



**CITY OF LODI
COUNCIL COMMUNICATION**

AGENDA TITLE: Adopt Resolution Approving Contract Change Orders No. 1, No. 2 and No. 3 and Appropriating Additional Funds for Lodi Grape Bowl All-Weather Surface Project (\$134,400)

MEETING DATE: August 4, 2010

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Adopt a resolution approving Contract Change Orders No. 1, No. 2 and No. 3 and appropriating additional funds for the Lodi Grape Bowl All-Weather Surface Project in the amount of \$134,400.

BACKGROUND INFORMATION: City Council at its meeting of April 7, 2010 awarded a contract to Western Engineering Contractors, Inc., in the amount of \$592,675 for field preparation and awarded a contract to Fieldturf USA, Inc., for the purchase and installation of the field. The appropriation for the Western Engineering Contractors' contract included \$87,325 for contingencies. This work involved the preparation of the Grape Bowl, the clearing and grubbing of the existing field and the installation of new irrigation and storm drain systems.

Three change orders are presented herein for the Council's consideration. Contract Change Order No. 1 addresses increased costs incurred by Western Engineering Contractors related to changed conditions at the project site. Western Engineering Contractors encountered five locations where excessive moisture in the subgrade required over-excavating and recompacting the soil. The contractor also encountered unsuitable sand material while trenching in the existing parking lot area. The cost for this additional work is \$21,800. The contractor was also required to modify an existing 8-inch water main and relocate and rewire electrical conduits, the locations of which were previously unknown and conflicted with the new construction. The cost for this additional work is \$32,997.10.

Contract Change Order No. 1 addresses the above-mentioned items, as well as the cost to provide maintenance equipment to groom the all-weather field (\$8,200) and a cost to modify the quick coupler installation (\$2,400.30). Estimates are also included in Contract Change Order No. 1 to reconnect the new irrigation system to the existing irrigation system and to furnish and install signage around the perimeter of the field. The total cost for Contract Change Order No. 1 is \$69,497.40 and is within the contingency funds appropriated for the project.

Contract Change Order No. 2 addresses exit requirements of the Building Code and access requirements of the Americans with Disabilities Act (ADA). The existing stairs from the bleacher areas to the field level did not meet current ADA standards and needed to be replaced with new steps. In addition, disabled parking stalls need to be added with concrete walkways to provide an ADA-compliant path of travel to both north and south bleacher areas. ADA-compliant ramps will also be installed to connect the new walkways with the bleachers. The locations of these improvements are noted on Exhibit A. This condition was a design oversight and should have been included in the original contract.

APPROVED: 
 Konradt Bartlam, Interim City Manager

This was discovered by the Building Division while discussing access requirements associated with Contract Change Order No. 3, as presented below. Staff estimates the cost for the parking area, walkways, ramps and steps to be \$94,600.

Contract Change Order No. 3 covers optional additional work recommended by staff and approval is requested of the Council. Staff recommends the installation of an 11-foot wide concrete walkway along the north and south sides of the field, from the edge of the field to the existing retaining wall fronting the stands. The concrete walkways provide better access to the field, require less maintenance than the planned compacted aggregate base (Exhibit A), protect the field and storm drain system from fouling by dirt tracked from the perimeter and provide better access for equipment to the west end of the Grape Bowl for maintenance and future development. These improvements complement the all-weather use of the Grape Bowl and support the future addition of ADA seating at the foot of the stands (see attached Exhibit B). Also recommended is a railing along the eastern side of the field designed to prevent vehicles from driving onto the new field. Western Engineering Contractors provided a quote to the City of \$48,612 for this concrete walkway and an estimate of \$9,000 for the protective railing work. This is a reasonable investment considering the reduced maintenance, improved access, and field protection afforded by these improvements. The locations of these improvements are noted on Exhibit A.

A summary of the total expected contract costs is provided in the table below.

Original Contract		\$ 592,675.00
<u>Contract Change Order No. 1</u>		
Field Groomer	\$ 8,200.00	
Modify Quick Coupler Installation	\$ 2,400.30	
Electrical/Water Main Work	\$ 32,997.10	
Extra Subgrade Work	\$ 21,800.00	
Modify Irrigation System (est.)	\$ 2,700.00	
Field Signage (est.)	\$ 1,400.00	
Contract Change Order No. 1		\$ 69,497.40
<u>Contract Change Order No. 2</u>		
Steps and Concrete Slab – 4 locations (est.)	\$ 24,000.00	
Ramps – 2 locations (est.)	\$ 34,000.00	
Concrete Walks (est.)	\$ 16,600.00	
Disabled Parking (est.)	\$ 20,000.00	
Contract Change Order No. 2		\$ 94,600.00
<u>Contract Change Order No. 3</u>		
11-Foot Walkway	\$ 48,612.00	
Protective Railing (est.)	\$ 9,000.00	
Contract Change Order No. 3	\$57,612.00	\$ 57,612.00
Original Appropriation	\$ 680,000.00	
Requested Appropriation for CCO1, CC02	\$ 76,800.00	\$ 756,772.40
Requested Appropriation for CCO1, CCO2, CC03	\$ 134,400.00	\$ 814,384.40

Western Engineering Contractors has estimated an additional six weeks of construction for the ramp and walkway work. Based on their estimate, this project will not be available for City events until mid-September.

Adopt Resolution Approving Contract Change Orders No. 1, No. 2 and No. 3 and Appropriating
Additional Funds for Lodi Grape Bowl All-Weather Surface Project (\$134,400)

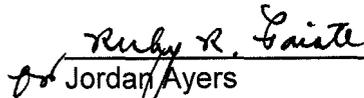
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Staff is recommending the appropriation of \$134,400 from the Park Impact Fees Fund to cover these three contract change order costs and other costs associated with this project. The current Parks Impact Fees Fund balance is \$2,500,000 and by approving these change orders, the balance will be \$2,365,600.

FISCAL IMPACT: Reduced maintenance cost of the areas surrounding the all-weather surface and reduced exposure to ADA access claims at the Grape Bowl facility. Use of impact fees will reduce funds available for future parks.

FUNDING AVAILABLE: Requested Appropriation:
Parks Impact Mitigation Fees (1217005): \$134,400


Jordan Ayers
Deputy City Manager/Internal Services Director

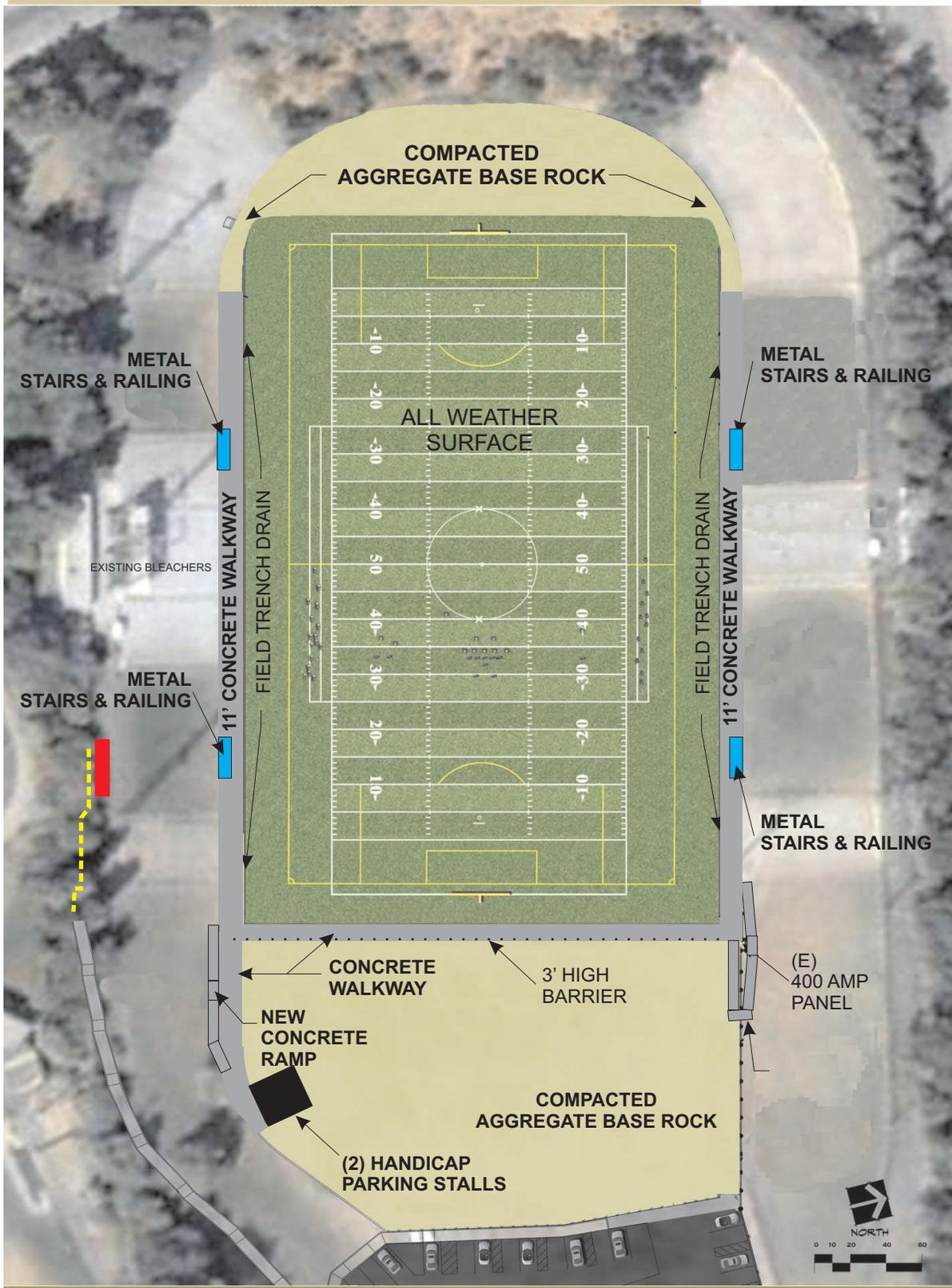

James M. Rodems
Interim Parks and Recreation Director


F. Wally Sandelin
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer
FWS/WKF/pmf

Attachments

cc: City Attorney
Parks Superintendent
Management Analyst Areida-Yadav



GRAPE BOWL LODI, CA





07/28/2010



07/28/2010

RESOLUTION NO. 2010-139

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING CONTRACT CHANGE ORDERS NO. 1,
NO. 2 AND NO. 3 AND APPROPRIATING ADDITIONAL
FUNDS FOR LODI GRAPE BOWL ALL-WEATHER
SURFACE PROJECT

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WHEREAS, on April 7, 2010, City Council awarded a contract to Western Engineering Contractors, Inc., in the amount of \$592,675 for the preparation of the Grape Bowl for the installation of the all-weather surface, including the clearing and grubbing of the existing field and the installation of new irrigation and storm drain systems. The appropriation for this contract included \$87,325 for contingencies; and

WHEREAS, Contract Change Order No. 1 includes field grooming equipment (\$8,200.00); quick coupler installation modification (\$2,400.30); electrical/water main work (\$32,997.10); extra subgrade work (\$21,800.00); irrigation system modification (\$2,700.00); and field signage (\$1,400.00), for a total cost of \$69,497.40; and

WHEREAS, Contract Change Order No. 2 includes concrete stairs, ramps, and railing (\$80,193.40); concrete walks (\$16,600.00); and disabled parking (\$20,000.00), for a total of \$116,793.40; and

WHEREAS, Contract Change Order No. 3 includes the installation of an 11-foot walkway (\$48,612.00) and protective railing (\$9,000.00), for a total of \$57,612.00.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council does hereby approve Contract Change Orders No. 1, No. 2 and No. 3; and

BE IT FURTHER RESOLVED that funds in the amount of \$134,400 be appropriated from Parks Impact Mitigation Fees for this project.

Dated: August 4, 2010

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I hereby certify that Resolution No. 2010-139 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 4, 2010, by the following vote:

AYES: COUNCIL MEMBERS – Hansen, Johnson, and Mayor Katzakian

NOES: COUNCIL MEMBERS – Hitchcock

ABSENT: COUNCIL MEMBERS – Mounce

ABSTAIN: COUNCIL MEMBERS – None



RANDI JOHL
City Clerk