

# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Katy Allen

**SUBJECT:** MAYFAIR COMMUNITY CENTER    **DATE:** 05-19-08  
**CONTRACT CHANGE ORDER No. 13**

Approved

Date

5/23/08

**COUNCIL DISTRICT:** 5

**SNI:** Mayfair

## **RECOMMENDATION**

Approval of Contract Change Order No. 13 for the Mayfair Community Center Project with Zolman Construction and Development, Inc. in the amount of \$190,000 for a total construction contract amount of \$14,026,218.

## **OUTCOME**

Approval of this Contract Change Order will ensure current construction of the Mayfair Community Center and Mayfair Park master plan build-out to remain on schedule.

## **BACKGROUND**

On May 15, 2007, the City Council awarded a construction contract to Zolman Construction and Development, Inc. for the Mayfair Community Center project.

The scope of this project includes the construction of a 21,000 square foot one-story building, skate park, swimming pool, playground and water feature play area. In addition, the existing community center has been demolished to provide for the full build-out of the Council-approved master plan, which is currently 70 percent complete. A Notice to Proceed was issued on June 18, 2007, with a substantial completion date of December 30, 2008.

## **ANALYSIS**

During demolition and excavation of the project site, the contractor uncovered approximately 880 feet of irrigation and drainage pipes containing asbestos, which had to be removed in areas of new project construction. Removal of the underground pipes was not part of the construction contract. Proposed Change Order No. 13 includes excavation, trenching, back filling, proper wrapping, stock piling, hauling and disposal costs associated with the removal of 880

lineal feet of existing asbestos containing underground pipes discovered during site excavation. This work has already been completed.

Department of Public Works staff negotiated with Zolman Construction and its subcontractors for this item and the price as presented on the change order is reasonable for the amount of work noted above.

### **EVALUATION AND FOLLOW-UP**

The project is currently within budget and on schedule with a projected completion in Winter 2008. No further Council action is expected at this time.

### **POLICY ALTERNATIVES**

Not applicable.

### **PUBLIC OUTREACH / INTEREST**

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

This action does not meet any of the criteria above. This memorandum will be posted on the City's website for the June 10, 2008 Council agenda.

### **COORDINATION**

This change order has been coordinated with the Parks, Recreation and Neighborhood Services Department, Planning, Building and Code Enforcement Department, City Manager's Budget Office and City Attorney's Office.

### **FISCAL/POLICY ALIGNMENT**

This project is consistent with the Council-approved Budget Strategy, Economic Recovery section, in that it will help to stimulate construction spending in our local economy.

**COST IMPLICATIONS**

1. AMOUNT OF RECOMMENDATION/COST OF PROJECT: \$190,000	
Project Delivery	\$5,595,142
Construction	13,545,000
Previous Change Orders	291,298
Proposed Change Order #13	190,000
Remaining Contingency	<u>873,702</u>
<b>TOTAL PROJECT COSTS</b>	<u>20,495,142</u>
Prior Year Expenditures	<u>(2,388,654)</u>
<b>REMAINING PROJECT COSTS</b>	<b>\$ 18,106,488</b>

2. COST ELEMENTS OF CONTRACT:

3. SOURCE OF FUNDING: 471- Parks and Recreation Bond Projects Fund  
 382 – Construction Tax and Property Conveyance Tax  
 Fund: Parks Purposes Council District 5  
 001 – General Fund  
 375 – Subdivision Park Trust Fund  
 450 – Services for Redevelopment Capital Projects Fund

4. OPERATING COSTS: The increased operating and maintenance costs associated with this project are estimated to be \$896,000 annually, starting in the Fall of 2008. This funding was included in the 2009-2013 General Fund Forecast, released on February 29, 2008.

**BUDGET REFERENCE**

The table below identifies the fund and appropriation proposed to fund the contract recommended as part of this memorandum and remaining project costs, including project delivery, construction and contingency costs.

Fund #	Appn. #	Appn. Name	RC #	Total Appn.	Amt. For Contract	Adopted Budget Page	Last Budget Action (Date, Ord. No.)
<b><u>Remaining Project Costs</u></b>				\$18,106,488			
<b><u>Current Funding Available</u></b>							
001	5033	Mayfair Summer Aquatics Program		\$379,000			
375	5878	Mayfair Community Center Satellite	125445	\$2,676,000	\$130,000	V-685	10/16/07, Ord. No. 28143
382	5878	Mayfair Community Center Satellite		\$799,000			

450	5293	Mayfair Community Center		\$2,374,627			9/11/07, Ord. No. 28115
471	4529	Mayfair Community Center-Satellite	125445	\$11,532,000	\$60,000	V-813	10/16/2007, Ord. No. 28143
<b>Total Current Funding Available</b>				<b>\$17,760,627</b>	<b>\$190,000</b>		
<b>Funds in Future Years</b>							
471	4529	Mayfair Community Center-Satellite		\$400,000			
<b>Total Funds Available</b>				<b>\$18,160,627</b>			

**CEQA**

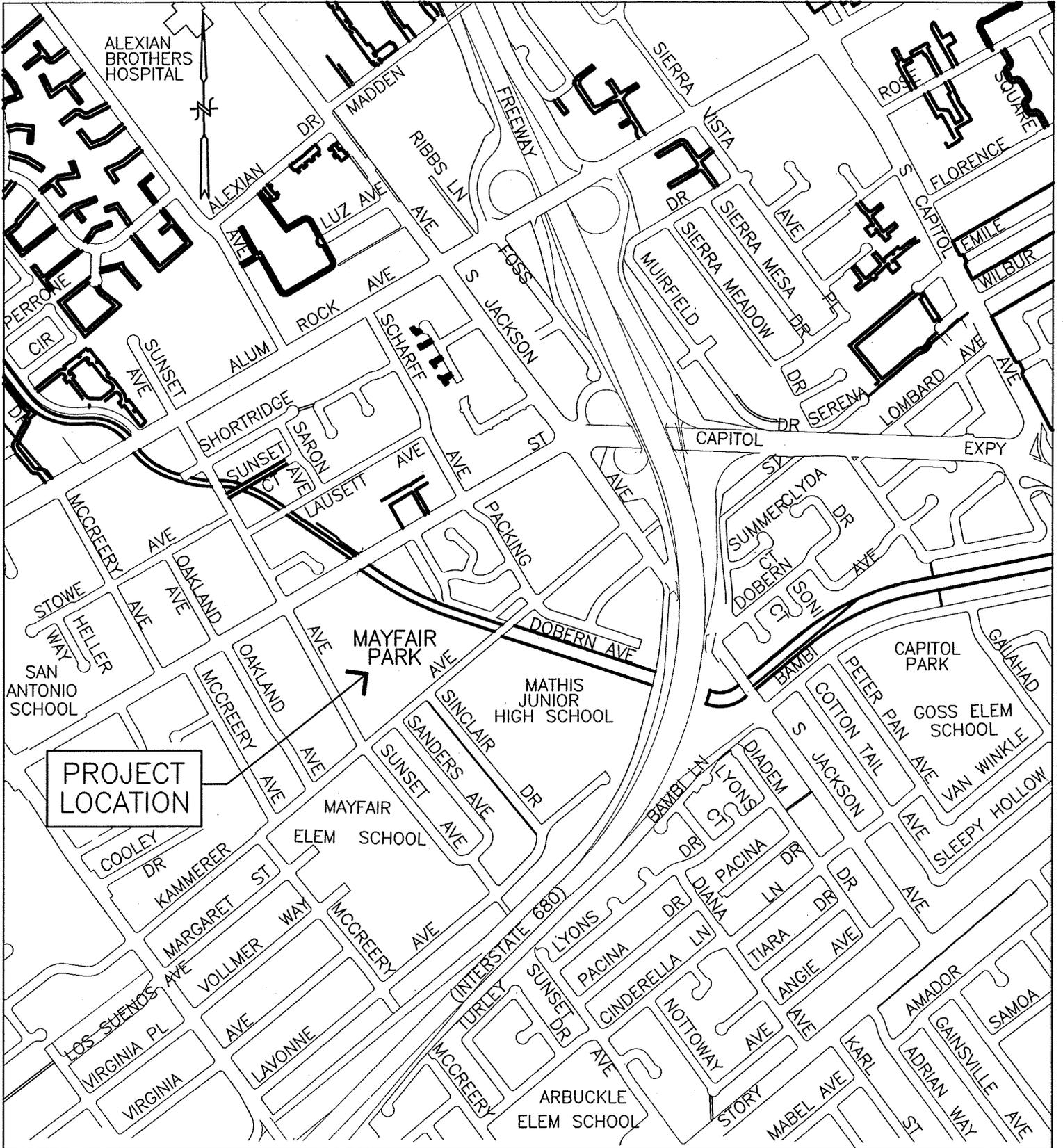
CEQA: Mitigated Negative declaration, PP06-024.

*Katy Allen*

KATY ALLEN  
 Director, Public Works Department

For questions please contact DAVID SYKES, ASSISTANT DIRECTOR, at 408-535-8300.

KJ:PM:lm  
 Attachment CO#13



MAYFAIR COMMUNITY CENTER  
 LOCATION MAP  
 NO SCALE

