

CITY OF OAKLAND
AGENDA REPORT

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2008 SEP 11 PM 3:20

TO: Office of the City Administrator
ATTN: Dan Lindheim
FROM: Community and Economic Development Agency
DATE: September 23, 2008

RE: **Resolution Authorizing The City Administrator, Or Designee, To Increase The Construction Contract For The City Stables Paddocks Project (No. C213720) With Rockridge Builders By An Additional \$200,000.00 For The Construction Of A Hay Barn And Turnout Area(s) For A Total Contract Not-To-Exceed Amount Of \$550,000.00, Subject To The Receipt Of Additional Grant Funding, Without Return To Council**

SUMMARY

A resolution has been prepared to authorize the City Administrator, or designee, to increase the construction contract for the City Stables Paddocks Project (No. C213720) with Rockridge Builders by an additional \$200,000.00 for the construction of a hay barn and turnout area(s) for a total contract not-to-exceed amount of \$550,000.00, subject to the receipt of additional grant funding without return to Council.

The hay barn construction and turnout area(s) work were alternates to the original City Stables Paddocks scope of work and sufficient funding was not initially available to include these items of work in the construction contract with Rockridge Builders. A potential additional funding source of up to \$200,000.00 from the Stewardship Council Infrastructure Fund (SCIF) has been identified to add the hay barn and turnout area(s) into the project. The City will be notified by SCIF regarding the grant award by the end of the year. The construction contract increase and the added project improvements are subject to the confirmation of the SCIF grant, and the contractor will not be directed to proceed with any of the added improvements until the grant is fully confirmed. Should the City not receive the SCIF grant, the improvements will not be added to the project.

Staff is requesting authorization of the increase of the construction contract at this time in order to expedite construction of the added improvements if the SCIF grant funding is approved. The hay barn and turnout area(s) must be completed by summer 2009 to ensure that the facilities are ready for the 2009 summer program.

Item: _____
Public Works Committee
September 23, 2008

FISCAL IMPACT

Approval of the proposed resolution will authorize the application, acceptance and appropriation of a Stewardship Council Infrastructure Fund (SCIF) grant for program year 2008-2009, in the estimated amount of \$200,000. Funding will be appropriated to the Miscellaneous Grants Fund (2999), Capital Improvement Projects (92270), project number to be determined.

Approval of this resolution will also increase the construction contract by an amount up to \$200,000.00 for the hay barn and turnout area(s) subject to award by the SCIF program. The Contract Compliance and Public Art assessment will be allocated under this project and appropriated at that time.

The existing funding for the City Stables Paddocks project is appropriated in California Parks and Recreation Fund (2134), Project No. G230120, with \$386,749.09 remaining, and in Multipurpose Fund (1750), Project No. C213720, with \$68,451.63 remaining.

BACKGROUND

By Resolution No. 81455 C.M.S., the City Council awarded a construction contract to Rockridge Builders in an amount not to exceed \$350,000.00 for the construction of the new paddocks to ensure that the facilities would be ready for the 2009 summer program.

KEY ISSUES AND IMPACTS

The construction of the hay barn and turnout area(s), in addition to the previously approved construction of the paddocks, will provide for a more usable facility for the Parks and Recreation Department that can offer equestrian programming to Oakland residents and visitors. In addition, the added work will greatly increase the City's ability to attract a qualified concessionaire to operate the facility.

Funds are not currently available for the operations and maintenance of the paddocks and hay barn projects and should a concessionaire not be found staff would need to be drawn from other areas to perform the maintenance. It is estimated that staff would be required approximately 2 hours a week (staff, vehicle, materials and equipment) to provide inspection and minor maintenance. In addition, fuel management costs (weed abatement) of approximately \$8,000.00 per year are currently funded by Fire Prevention.

PROJECT DESCRIPTION

A new hay barn and turnout area(s) will be constructed should the City receive funding from the SCIF grant. The new 1500 square foot hay barn will store feed for the horses and the turn out area(s) will provide an opportunity for the horses to exercise and graze.

This work is in addition to the currently funded project which includes demolition and remediation of the site and the design and construction of two horse paddock structures.

EVALUATION OF PAST PERFORMANCE

There are no evaluation forms on file for Rockridge Builders since the evaluation program was implemented.

SUSTAINABLE OPPORTUNITIES

Economic: The construction of this project will generate business tax, sales tax, and other revenues for the City.

Environmental: The project will recycle construction debris to the extent feasible, will incorporate sustainable design elements, and will utilize recycled-content materials wherever possible.

Social Equity: The project enhances the basic recreational service levels and quality of life amenities with an emphasis on equestrian activities, provides opportunities for outdoor experiences, and provides a space for children's educational programs.

DISABILITY AND SENIOR CITIZEN ACCESS

The project will provide full access to persons with disabilities and senior citizens. It will comply with the Americans with Disabilities Act and will conform to all requirements related to disability and senior citizen access.

RECOMMENDATION(S) AND RATIONALE

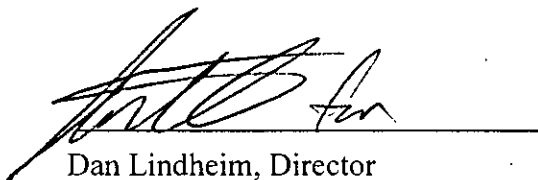
Staff recommends that the Council approve the resolution authorizing the City Administrator, or designee, to increase the construction contract for the City Stables Paddocks Project (No. C213720) with Rockridge Builders by an additional \$200,000.00 for the construction of a hay barn and turnout area(s) for a total contract not-to-exceed amount of \$550,000.00, subject to the receipt of additional grant funding and without return to Council.

Adding the work to this contract will be cost efficient and the most effective and coordinated way to complete the construction of the hay barn and turnout area(s). Staff will be able to expedite the added improvements should the City receive the SCIF grant.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council approve the resolution.

Respectfully submitted,



Dan Lindheim, Director
Community and Economic Development Agency

Reviewed by:
Michael Neary, P.E., Deputy Director
Community and Economic Development Agency

Prepared by:
Diane Tannenwald, CIP Coordinator
Project Delivery Division

APPROVED AND FORWARDED TO THE
PUBLIC WORKS COMMITTEE:


Office of the City Administrator

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2008 SEP 11 PM 3:20

Approved as to Form and Legality

Oakland City Attorney's Office

OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

Introduced by Councilmember _____

RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR, OR DESIGNEE, TO INCREASE THE CONSTRUCTION CONTRACT FOR THE CITY STABLES PADDOCKS PROJECT (NO. C213720) WITH ROCKRIDGE BUILDERS BY AN ADDITIONAL \$200,000.00 FOR THE CONSTRUCTION OF A HAYBARN AND TURNOUT AREA(S) FOR A TOTAL CONTRACT NOT-TO-EXCEED AMOUNT OF \$550,000.00, SUBJECT TO THE RECEIPT OF ADDITIONAL GRANT FUNDING WITHOUT RETURN TO COUNCIL

WHEREAS, the City Stables Paddocks project is a much needed project to provide the community with year-round equestrian recreational opportunities; and

WHEREAS, on July 15, 2008, the City Council approved Resolution No. 81455 C.M.S. awarding a construction contract to Rockridge Builders in an amount not to exceed \$350,000.00 for the City Stables Paddocks project and

WHEREAS, the hay barn and turnout area(s) were alternate bid items and not included in the original contract with Rockridge Builders because sufficient funding was not available; and

WHEREAS, staff has applied for a Stewardship Council Infrastructure Fund (SCIF) grant, in the amount of \$200,000.00 for the construction of a hay barn and turnout area(s) and in winter 2008, the grantor will notify the City if the grant is to be awarded for the project; and

WHEREAS, staff is requesting authorization to increase the construction contract with Rockridge Builders by an additional \$200,000.00 for the construction of a hay barn and turnout area(s) for a total contract not-to-exceed amount of \$550,000.00, subject to the receipt of additional grant funding without return to Council to cover the additional improvements; and

WHEREAS, staff is requesting authorization to increase the construction contract at this time in order to be able to expedite the added improvements if the grant funding is awarded; and

WHEREAS, the hay barn and turnout area(s) must be completed by summer 2009 to ensure that the facilities are ready for the 2009 summer program; and

WHEREAS, the construction contract increase and the added project improvements are subject to the confirmation of the SCIF grant, and the contractor will not be directed to proceed with any of the added improvements until the grant is fully confirmed; and

WHEREAS, the City lacks the equipment and qualified personnel to perform the necessary work, and the City Council finds that the performance of this contract is in the public interest because of economy and services under this contract will be temporary; and

WHEREAS, the City Council finds and determines that the performance of this contract shall not result in the loss of employment or salary by any person having permanent status in the competitive service; now, therefore, be it

RESOLVED: That if the SCIF application is approved, the City Administrator is authorized to accept and appropriate funds to Community and Economic Development Agency within the Miscellaneous Grant Fund (2999); Capital Improvement Projects (92270), and a project to be created; and be it

RESOLVED: That the City Administrator is hereby authorized to increase the construction contract with Rockridge Builders, by an additional \$200,000.00 for the construction of a hay barn and turnout area(s) for a total contract not-to-exceed amount of \$550,000.00, subject to the receipt of additional grant funding without return to Council; and be it

FURTHER RESOLVED: That if the grant is not received or a reduced amount is awarded, the added scope of work will not be included or will be reduced as appropriate; and be it

FURTHER RESOLVED: That the City Administrator, or designee, is hereby authorized to execute any amendments or modifications of said contract within the limitations of the revised project specifications; and be it

FURTHER RESOLVED: That should additional funds be received for this project, the City Administrator, or designee, is authorized on behalf of the City of Oakland, to negotiate, apply for, accept, appropriate, submit and execute all documents, including, but not limited to, applications, contracts, amendments, payment requests, and related actions for the completion of this project; and be it

FURTHER RESOLVED: That a copy of the agreement will be on file in the City Clerk's Office and will be approved for form and legality by the Office of the City Attorney,

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID, AND
PRESIDENT DE LA FUENTE

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California