORK
STOCKTON CITY COUNCIL

RESOLUTION: PROJECT NO. 04-04 EDNA GLEASON PARK RENOVATION CONTRACT CHANGE ORDERS RELATED TO ADDITIONAL CONSTRUCTION ADJACENT TO EDNA GLEASON PARK

WHEREAS, the City was awarded a $1,000,000 grant for the renovation of Edna Gleason Park from the National Park Services; and

WHEREAS, City staff has been working with ACLC and Stockton Unified School District in this collaborative effort to implement a five-block master design plan integrating Edna Gleason Park with the surrounding planned community; and

WHEREAS, due to delays associated with the preparation and approval of documents, ACLC has not been able to begin construction, which has forced the City of Stockton to begin construction ahead of ACLC and expand the scope of work or be faced with losing $1,000,000 in federal funding; and

WHEREAS, the scope of work for the project will be expanded to include additional work related to necessary improvements in American, Sonora, and California Streets associated with the construction renovation of Gleason Park; and

WHEREAS, the expanded scope of work will require the approval of two change orders which will be funded by Federal Community Development Block Grant money; one to Goodland Landscape in the amount of $1,648,363 and one to Callander Associates in the amount of $12,040; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOCKTON, AS FOLLOWS:

1. That the City Manager is hereby authorized and directed to execute said Contract Change Orders; one to Goodland Landscape in the amount of $1,648,363 and one to Callander Associates in the amount of $12,040 for expanded scope of work at Edna Gleason Park.

2. That the City Manager is hereby authorized and directed make the following appropriation of funds:

   Transfer from:
   Account No. 052-8347-640.20-62      CDBG Infrastructure Gleason Park Construction Services $1,660,403

   Transfer to:
   Account No. 052-9976-981.93-99       Edna Gleason Park Rehab - CDBG $1,660,403

City Atty
Review
Date May 1, 2006
Appropriate to:
Account No. 399-9976-690.20-61  Edna Gleason Park Rehab -Eng. Services  $ 12,040
Account No. 399-9976-690.20-62  Edna Gleason Park Rehab-Cons. Serv.  $1,648,363

3. That the City Manager is hereby authorized and directed to take the actions necessary to carry out the purpose and intent of this resolution.

PASSED, APPROVED, and ADOPTED ______________________

ATTEST

EDWARD J. CHAVEZ
Mayor of the City of Stockton

KATHERINE GONG MEISSNER
City Clerk of the City of Stockton