

COUNCIL COMMUNICATION

TO: THE CITY COUNCIL  
FROM: THE CITY MANAGER'S OFFICE

COUNCIL MEETING DATE  
April 4, 1990

Emerson Park Phase III Project - financing and agreement for  
SUBJECT: consulting services

PREPARED BY: Ronald W. Williamson, Director Parks and Recreation

**RECOMMENDED ACTION:** That the City Council approve the consultant fee of \$3,800 for the professional services of Mr. Jeff Gamboni of Derivi/Castellanos/Architects and the Phase III Project and financing of same of \$43,851.

**BACKGROUND INFORMATION:** Council approved and financed the Phase I and II Projects at Emerson Park which was covered by a working agreement with the Lodi Lions Club over this past year. The Lions Club has performed as it indicated it would in the agreement of paying back an original loan of \$20,000 (\$12,500 paid to date) and has invested \$40,000 plus in volunteer manhours toward the Emerson Project. Additionally, the Club has given the project \$2,200 toward an upgraded "Park Sign" and purchase of more swing equipment for the facility.

The Parks and Recreation Department and Commission, plus Lions Club, request your approval of this third and final stage of the Emerson Project which includes consultant fees (for appropriate construction drawings) and \$43,851 in project dollars to complete this project. At this time it appears that work will not start on Phase III until September 15, 1990, due to heavy summer use of the area and to give our Parks & Recreation crews time to be ready for general support.

Your interest and support of this project has been appreciated by all of us involved and the results of everyone's efforts is realized everyday of the week when one travels by Emerson Park and sees the incredible use of the facility by the public.

Please see attached contract/agreement of Mr. Gamboni's services attached. (Exhibit A).

Submitted by:



Ron Williamson  
Director parks and Recreation

14 March 1990

Ron Williamson  
Director City of Lodi  
Recreation and Parks Department  
124 North Stockton Street  
Lodi, CA 95240

RE **EMERSON PARK-Phase III**  
**PROPOSAL FOR LANDSCAPE ARCHITECTURAL SERVICES**

Based on our meeting of 29 January, we propose to provide the following scope of services:

**GENERAL**

We will provide Design Development of the schematic design in order to incorporate the desired details and alterations requested and approved by the Lions Club and/or City of Lodi .

We will provide a cost estimate of the Phase III landscape improvements prior to approval of this contract by the City Council.

We will provide an illustrative plan and elevation prior to approval of this contract by the City Council to illustrate the approved design.

We will translate the ideas generated and approved in Design Development into the Working Drawings for the Third Phase (including, but not limited to, interlocking concrete pathways and one larger zone for picnic tables in the existing shuffleboard area, slump stone barbecues, arbor, seating and requisite modifications to the irrigation system) which will form the Construction Documents for the improvements required to fulfill the design intent. The Working Drawings shall include a Demolition and Layout Plan, Irrigation Plan, Construction Details (and structural calculations for the arbor, if required), and pertinent Notes and Specifications to indicate the quality of landscape installation desired and to assure conformance to the approved concept.

We will provide a critical path schedule of the work for the Third Phase to facilitate the coordination of the Parks and Recreation Department with the Lions Club and contractors hired to perform the balance of the construction.

We will attend any and all pre-construction meetings to review and/or present the plans to representatives of the Lions Club, and employees or representatives of the City of Lodi.

**ADDITIONAL SERVICES**

Construction observation to insure compliance with the design intent is excluded from this contract. Construction observation and coordination will be provided by the City of Lodi and/or the Lions Club. Any changes required by an enlargement of scope or alternate studies or major revisions after substantial completion of the Working Drawings as described above will be considered Additional Services. However, changes of the Schematic Design during Design Development prior to approval of the final design before commencing the Working Drawings are part of the scope of work described above and will not be considered Additional Services.

**COMPENSATION**

Compensation for these services is based on our Fee Schedule (copy attached) and will be billed monthly for actual time required to produce these contract documents. Our fee for these services will be no more than \$3800<sup>00</sup> including normal reimbursable expenses.

Additional services as defined above, if requested in writing, shall be compensated for the actual time required at our standard hourly rates (see Fee Schedule) or according to an amended version of this agreement.

We are pleased to be invited to submit this proposal to the City of Lodi and we look forward to our continued involvement with this special project.

Respectfully submitted,

*JEFF GAMBONI*

Jeffrey F. Gamboni, ASLA  
Landscape Architect #2702

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Lodi City Manager  
Thomas A. Peterson

Approved as to form

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**FEE SCHEDULE**  
Effective May 1, 1989

The following is our professional rate schedule which is used as a basis for establishing compensation:

Principal	\$75.00
Architect	55.00
Landscape Architect	55.00
Interior Designer	50.00
Drafter	45.00
Clerical Assistance	28.00
Consultants	115% actual cost

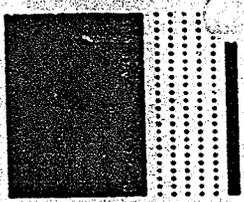
Reimbursable costs shall be billed at 120% actual cost and include reproduction, shipping, mailing, telephone and travel. Carrying charges equal to 1% per month (12% APR) will be assessed to all accounts over thirty days. These expenses shall not be considered a part of the overall maximum fee.

**PRELIMINARY COST ESTIMATE**  
**DERBY/CASTELLANOS/ARCHITECTS**  
**21-Feb-90**

**EMERSON PARK**  
**PHASE III**

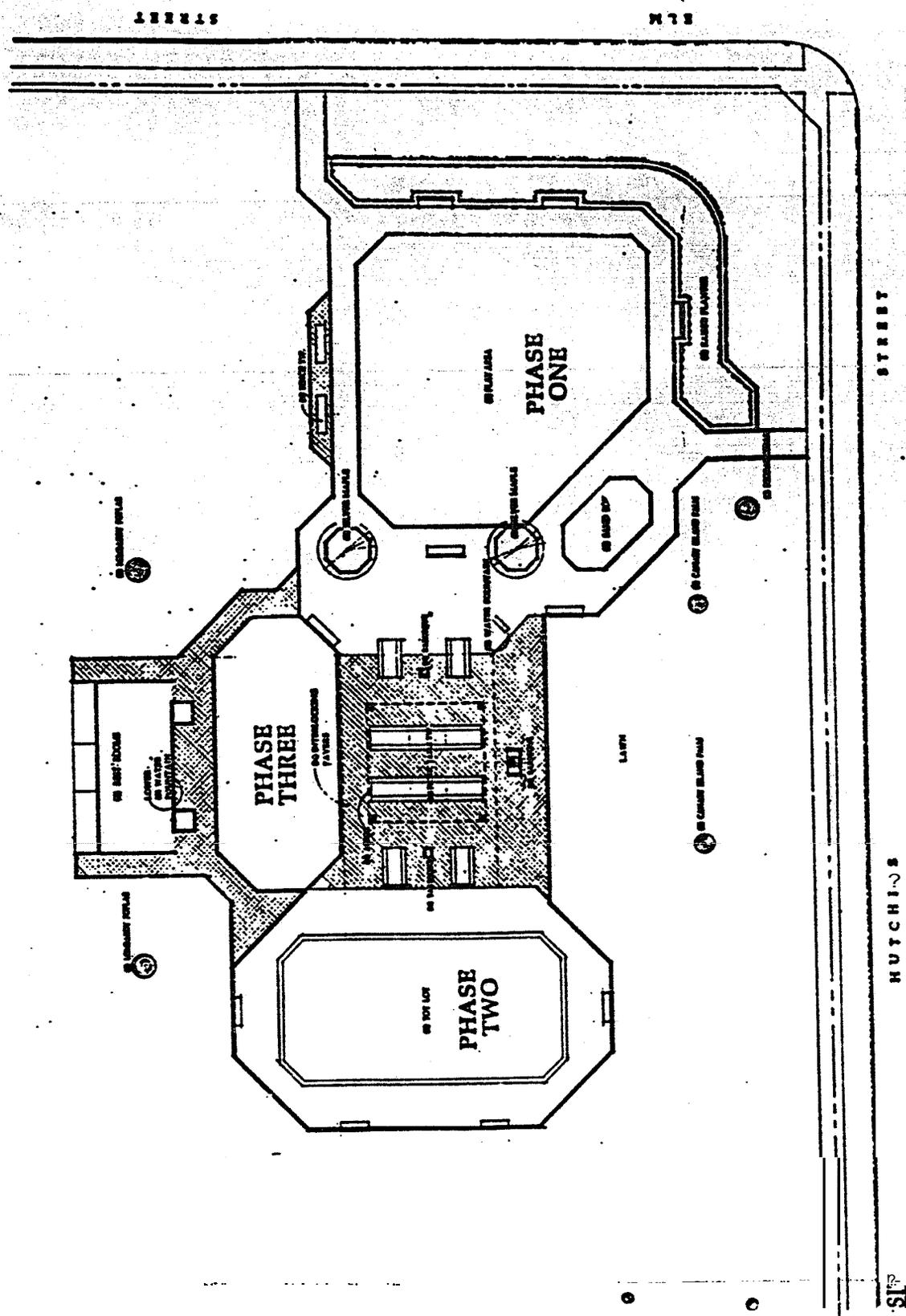
**HARDSCAPE**

DESCRIPTION	QUANTITY	UNIT	COST	TOTALS	
FENCE RENTAL	LUMP SUM			\$1,000	
IRRIGATION MODIFICATION	1795	SF	0.50	\$898	
REMOVE (E) A.C. AND CONC.	2640	SF	1.00	\$2,640	
EXCAVATION AND BASE PREP.	3144	SF	0.50	\$1,572	
6" CONC. BAND	395	LF	11.00	\$4,345	
PAVERS	3144	SF	2.50	\$7,860	
BENCHES	3	EA	250.00	\$750	
TABLES WITH BENCHES	10		550.00	\$5,500	
ARBOR	625	SF	20.00	\$12,500	
SLUMP STONE B-B-Q					
		LARGE	1 EA	600.00	\$600
		SMALL	2 EA	250.00	\$500
LAWN REPAIR	1500	SF	0.33	\$500	
GARBAGE CANS	6	EA	200.00	\$1,200	
SUB TOTAL				\$39,865	
10% CONTINGENCY				\$3,986	
CONSTRUCTION TOTAL				<b>\$43,851</b>	
PROFESSIONAL FEES (maximum)				\$3,880	
GRAND TOTAL				\$47,651	



**EMERSON PARK**  
Phase Three  
Landscape Improvement

**SITE PLAN**

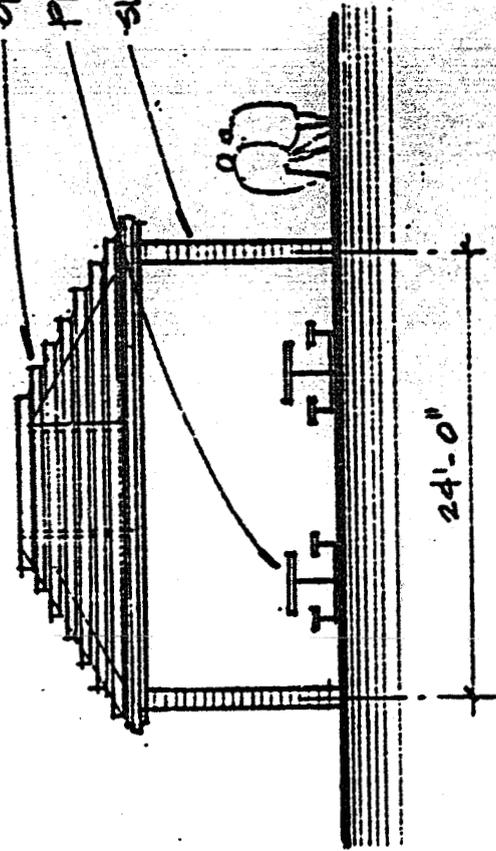


STREET

HUTCHINS

ST

OPEN REDWOOD FRAME  
PICNIC TABLES  
SLUMPSTONE PILLARS



EMERSON PARK · SCHEMATIC  
SHADE STRUCTURE