



CITY OF SAN MATEO

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Agenda Report

Agenda Number: 17

Section Name: {{section.name}}

File ID: {{item.tracking_number}}

TO: City Council
FROM: Drew Corbett, City Manager
PREPARED BY: Parks and Recreation
MEETING DATE: July 15, 2019
SUBJECT:
King Park Improvement Project - Appropriation, Change Orders and Contract Amendment

RECOMMENDATION:

Adopt a Resolution to appropriate an additional \$320,000 to the King Park Improvement Project from the Parks and Recreation Tax and Fee Fund to approve: Change Orders No. 1 in the amount of \$200,000 to cover increased costs associated with the removal of and disposal of soil and No. 2 in the amount of \$35,000 for electrical line relocation to Goodland Landscape Construction, Inc; and contract Amendment No. 2 to the agreement with Callander Associates for expanded scope of services in the amount of \$12,000; and authorize the Director of Parks and Recreation to approve up to an additional \$30,000 in change order contingencies to Goodland Landscape Construction as may be needed for actual expenses on a time and materials basis and execute all change orders and contract amendments.

BACKGROUND:

During the demolition phase of the King Park Improvements Project (610023-29137), two unknown conditions were discovered that require remediation outside the scope of the construction contract and will require additional funds beyond the current appropriation:

- Soils containing lead levels requiring disposal at Class I and Class II landfills
- Relocation of athletic field underground electrical lines

Also, additional professional services were required for soils testing/report, electrical line testing and design, and landscape grading re-design as well as administrative management costs. The additional appropriation request is sufficient to cover these expenses as well.

Soils Disposal

The King Park Improvements Project includes as a major feature the replacement of the natural turf athletic field with a synthetic turf field. As is typical for such projects, this requires the removal of several inches of organic and soil material, replacing it with new drainage, a rock base, shock pad, artificial turf, and infill material.

In anticipation of the soils off-haul, the City contracted with GeoCon Consultants to conduct soils testing at the King Park site. The initial report on 5 borings revealed elevated levels of lead that exceeded those typically found naturally in soils, < 50 mg/kg (milligrams of lead per kilogram of soil). In order to obtain a more complete analysis of the remaining site, an additional 68 samples were taken not only throughout the construction site but out of an abundance of caution, the test area was expanded to include the children's play area, basketball court, and surrounding grass areas. Additional random elevated levels of lead were found scattered throughout the field area; however, no elevated levels were found in areas outside of the field.

The parcels that make up King Park were accumulated during a long period starting in 1902 through 1966, with most parcels acquired during the 1930's. Other than a parcel purchased from the African Methodist Episcopal Zion Church, all of the other parcels were privately owned; therefore, the original source(s) of the elevated lead levels is unknown. Other than a few areas in the former infield, a swath along the northern edge of the field (Santa Inez), and a patch along the east edge of the field (Fremont), the remaining areas of elevated levels are randomly scattered throughout the remaining field.

The findings of the Geocon report are such that Goodland's initial plan to off haul the top several inches of soils and organics as usable construction fill was not possible and that most of the soil requires disposal in a landfill. The report also recommends that in several selected areas, excavation be performed to a depth of either 12" or 18" in order to remove soil containing elevated concentrations. The additional trucking and disposal fees will result in significant additional cost that was not anticipated and cannot be covered by the original \$80,000 budgeted change order contingency.

Change Order #1 authorizes this work. This change order will be performed on a time and materials basis based upon the actual tonnage of material disposed of at each landfill type. The requested additional appropriation includes \$30,000 contingency to cover any disposal costs above the estimate included in Change Order #1, and authorizes the Director of Parks and Recreation to approve additional expenses up to that amount.

Field Light Electrical Line Relocation

During demolition it was discovered that electrical lines supplying the athletic field lights traverse the field, portions of which were placed at particularly shallow depth, encased in conduit that does not meet code for that depth, and were damaged during demolition. An analysis was conducted by Zeiger Electric, which recommended that the line supplying the lights along Santa Inez Avenue be relocated to the perimeter of the field and placed at proper depth. This will be accomplished by placing new electrical conduit in the same trench as the new irrigation main. Change Order #2 authorizes this work.

Design Services

Professional design services were required to conduct the soil testing and produce the report and recommendations, locate the electric lines traversing the field, redesign the electrical line placement, and revise the grading plan to reduce the required soil off-haul. These costs are covered by the additional appropriation.

BUDGET IMPACT:

An additional appropriation in the amount of \$320,000 is requested from Parks and Recreation Tax and Fees Fund to provide sufficient funding to cover the additional costs. Those costs break out as follows:

Goodland Change Order #1 (soil disposal)	\$200,000
Goodland Change Order #2 (electrical)	\$35,000
Reserve for Time/Materials above Estimate re Change Order 1	\$30,000
GeoCon (soils testing; report)	\$30,000
Liberty Electric (electric line locating services)	\$1,260
Callander Associates (electrical testing/design; grading amendments)	\$12,000
Administrative Management	\$11,740
Total	\$320,000

Assuming projected park in lieu and park and recreation tax fees are collected during 2019-20, there will be sufficient fund balance in Fund 32, Parks and Recreation Tax and Fee Fund. If not, adjustments to existing project allocations will need to be made.

ENVIRONMENTAL DETERMINATION:

Council action on this item is exempt from CEQA review under sections 15301 (repair/minor alteration of existing facility) and 15330 (minor action taken to prevent the release or threat of release of a hazardous waste or substance) of the CEQA Guidelines.

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 – Proposed Resolution
Att 2 - Goodland Landscape Construction, Inc. Change Order #1
Att 3 - Goodland Landscape Construction, Inc. Change Order #2
Att 4 - Callander Associates Agreement Amendment No. 2

STAFF CONTACT

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