Date: January 19, 2017

To: Recreation and Park Commission

Through: Philip A. Ginsburg, General Manager
          Dawn Kamalanathan, Director of Capital and Planning

From: Brett Desmarais, Project Manager

Subject: COF Noe Courts and Barrier Removal Project – Contract Value Increase

Agenda Wording:

Discussion and possible action to amend the construction contract with Minerva Construction for the Community Opportunity Fund Noe Courts Restroom Renovation and Barrier Removal Project (3123V) to include court resurfacing and to increase the contract amount from $388,000, to an amount not to exceed $695,324, an increase of $307,324, which is greater than 10% over the original approved contract amount.

Strategic Plan:

Strategy 1 - Inspire Place
Objective 1.2: Strengthen the quality of existing Parks & Facilities
Initiative B: Complete 2008 and 2012 bond projects; develop and earn voter approval for 2018 bond

Strategy 4 - Inspire Stewardship
Objective 4.1: Conserve and Strengthen Natural Resources
Initiative A: Continue water conservation plan with fixtures, pathways, landscape, recycled water, and irrigation modernization

Background:

The Noe Courts project has been executed in two phases: the first to renovate the existing park restroom through the 2008 Bond Program. The second phase is a barrier removal project to provide an accessible path of travel from the park playground to the newly renovated restroom. This phase also includes regrading of the park’s lawn, new terrace walls, new trees and shrubs, and repairs to the existing irrigation and drainage systems. Two large pine trees were removed
during construction after an arborist’s inspection deemed them hazardous due to diseases and structural instability. It is anticipated that the second phase of the project will be completed in February 2017.

In fall 2016, subsequent to the award of the construction contract, court resurfacing funds became available from RPD Operations. Our plan is to fully renovate the tennis and basketball courts during the current construction project to minimize park closure time.

The existing tennis and basketball courts are decades-old and are in disrepair. The court surfacing features numerous large cracks, the basketball goal and tennis net posts are corroded, and the chain link fence surrounding the courts is warped and damaged. The scope of court renovation includes: replacing the existing paving and restriping the courts; new basketball posts, backboards, and nets; new tennis posts and net; new fencing surrounding the courts; and repainting a retaining wall on the west side of the basketball court.

**Justification:**

Additional funds from Court Surfacing General Funds allocated after bid award. Concurrent work to minimize site impact.

Owner requested changes: Replacement of tennis and basketball courts, play equipment, and fencing; Award of Additive Alternate Paving; Cleaning and removal of graffiti from retaining wall; Minor planting modifications

Unforeseen conditions: The removal and replacement of hazardous trees; Irrigation repairs; Drainage repairs

**Project Budget and Construction Contract Cost:**

| Total Sources: | $ 837,901 |
| Total Uses:   | $ 837,901 |

**Sources:**

- 2008 Clean & Safe Parks Bond: $ 542,901
- General Fund: $ 295,000
- **Total Sources:** $ 837,901

**Uses:**

- Original Construction Contract Amount: $ 388,000
- Construction Change Orders Amount: $ 307,324
- Revised Construction Contract Amount: $ 695,324
- Revised Construction Contract Amount: $ 695,324
- Soft Costs: $142,577
- **Total Uses:** $ 837,901
Construction Sources and Uses:

<table>
<thead>
<tr>
<th>Funding Source</th>
<th>Original Contract Amount</th>
<th>Approved Change Orders to Date</th>
<th>Change Orders Pending Commission Approval</th>
<th>Total Contract Value Pending Commission Approval (This month)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008 Clean &amp; Safe Parks Bond</td>
<td>$388,000</td>
<td>$48,573</td>
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<td></td>
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<tr>
<td>General Fund</td>
<td></td>
<td></td>
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<td>$258,751</td>
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<tr>
<td><strong>TOTALS</strong></td>
<td><strong>$388,000</strong></td>
<td><strong>$48,573</strong></td>
<td></td>
<td><strong>$695,324</strong></td>
</tr>
</tbody>
</table>

Construction Change Orders Summary:
- CO #1: $10,528  Soil Screening  Approved
- CO #2: $7,700  Tree Removal #1  Approved
- CO #3: $20,500  Add Alt. Paving  Approved
- CO #4: $9,845  Tree Removal #2  Approved
- CO #5: $198,000  Courts / Fencing  Anticipated
- CO #6: $24,706  Drainage Repairs  Anticipated
- CO #7: $30,045  Irrigation Repairs  Anticipated
- CO #8: $3,000  Wall Clean & Repaint  Anticipated
- CO #9: $3,000  Planting Modifications  Anticipated

**Staff Recommendation:** Staff recommends approving the contract value increase to renovate the Noe Courts tennis and basketball courts during the current park closure.

**Supported By:** Laura Norman / Friends of Noe Courts; Susan Heller, neighbor; Ben Blumenfeld, neighbor

**Opposed By:** None known

**Attachments:**
- Tennis and Basketball Court Existing Condition Photos;
- Construction Progress Photos