



Watsonville
CALIFORNIA

CITY COUNCIL AGENDA REPORT

MEETING DATE: Tuesday, May 13, 2025
TO: CITY COUNCIL
WRITTEN BY: SR. UTILITIES ENGINEER BERRY
RECOMMENDED BY: DEPUTY CITY MANAGER CALUBAQUIB
APPROVED BY: TAMARA VIDES, CITY MANAGER

SUBJECT: RESOLUTION APPROVING CONTRACT CHANGE ORDER NO. 4 IN THE AMOUNT OF \$385,337.59 WITH ROBERT A. BOTHMAN CONSTRUCTION FOR THE RAMSAY RENAISSANCE PROJECT, NO. PK -22-01

RECOMMENDATION:

Staff recommend that the City Council adopt a resolution approving Contract Change Order 4 in the amount of \$385,337.59 with Robert A. Bothman Construction for the Ramsay Park Renaissance Project. No. PK-22-01, authorizing and directing the City Manager to execute the same, and appropriating Park Development Funds for the amount of the Change Order.

BACKGROUND:

On March 26, 2024, the City Council approved resolution number 45-24 to award a construction contract to Robert A Bothman Inc. Construction for the Ramsay Park Renaissance Project, No. PK-22-01, in the amount of \$24,530,000. A Notice to Proceed was issued on June 3, 2024, and the contractor began mobilization for the project.

Ramsay Park was built over 50 years ago in 1973, when design standards, legal requirements, and construction documentation drastically differed from today. Due to the park's age, we continue to encounter unforeseen conditions at the site that need to be addressed, resulting in change orders. Examples include the discovery of underground utilities that are poorly documented or not documented at all on old plans of the park, and conflicts with the design that could not be discovered until construction begins in the field. When this occurs, costs to implement the changes are agreed upon, and a change order is issued to the contractor. Change orders may also involve additional costs for redesign, geotechnical or engineering fees, additional permitting, etc.

The expenses for this project consist of the construction contract and, similar to other projects of this size, an additional 20-25% in soft costs. These include design costs, project and construction management, permitting fees, inspections and testing, and other finishing items not included in the construction bid, such as signage and security cameras.

To date, three change orders to the construction contract have been issued for the project:

- **Change Order No. 1** was approved by the Director of Parks & Community Services Department on August 23, 2024, for upgrades to EV charger models, resulting in additional costs and increasing the contract amount by an amount not to exceed \$48,819.06.
- **Change Order No. 2** was approved by the Director of Parks & Community Services Department on December 10, 2024, for an additional scope of work and increased the contract by an amount not to exceed \$82,086.22. This scope of work covered the demolition of additional trees and existing facilities and addressed additional work due to PG&E's requirements for potholing critical gas transmission lines.
- **Change Order No. 3** - On January 14, 2025, the City adopted Resolution No. 2-25 which approved Change Order No. 3 for the removal and replacement of unsuitable subgrade material, and to add two additional layers of engineered fabric at the Multi-Use field, which resulted in additional costs and increasing the contract in the amount not to exceed \$587,708.10.

DISCUSSION:

As of April, the Ramsay Renaissance project is 41% completed. Work is progressing in three of the four main areas: The Sotomayor Soccer Field, the Playground / Dog Park Location, and the Multi-Use Field. Staff meet regularly with their consultants and the contractor to monitor the progress of the project, address issues in the field like unforeseen conditions, and review the standing scope of work for areas where improvements can be made that have not been evident before. Sometimes resolving these issues results in extra cost to the City.

Contract Change Order No. 4, which comprises 10 Request for Changes (RFC) submitted by the contractor, addresses these added expenses. Some of these RFCs cover the following scopes of work:

- RFC 16R.1 and RFC 18 address additional trenching requirements by Caltrans for work in the right of way, and by PG&E of excavation work in proximity to their gas transmission lines.
- RFC 20R.3 covers the rerouting of security and data conduits on the project due to the decision to not proceed with the new Nature Center Building south of the Renaissance Project and relocating that project into the renovated Ramsay Family Center.
- RFC 21 provides the design and construction of a new guard rail at the slough overlook that was constructed as part of the Watsonville Slough Connector Trail project. The original railing was constantly vandalized, and it was determined that it should be replaced by a sturdier model.
- RFC 19R.2 and RFC 23 combined provide for some major aesthetic changes to the project. Staff decided that the original Gateway and Tree Sculpture designed for the play area did not present a sturdy enough construction for the environment and was deleted from the contract. With the credit provided to the contract, the City will implement the Ramsay Park Wayfinding sign package that had been designed under the Citywide signage project. This provided 41 new signs

to the Park at a new total of \$0 dollars. And to replace the Gateway and Tree Structures, the consultant presented the addition of cattails features at both the entry way to the playground, and five statues located throughout the area.

- RFC 24 modified a detail to the eastern trail so the construction of this ADA path could avoid the requirement of a permit from the Fish and Wildlife Department for encroachment beyond the slough boundary.

These changes, along with some other costs, culminate into a total of \$385,337.59. Staff have reviewed the change order and are requesting that it be approved and added to the contract total and action is needed to fully execute these documents. This Contract Change Order No. 4 will add to the scope of work and increase the contract by an amount not to exceed \$385,337.59 to a revised total contract amount not to exceed \$25,633,950.97.

Project Cost Update:

With the approval of CCO No. 4, the total of change orders approved to date is \$1,103,950.97. This results in a 4.5% increase of the original contract amount of \$24,530,000. In the staff report awarding the project to Robert A. Bothman, the approved funding included a 10% contingency. As we are 41% completed with the project, the change order total is in line with the progress of construction.

Staff does anticipate the full 10% contingency to be used by project completion. Some upcoming changes that will be issued as subsequent change orders are as follows:

Sanitary Sewer Conflict (Architectural Supplemental Instructions (ASI) No. 33.2) – Revisions for netting and fence footings and location to avoid conflict with existing sanitary sewer main line at the east side of the Multi-Use Field.

Renovation to the upper restroom - The restroom at the Main Parking lot was not addressed as part of the master plan approved by the Council in 2020. At that time, the building was in decent shape due to the renovation from 2016. Since then, the interiors have been abused by a small percentage of the public to the extent that a renovation of new fixtures and finishes is warranted to coincide with the opening of the refurbished park.

Southern Access Road (ASI No. 44) – This will provide drainage improvement to the Southern Access Road between the playground and the Soccer Central parking lot. This scope was not in the Renaissance original scope, but staff became aware that the rainwater runoff in this area was becoming an issue. When a new ADA accessible walkway was constructed at the parking lot edge as part of the Watsonville Slough Connector Trail Project, runoff that would go directly to the parking lot now runs over the walkway and new landscaping areas.

Main Street Parking Lot - The design to the Main Street Parking lot needs to be adjusted to work around the active gas transmission line installation as well as any minor changes required to necessitate pedestrian access to the revised Family Center / Nature Center project at added entrances.

Additional Project Costs

In addition to this work, there are two cost impacts to the project that will exceed the contingency amount.

The first begins with the decision not to proceed with the new Nature Center project south of the Renaissance Project and relocating that project into the renovated Ramsay Family Center. The Nature Center project provided both an additional picnic area (originally designed as part of the Renaissance project) as well as ADA path of travel to both the lower parking lot and the eastern trail. The decision not to proceed with this project left a big hole in the overall Ramsay Park design. To address this, staff directed the architect to produce drawings to provide accessible routes to the trail and parking lot and restore the picnic area back into the design. The expected cost of this work is \$1,200,000. Parks does have that money available, as it was budgeted as part of the approved project total for funding the Nature Center project to assist with their sitework and amphitheater cost. We are choosing to spend it on roughly the same scope to complete the southern side of the Renaissance project, but it will be added to the project as a negotiated change order.

The second impact is dealing with the fact that the project is six months behind schedule. Whereas some of this delay is due to the changes to date, the primary delay has been working with PG&E to remove their retired gas transmission line that was in conflict with the concrete retaining wall that borders the south side of the Sotomayer soccer field. This conflict was discovered in mid-September and reported to PG&E. The gas lines in question were finally removed on April 23, seven months later. The City is working to have the contractor update the schedule for a revised completion date, but it is anticipated that the contractor is due several months of extended overhead costs. Negotiations on this issue are forthcoming and are expected to be addressed in the next change order. This additional cost is estimated to be between \$600,000 - \$1,000,000.

Although this will exceed staff's anticipated contingency cost, the total project budget remains well below the 100% design estimates at time of bid. The following chart summarizes previous cost estimates and the updated estimated actual project costs:

Description	Budget at Time of Bid	Budget at Project Award	Updated Estimated Costs
Construction Contract	\$27,354,179	\$24,530,000	\$24,530,000
Construction Contingency (10%)	\$2,735,418	\$2,453,000	\$2,453,000
Additional Cost due to Soil Conditions and PG&E Delays	\$0	\$0	\$1,000,000
Nature Center Pathways/Picnic Area	\$1,000,000	\$1,000,000	\$1,300,000
Non-Construction Costs- Design Consultant	\$2,053,182	\$2,210,000	\$2,261,846
Soft Costs	\$1,520,855	\$1,515,000	\$1,633,855
Non-Construction /Soft Costs Contingency (5%)	\$176,952	\$226,000	\$175,882

Construction Project Management	\$1,847,888	\$1,715,000	\$1,250,315
Totals	\$36,688,474	\$33,649,000	\$34,604,898

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) DETERMINATION:

On August 16, 2023, an Administrative Use Permit and Design Review Permit with Environmental Review (PP2022-4245) was approved for the Ramsay Park Renaissance Project, including the Nature Center, by the City of Watsonville's Zoning Administrator with no substantial evidence that the project will have a significant effect on the environment in accordance with Public Resources Code section 21080(c).

On August 29, 2023, a Notice of Determination with a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Plan (MMRP) was filed with the Santa Cruz CEQA Clerk and Office of Planning and Research by the Zoning Administrator pursuant to CEQA provisions.

The CEQA documentation prepared for the Ramsay Park Renaissance Project serves as the appropriate environmental documentation for proposed Fourth Change Order to the Contract and satisfies all requirements of CEQA. No supplemental environmental documentation is required by CEQA at this time pursuant to CEQA Guidelines section 15162, because no substantial changes are proposed to the Project with this Fourth Change Order to the Contract and no new information of substantial importance has been identified. Additionally, no addendum is required pursuant to CEQA Guidelines section 15164 because no technical changes or additions are proposed through this Fourth Change Order to the Contract, and this Second Amendment to Contract does not authorize any actions that will create any environmental impact that have not already been analyzed

STRATEGIC PLAN:

This recommendation is consistent with the following Council Strategic Goals:

- 2) Infrastructure & Environment: Renovation of significant City infrastructure
- 6) Community Engagement & Well-Being: Parks support the community's well-being

FINANCIAL IMPACT:

Contract Change Order No. 4 will be funded from a new appropriation from the Parks Development Fund: 0281-929-7820-15020.

Funding sources for this project are as follows:

Local Assistance Specified Grant	\$ 7,000,000
Dog Park Grant	\$ 177,952
CDBG	\$ 256,261

ARPA	\$ 9,907,480
Measure R	\$ 683,000
General Fund	\$ 7,329,532
Park Development Funds/Measure Q	\$ 750,673
Bond (pending Council approval)	\$ 8,500,000
TOTAL FUNDING	\$ 34,604,898

ALTERNATIVE ACTION:

The Council may choose not to accept this change order, and the remaining proposed scope of work will not be completed. Alternative details might need to be pursued.

ATTACHMENTS AND/OR REFERENCES (IF ANY):

- 1) Ramsay Renaissance Change Order Log dated 4/28/25