



Agenda Item

City Council

Item #: 3.9.

9/14/2021

File #: 21-0481

TO: Honorable Mayor and Members of the City Council

THRU: Rick Otto, City Manager

FROM: Bonnie Hagan, Assistant City Manager / Community Services Director

1. SUBJECT

First Amendment to the Contract with KASA Construction, Inc. for the Handy Park Maintenance Renovation project.

2. SUMMARY

As a result of material and supply shortages due to the COVID-19 pandemic, the underground storm water system for the Handy Park Renovation Project needed to be redesigned. An amendment and subsequent appropriation of \$59,223.71 is needed to cover the increased cost for the new system.

3. RECOMMENDED ACTION

1. Approve Amendment with KASA Construction, Inc. in an amount not to exceed \$59,223.71 for the Handy Park Maintenance Renovation project and authorize the Mayor and City Clerk to execute on behalf of the City.
2. Authorize the appropriation of \$59,223.71 from the Park Acquisition (Infill) (510) unreserved fund balance to expenditure account 510.7021.56015.20370, Park Acquisition (Infill) - Handy Park Maintenance Renovation.

4. FISCAL IMPACT

The total expenditure for this amendment is \$59,223.71 and will be funded in Handy Park Maintenance Renovation Project (20370) through Park Acquisition (Infill) (510).

5. STRATEGIC PLAN GOALS

Goal 3: Enhance and Promote Quality of Life in Community

a: Renovate, maintain, develop, and expand public use places and spaces.

6. DISCUSSION AND BACKGROUND

Handy Park is a highly utilized 7.31 acre, park constructed in 1978. The park includes a 139-spot parking lot, a modular building used as a multi-purpose room, a concession building, restroom building, picnic shelter, ball fields, a sand volleyball court, and a tot lot. In addition to being a popular drop-in neighborhood park, Handy Park is or has been home to tiny tot programs, after school programs, summer camps, North Sunrise Little League, Orange Youth Football, and the Community Foundation of Orange annual Field of Valor event.

While the City dedicated resources to maintain the park, both the modular building and the parking lot are beyond their useful lives. In Fiscal Year 2019-2020, City Council approved the Handy Park Maintenance Renovation (20370) project and a corresponding project budget of \$2,262,686. The project includes: design; replacement of the existing modular building with a pre-fabricated building; parking lot rehabilitation including lighting upgrades, renovation and addition of walkways; improvements to the overhead picnic shelter structure; improved hardscape areas; and improvements to passive area landscape and irrigation. In October 2020, City Council approved an agreement with KASA Construction, Inc. (KASA) in the amount not to exceed \$1,483,350 (including a 10% contingency of \$134,850) for project construction, which began in May 2021.

The original design accounted for two storm drain chambers under the parking lot, as required by Water Quality Management Plan (WQMP) standards. KASA informed staff the chambers were on backorder and would not be available for at least four months due to supply shortages related to the COVID-19 pandemic. Given that the storm drain chambers are positioned under the parking lot, portions of the project affecting the new asphalt and concrete walkways would have been postponed, resulting in an overall project delay of at least six months.

To keep the project on schedule, the City worked with the project designer and KASA to reconfigure the storm drain chamber, utilizing a different product that was readily available. The new chambers included three rows of chambers as opposed to two, which incurred the additional cost of \$59,223.71 for material and labor due to the necessary excavation of a third location.

The initial project contingency has been earmarked to be used for other unforeseen circumstances related to the existing scope of work, such as installing small retaining walls, additional trenching, and concrete rehabilitation. As such, staff is recommending the City Council approve the first amendment to the contract with KASA in the amount not to exceed \$59,223.71 for the unanticipated expenditure related to installation of the redesigned storm drain chambers. To support this expense, staff is also requesting an appropriation of \$59,223.71 in Park Acquisition Infill (510) funds from unreserved fund balance.

Below is a funding summary outlining project components and funding status:

FUNDING STATUS		APPROPRIATION
<i>Funds previously appropriated to Handy Park Maintenance Renovation (20370)</i>		
Fund 510 (Park Acquisition - Infill)		\$2,262,686.00
<i>Proposed additional appropriation</i>		
Fund 510 (Park Acquisition - Infill)		59,223.71
APPROPRIATION TOTAL:		\$2,321,909.71
PROJECT COMPONENTS		CITY'S COSTS
Design - RHA Landscape Architects	\$110,580.94	
Pre-fabricated Building - Public Restroom Company	578,031.00	
Construction - KASA	1,483,350.00	

Additional Pending Construction Costs - painting, equipment, inspection, and dedication plaque	21,891.00	
Furniture, Fixtures, and Equipment (FF&E)	34,254.00	
Admin. Costs	18,151.89	
Sub-Total		\$2,246,258.83
Construction - Proposed First Amendment to the contract with KASA	59,223.71	
PROJECT GRAND TOTAL:		\$2,305,482.54
PROJECT BALANCE:		\$16,427.17

The project is scheduled to be completed by early October 2021.

7. ATTACHMENTS

- First Amendment to Contract - KASA Construction, Inc.