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City of Sebastopol

Mayor
Sarah Gurney,
Mayor
City Council
Una Glass, Vice
Mayor
John Eder
Robert Jacob
Patrick Slayter
City Manager/City
Attorney
Larry McLaughlin
City Clerk
Mary Gourley

Agenda Report Reviewed by:
City Manager/City Attorney

Meeting Date:	Meeting of September 6, 2016
To:	Mayor and City Council
From:	Kenyon Webster, Planning Director
Subject:	Notice of Completion, Skategarden Expansion, Contract No. 2016-01
Funding:	Currently Budgeted: __x_ Yes ____ No ___N/A Net General Fund Cost: If Cost to Other Fund(s), $48,020 Park In-Lieu Fee Fund
Recommendation:	Authorize Filing of Notice of Completion, Approve Budget Adjustment for Change Orders

Introduction: This report recommends that the Council authorize filing of a Notice of Completion for the Skategarden Expansion project, and also make a budget adjustment as a result of construction change orders.

Background: The Skategarden Expansion project is located on a half-acre site immediately adjacent to the existing Sktategarden Park. It is intended to add general park area, play equipment, and green space to the park, and to provide night lighting to both areas. The expansion project has been a City objective for over eight years. The original project was poised for implementation when the State terminated redevelopment agencies and the City was forced to suspend the project. When the City's financial situation improved and several grants were obtained, the project was reactivated.

The project would not have been possible without a major Matching Grant from the Sonoma County Agricultural Preservation and Open Space District (which followed other grants for previous stages of the project), and another grant from the State of California Housing-Related Parks Program, which rewards jurisdictions for producing affordable housing. Remaining funding was provided by the City's Park In-Lieu Fee fund and residual funds from development of the original park.

On March 1, the City Council awarded a bid for the project to M3 Integrated Services, Inc., at a cost of $613,298.

As is commonly the case with significant construction projects, there was a series of necessary change orders to address a variety of issues that arose in the course of construction, which increased construction costs. There was also one revision which resulted in a reduction in costs. All change orders were reviewed and approved by the City's designer/construction inspector, Questa Engineering. The significant changes included:

1) Provision of curb and gutter on the site's Flynn Street. This became a necessity after work commenced on the Flynn frontage, revealing the edge of the roadway previously covered by dirt

and plantings, where it became evident that the condition of the 'asphalt curb' along Flynn was at best extremely poor. A less expensive new asphalt curb would have been feasible, but for durability and ease of street sweeping, the Public Works Department expressed a strong preference for concrete curb and gutter. This item was a cost of $25,283.51.

2) Substantial revisions to the lighting installation, to provide the ability for timed lighting to control use of the park. The original lighting plan included darkness- and motion-activated lighting. This expense involved additional substantial trenching and other electrical work, at a cost of $12,179.54.
3) Other costs, including hauling off of excess soil and debris; modification of the block wall; provision of an additional gate; modification of the shade structure; modifications to address drainage issues along the frontage of an adjacent property where a new sidewalk was installed, and installation of an additional water line for the new drinking fountains due to an issue with the utility layout for the original park construction. These items totaled $14,158.38
4) A savings of $3,603.14 was achieved by deletion of several low retaining walls, and substitution of concrete curbs.

The change orders resulted in a net total of $48,018.29 in additional costs, or about 8% of the original contract cost. Funding is available in the Park In-Lieu Fee fund. The most recent reported balance in that Fund was over $377,000.

Recommendation:

Staff recommends that the City Council:

1. Accept the completed improvements under Contract 2016-01 for public use.
2. Authorize staff to file a Notice of Completion.
3. Approve an adjustment to the Capital Improvement Budget for the project, to increase project funding in the amount of $48,020, with that amount transferred from Fund 860, the Park In-Lieu Fee Fund, to the Capital Improvement Budget for the project (749-6400-6860).

Attachment: Notice of Completion

When Recorded Return to:
City of Sebastopol
P. O. Box 1776
Sebastopol, CA 95473

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is owner of the interest or estate below in the property hereinafter described.

2. The full name of the undersigned is the City of Sebastopol, a Municipal Corporation.

3. The address of the undersigned is P. O. Box 1776, Sebastopol, CA 95473

4. The nature of the title of the undersigned is owner in fee.

5. All work of improvement on the property hereinafter described was completed as of September 5, 2016.

6. The name of the original contractor for the work of improvement was M3 Integrated Services, Inc.

7. The work of improvement is described as follows:

Contract No. 2016-01
Skategarden Expansion Project, 6750 Laguna Park Way, Sebastopol
Original Contract Price: $613,298.00

Recording of this document is for and on behalf or the City of Sebastopol under Section 6103 of the Government Code.

I am the Planning Director for the City of Sebastopol, a Municipal Corporation, the owner of the indicated interest or estate in the property described above. I make this verification on behalf of the City of Sebastopol. I have read the Notice and know its contents. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

CITY OF SEBASTOPOL
A Municipal Corporation

Dated: September 7, 2016

Kenyon Webster, Planning Director