



CITY COUNCIL STAFF REPORT

TO: City Council

DATE: January 26, 2026

DEPARTMENT: Public Works

PREPARED BY: Chantell O'Neal, Assistant Director of Engineering

PRESENTER: Chantell O'Neal, Assistant Director of Engineering

AGENDA TITLE: Receive Report and Consider Adoption of Resolution Approving Contract Change Order No. 5 with A.B.S. Builders, Inc. for the Bainbridge Park Enhancement Project (City Project No. PWP-00096) and Authorizing City Manager to Execute Contract (Not to Exceed \$1,632,801.11); CEQA Exemptions 15301(d), 15303, 15304, and 15332

RECOMMENDATION

Approve Contract Change Order No. 5 (CCO-5) with A.B.S. Builders, Inc. for the Bainbridge Park Enhancement Project. The cumulative value of approved and proposed change orders exceeds 10% of the original contract amount, requiring City Council approval pursuant to Fort Bragg Municipal Code (FBMC) Section 3.20.060(G).

BACKGROUND

Construction of the Bainbridge Park Enhancement Project has progressed steadily since the contract award in April 2025. As with most large-scale park improvement projects, several refinements have been identified during construction that improve constructability, address field conditions, or respond to permitting requirements not known at the time of bid. These adjustments have been incorporated through a series of change orders, each evaluated for necessity, cost effectiveness, and alignment with project goals.

Construction remains fully funded through Proposition 68 State Parks Program grant, and all changes to date have supported the long-term functionality, safety, and quality of the park improvements.

DISCUSSION AND ANALYSIS

Change orders are a routine and expected part of construction, particularly for complex projects involving multiple amenities, specialty installations, and coordination with permitting agencies. The change orders processed to date reflect positive opportunities identified during construction, differing site conditions, and refinements required to ensure long-term performance and compliance.

Examples include adjustments to pavilion features, improvements to accessibility elements, refinements to the soccer field layout, and modifications that enhance durability and user experience. In addition, Mendocino County Planning and Building required a structural plan set and geotechnical evaluation for the soccer court system before issuing final approval. While this requirement was not known to staff or the design team at the time of bid, the resulting redesign was the primary contributor to this change order. The redesign ensures the facility meets current safety and engineering standards. Changes to the Lumos contract for related materials testing and engineering support were approved by the City Council on January 12, 2026, as it related to their additional costs.

Change Order No. 5 includes additional work associated with soccer field curb and footing modifications, drinking fountain installation, underlayment adjustments, and restroom improvements. These refinements support the long-term functionality of the park and maintain consistency with the project's design intent.

With approval of Change Order No. 5, the cumulative order amount exceeds the City Manager's 10% approval authority under FBMC 3.20.060(G), requiring City Council authorization. The project remains within the available Proposition 68 grant budget.

FISCAL IMPACT/FUNDING SOURCE

The Bainbridge Park Enhancement Project is funded by the Proposition 68 State Parks Program grant. Approval of Change Order No. 5 increases the total construction contract to **\$1,632,801.11**, which remains within the project's approved grant allocation. No General Fund impact is anticipated.

ENVIRONMENTAL ANALYSIS:

The project was previously determined to be categorically exempt from CEQA under CEQA Guidelines Sections **15301(d), 15303, 15304, and 15332**. The changes made by this contract change order have been reviewed, and it has been determined that the change order does not alter the project in a manner that would result in new or substantially more severe significant impacts. Therefore, the approval of this change order and project remains categorically exempt.

STRATEGIC PLAN/COUNCIL PRIORITIES/GENERAL PLAN CONSISTENCY

The Bainbridge Park Enhancement Project supports:

- **Strategic Plan Goal 2** – Resilient infrastructure and well-maintained public facilities
- **Strategic Plan Goal 4** – Enhancement of public spaces and promotion of recreation

- **General Plan Policies OS-9.3, OS-9.3.1, OS-10, and OS-10.4**, which emphasize recreational facilities, teen recreation needs, interagency coordination, and public participation in park planning

COMMUNITY OUTREACH

The project has undergone extensive community engagement since 2015, including:

- Bainbridge Park Master Plan workshops (2016)
- Pop-Up playground voting at Wiggly Giggly Park and Farmers Market
- January 10, 2024, Design Workshop hosted by Melton Design Group

Staff will continue providing updates via the [City's Project website](#), social media, and press releases.

COMMITTEE AND COUNCIL HISTORIC REVIEW AND RECOMMENDATIONS

- At its regular meeting on July 22nd, 2019, Fort Bragg City Council authorized the Submittal of a Statewide Park Development and Community Revitalization Program Grant Application for Bainbridge Park Improvements. To view agenda information, click [HERE](#)
- At its regular meeting on March 28th, 2022, Fort Bragg City Council approved a budget amendment to direct funds to the Soccer Field Project. To view agenda information, click [HERE](#)
- At its regular meeting on March 28th, 2022, Fort Bragg City Council provided directions for funding for the replacement of Wiggly Giggly Playground equipment. To view agenda information, click [HERE](#)
- On April 26th, 2022, staff presented a Wiggly Giggly Playground update at the Community Development Committee. To view agenda information, click [HERE](#)
- At its regular meeting on February 13th, 2023, Fort Bragg City Council approved the purchase of new playground equipment and construction. To view agenda information, click [HERE](#)
- At its regular meeting on July 24th, 2023, Fort Bragg City Council approved the design scope of work for the Bainbridge park enhancement project. To view agenda information, click [HERE](#)
- At its regular meeting on September 11th, 2023, Fort Bragg City Council awarded the contract for design services to Melton Design Group. To view agenda information, click [HERE](#)
- On January 10th, 2024, the City and Melton Design Group hosted a public meeting seeking input for project design. To view the presentation from the public meeting, click [HERE](#)

- At its regular meeting on April 22nd, 2024, Fort Bragg City Council provided directions and approved conceptual designs. To view agenda information, click [HERE](#)
- On May 20th, 2024, staff presented pavilion stage options at the Public Works and Facilities Committee. To view agenda information, click [HERE](#)
- At its regular meeting on May 28th, 2024, Fort Bragg City Council approved final concept designs. To view agenda information, click [HERE](#)

ALTERNATIVES:

1. **Approve Change Order No. 5** (recommended).
 - Keeps the project on schedule and ensures necessary field adjustments are incorporated.
2. **Reject Change Order No. 5.**
 - Not recommended, as the work included in CCO-5 is required to complete the project to design intent and meet safety and operational standards.

ATTACHMENTS:

1. Resolution
2. Ex A Change Order No. 5 – A.B.S. Builders, Inc.
3. Project Cost Analysis Spreadsheet

NOTIFICATION:

1. A.B.S. Builders, Inc.