

# STAFF REPORT



ITEM NO. **16**  
CITY OF OCEANSIDE

DATE: February 21, 2007  
TO: Honorable Mayor and City Councilmembers  
FROM: Public Works Department  
SUBJECT: **ACCEPTANCE OF IMPROVEMENTS FOR MANCE BUCHANON (RIVER) PARK ROUGH GRADING PROJECT**

## **SYNOPSIS**

Staff recommends that the City Council accept the improvements constructed by Sierra Pacific West, Inc., of Encinitas for the Mance Buchanan Park Rough Grading project and authorize the City Clerk to file the Notice of Completion with the San Diego County Recorder.

## **BACKGROUND**

The proposed Mance Buchanan Park (formerly River Park) project, which consists of approximately 29 acres along the southeasterly side of the San Luis Rey River, will include five soccer fields (two of which will be lighted), perimeter walking paths, access to the San Luis Rey River bike path, an access road with a traffic signal at the intersection at College Boulevard, on-site parking, a concession building, two restroom facilities and the necessary facilities to support park operation. The Murray Bridge Middle School is being constructed on the adjacent property to the southwest by Oceanside Unified School District.

On April 26, 2004, the City Planning Commission approved the mitigated negative declaration and conditionally approved the Development Plan and Conditional Use Permit for the project. On August 4, 2004, the City Council approved the final conceptual Master Plan and approved a professional services agreement with David Evans and Associates to prepare contract documents for the construction of the project. At that time, it was assumed that all the construction work would be done under one contract. However, because demolition, grading, drainage and utility construction took about six months, it was later decided to issue one contract for these items and another contract later for the landscaping, buildings, access roads and parking areas.

On January 18, 2006, the City Council approved the plans and specifications for the Mance Buchanan Park Grading, Drainage and Utilities project and authorized the City Engineer to call for bids.

On April 5, 2006, the City Council awarded a contract to Sierra Pacific West, Inc., of Encinitas for the for the Mance Buchanan Park Grading, Drainage and Utilities project. The Sierra Pacific West bid included a bid of \$125,478 for an Additive Alternate for the installation of the sewer and water utilities. However, the City did not have the necessary easements at that time.

On July 6, 2006, the City obtained the necessary easements from the Murray Mission Homeowners Association. On June 20, 2006, Change Order 1 for \$8,372.25 for construction of a cross gutter at the El Corazon entrance was approved administratively. On August 16, 2006, the City Council approved Change Order 2 in the amount of \$125,478 for the bid additive alternate for sewer and water installation.

On December 6, 2006, the City Council approved Change Orders 3 and 4 in the respective amounts of \$97,159.60 and \$105,588.62 for additional water line installation, removal of debris – mostly plastic – and additional earthwork. Change Order 5 in the amount of \$4,455 for three additional gates requested by the Murray Mission Homeowners Association was approved administratively.

Construction began on June 5, 2006, and was completed on January 26, 2007.

**ANALYSIS**

This phase of the Mance Buchanan Park project demolished some very large steel trash racks remaining from when the site was a portion of the San Luis Rey River, installed the storm drain, sewer and water facilities, imported soil and rough-graded the site. The import soil came from the excavation of the access road and pad for the new El Corazon Senior Center.

This phase of the project is complete. Phase 2 is scheduled as follows:

Begin soccer fields, buildings and access roads	March 07
Complete soccer fields, buildings and access	March 08

**FISCAL IMPACT**

The base contract price for the project was \$2,986,525.37. Change Order 1 was \$8,372.25, Change Order 2 was \$125,478. Change Order 3 was \$97,159.60. Change Order 4 was \$105,588.62. Change Order 5 was \$4,455. As a result, the final compensation to Sierra Pacific West including Change Orders 1, 2, 3, 4 and 5 is \$3,327,578.84.

**PROJECT COSTS**

Grading, Drainage, Sewer, Water, SDG&E	\$ 3.4 million
Park Construction	\$ 7.3 million
Contract Administration	<u>\$ 0.5 million</u>
	\$11.2 million

The project has been allocated \$1,458,000 in grant funds from the State of California Proposition 12 Per Capita Program, and an application in the amount of \$452,754 in grant funds from the State of California Proposition 40 RZH Program has been approved. The \$1.0 million from the General Fund Reserves was a part of the \$7.2 million in new funds for the project approved this fiscal year. Sufficient funds are available to accept this project.

The total project funding and the funding sources are shown below:

**FUNDING SOURCES**

OUSD Land Sale	\$ 3.4 million
Proposition 12/40	\$ 1.9 million
Drainage Fees	\$ 0.6 million
Park Fees	\$ 4.3 million
General Fund Reserves	<u>\$ 1.0 million</u>
	\$11.2 million

**INSURANCE REQUIREMENTS**

The City's standard insurance requirements have been met and are currently in effect.

**COMMISSION OR COMMITTEE REPORT**

Does not apply.

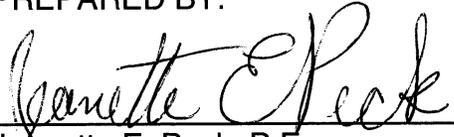
**CITY ATTORNEY'S ANALYSIS**

The City Council is authorized to accept the improvements and require the filing of the Notice of Completion.

**RECOMMENDATION**

Staff recommends that the City Council accept the improvements constructed by Sierra Pacific West, Inc., of Encinitas for the Mance Buchanan Park Rough Grading project and authorize the City Clerk to file the Notice of Completion with the San Diego County Recorder.

PREPARED BY:

  
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SUBMITTED BY:

  
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Interim City Manager

REVIEWED BY:

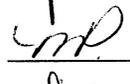
Michelle Skaggs Lawrence, Deputy City Manager

  
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Joseph Arranaga, Acting Deputy Public Works Director

  
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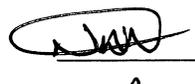
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Nathan Mertz, Parks Development Coordinator, Management Analyst

  
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Nita McKay, Financial Service Director

  
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