



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www.CityofSacramento.org

CONSENT  
February 26, 2008

Honorable Mayor and  
Members of the City Council

**Title: Contract: Westlake Community Park Phase 2 (LS78, L19175000)**

**Location/Council District:** North Natomas / Council District 1

**Recommendation:** Adopt a **Resolution:** 1) appropriating \$218,779 of Park Development Impact Fees, Fund 791 (Fund 3204), to LS78 (L19175000); 2) approving the contract specifications for Westlake Community Park Phase 2, LS78 (L19175000), and awarding the contract to PBM Construction for an amount not to exceed \$779,779; and, 3) authorizing the City Manager to execute the contract with PBM Construction for Westlake Community Park Phase 2, LS78 (L19175000) for an amount not to exceed \$779,779.

**Contact:** J.P. Tindell, Park Planning & Development Manager, 808-1955

**Presenters:** Not applicable

**Department:** Parks and Recreation

**Division:** Park Planning & Development Services

**Organization No:** 4727

### Description/Analysis

**Issue:** Westlake Park is a 10.56-acre park located in North Natomas. The City Council approved the master plan for this project in Resolution 2007-244; staff is seeking approval to award a contract to develop Phase 2 of the park. The formal bid process for this project has been completed and a bidder has been selected based on the qualifications set forth by the City. Phase 2 development of Westlake Park includes two lighted tennis courts, a restroom, a shade structure, an adventure play area, a half-court basketball area, walkways, and basic landscaping.

In order to award the contract, staff seeks approval to augment the existing park budget by appropriating \$218,779 of Park Development Impact Fees (PIF), Fund 791 (Fund 3204), to LS78 (L19175000). A summary of the project history is included as Attachment 1 (page 5) and a location map is included as Attachment 2

(page 6).

**Policy Considerations:** Sacramento City Code Chapter 3.60 identifies the general guidelines for completing contracts for public projects and procedures for bidding and issuing contracts over \$100,000.

Providing parks and recreation facilities is consistent with the City's strategic plan to enhance livability in Sacramento's neighborhoods by expanding park, recreation, and trail facilities throughout the City.

Utilizing PIF funds to augment this budget is consistent with Sacramento City Code Section 16.64.060 as these funds will be used for the "...improvement, and expansion of the public parks, playgrounds and recreational facilities."

This is part of the Park Development Process for park planning as stated in the *2005-2010 Parks and Recreation Master Plan*.

**Committee/Commission Action:** The Westlake Park Phase 2 Master Plan (Attachment 3, page 7) was reviewed and supported by the Parks and Recreation Commission (PRC) on January 4, 2007. The PRC requested that turf be added to a planter adjacent to the ball field and a decomposed granite path be added from the north end of the parking area into the park. The items requested were incorporated into the plan.

**Environmental Considerations:** On February 25, 2003, the City Council approved the Initial Study, Negative Declaration and adopted the Mitigation Monitoring Plan for the development of the Westlake Community Park Project (LS78). On April 26, 2007, the City Council approved the project's master plan under Resolution 2007-244. The current request is to award the contract to develop phase 2 of the project. Westlake Community Park project components were evaluated within the original Mitigated Negative Declaration. Therefore, awarding the construction contract will not result in impacts over and above what has been previously evaluated.

Section 15162 of the California Environmental Quality Act (CEQA) Guidelines provides that an additional Negative Declaration need not be prepared unless subsequent changes are proposed in the project, substantial changes occur with respect to the project circumstances, or new information of substantial importance to the project becomes known or available. As none of the conditions listed above in relation to Section 15162 exist, additional environmental review is not required.

**Rationale for Recommendation:** The formal bidding process for the Westlake Park Phase 2 project was posted in accordance with City Code 3.60 and

Administrative Policy Instruction #48. The project was posted and the bids were opened on November 14, 2007. The staff/engineer’s estimate for this project was \$850,000. Staff received 11 bids and the results are listed below.

<u>CONTRACTOR</u>	<u>Base Bid</u>	<u>Total Bid</u>	<u>SBE %</u>
PBM CONSTRUCTION	\$779,779.00	\$779,779.00	75.8
PARKER LANDSCAPE DEVELOPMENT	\$800,724.11	\$800,724.11	59.5
GOLD VALLEY CONSTRUCTION	\$821,198.08	\$821,198.08	72.4
HEMINGTON LANDSCAPE SERVICES	\$822,630.00	\$822,630.00	23.7
AD LAND VENTURE	\$822,731.99	\$822,731.99	0.0
OLYMPIC LAND CONSTRUCTION	\$830,206.00	\$830,206.00	54.4
JM SLOVER, INC.	\$842,332.00	\$842,332.00	67.0
AC GENERAL ENGINEERING	\$900,754.00	\$900,754.00	26.6
WESTCON CONSTRUCTION	\$903,076.00	\$903,076.00	27.7
C&C CONSTRUCTION	\$922,077.00	\$922,077.00	22.5
PARKWEST LANDSCAPE	\$945,373.88	\$945,373.88	6.1

Pursuant to City Code Section 3.60.020, it was determined that PBM Construction had the lowest, responsible base bid. The project award will be for the base bid in an amount not to exceed \$779,779. The improvements to the park will consist of installing the following amenities: two lighted tennis courts, restroom, adventure play area, half-court basketball, shade structure (over existing picnic area), walkways, and basic landscaping.

**Financial Considerations:** To cover the cost of development, construction, and oversight of Westlake Park Phase 2, staff recommends appropriating an additional \$218,779 from PIF, Fund 791 (Fund 3204). Current funding for this project comes from PIF, Planning Area 10 (\$100,000), and Quimby Act Fees (\$750,000).

PIF may be programmed for the development or renovation of neighborhood and community parks to serve residential subdivisions within the Planning Area in which they are collected.

Development of parks creates an ongoing cost for park maintenance and utilities based on the size of the park. Maintenance staffing for this park development has been

provided for in the Department's approved FY07/08 Operating Budget which is estimated at \$2,200/acre per year, totaling approximately \$4,400/year.

**Emerging Small Business Development (ESBD):** The selection of consultants and contractors for this project followed City established guidelines for inclusion of ESBD firms. At an SBE/EBE percentage total of 75.8% (SBE percentage is based on the base bid only), PBM Construction and their subcontractors are above meeting the City's required 20% ESBD rate.

Respectfully Submitted by:   
JAMES L. COMBS  
Director, Parks and Recreation

Recommendation Approved:

  
for RAY KERRIDGE  
City Manager

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**Attachment 1**

**Background Information:**

Westlake Community Park is located off Del Paso Road, west of I-5 at Westlake Parkway & Broadgate Drive. The Westlake Community Park Phase II Master Plan conforms with the Westlake Community Park Master Plan approved by Council on February 25, 2003. It also remains consistent with Resolution #2005-830 to fund and develop Westlake Community Park Phase II. The major area of new development will be on the western border of the existing park. The list of new amenities was developed through items listed on the existing approved master plan and a community meeting held in the Westlake community on October 2, 2006. The new amenities will include two lighted tennis courts, entry area walkways, basic landscaping, a restroom, a shade canopy over the existing group picnic area, a half-court basketball play area, and an adventure play area.

The Parks and Recreation Commission's Park Planning, Design and Development Committee reviewed and supported the Westlake Community Park Phase II Master Plan as presented on November 20, 2006. The Committee made two requests which will be addressed in the construction documents: 1) add turf to proposed planter area adjacent to ball field; and 2) add a walkway (DG path) connection from north end of the parking area into the park.

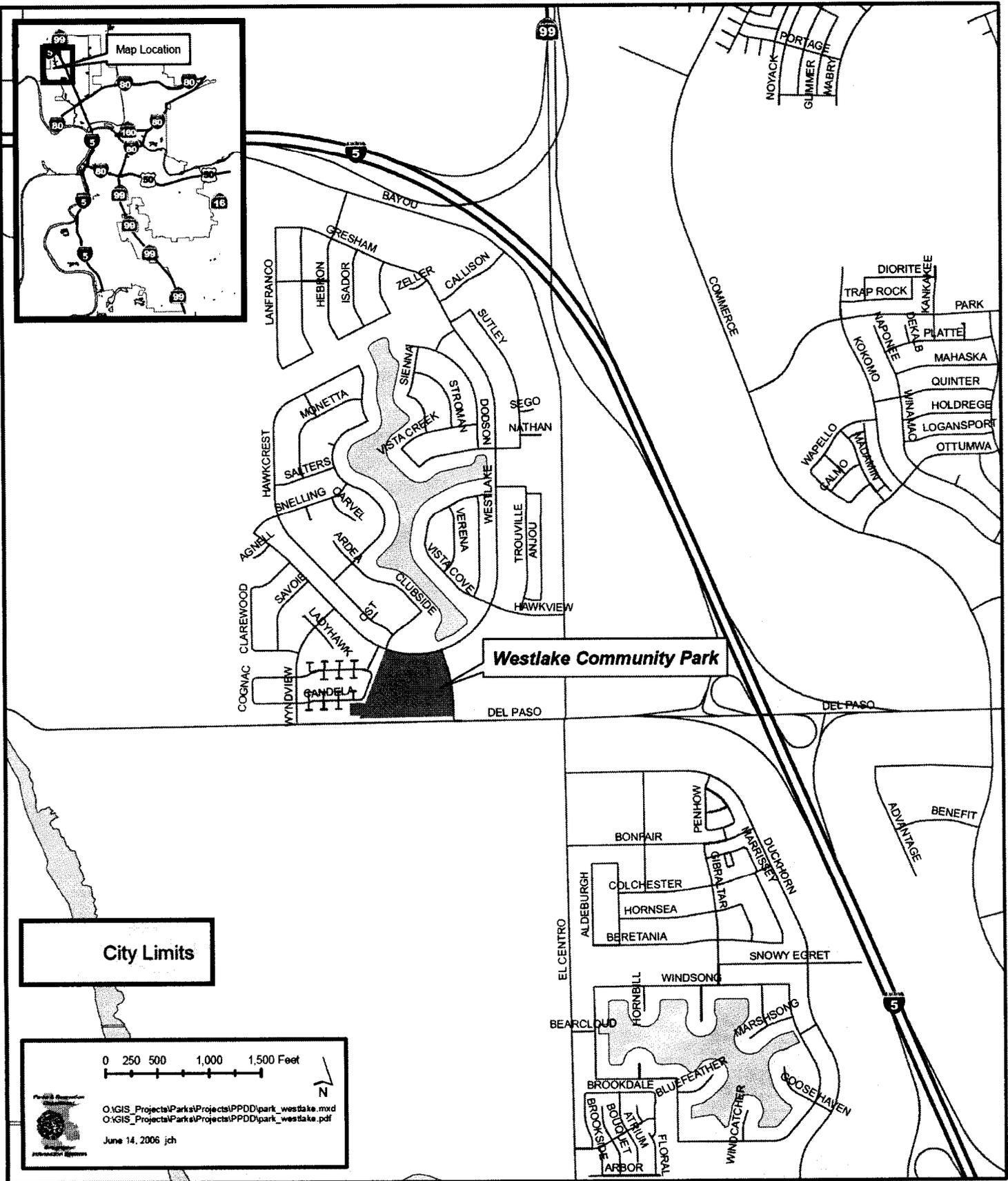
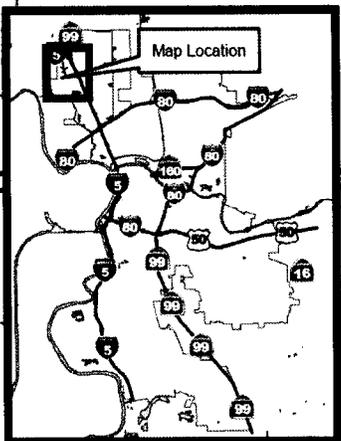
City Council reviewed and approved the Master Plan for Phase 2 on April 26, 2007, Resolution No. 2007-244.



# City of Sacramento

## Department of Parks and Recreation

### Westlake Community Park



**Westlake Community Park**

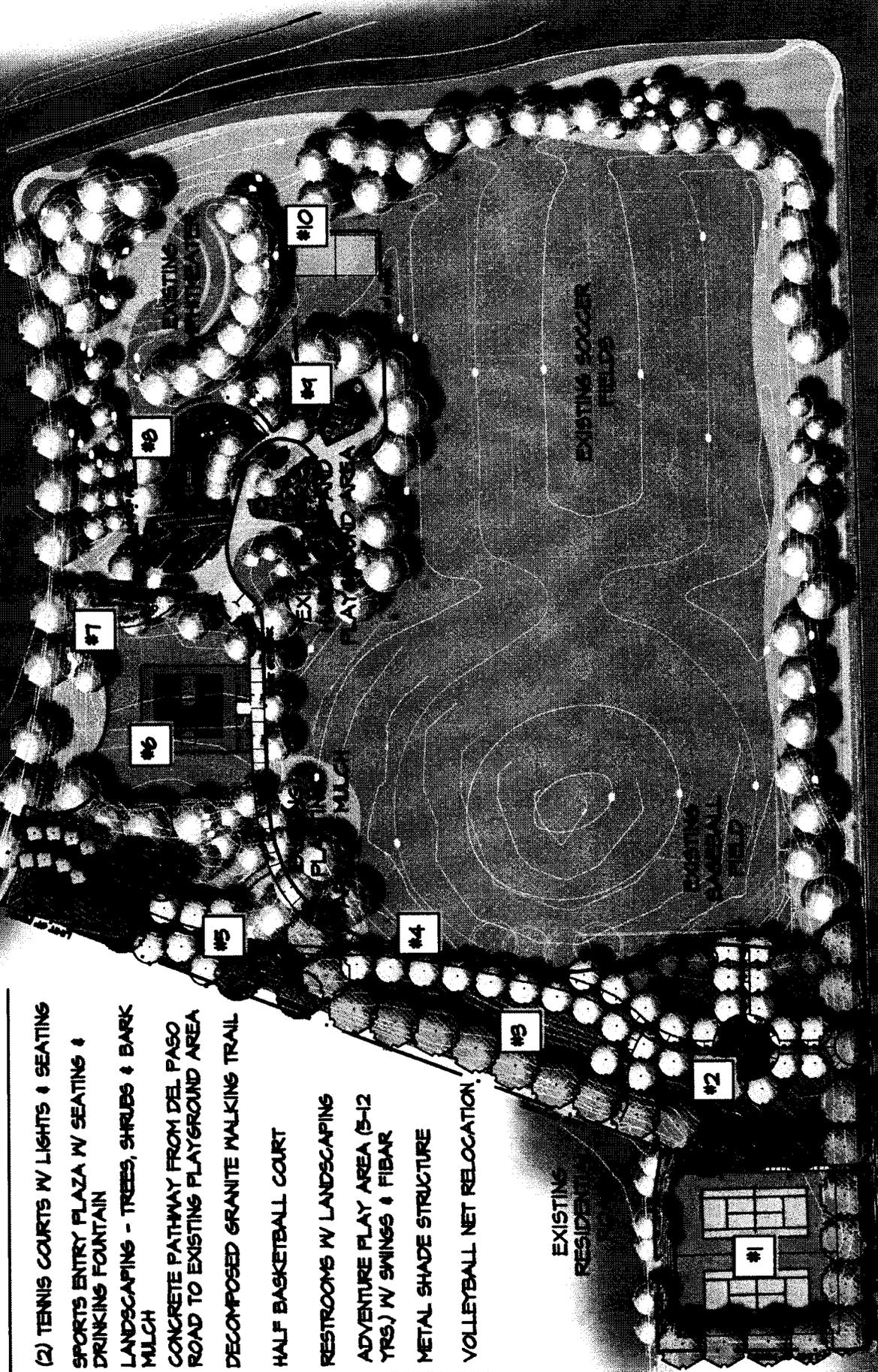
**City Limits**

0 250 500 1,000 1,500 Feet

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 O:\GIS\_Projects\Parks\Projects\PPDD\park\_westlake.pdf  
 June 14, 2006 jch

**PHASE II PARK KEY NOTES:**

- #1 (2) TENNIS COURTS W/ LIGHTS & SEATING
- #2 SPORTS ENTRY PLAZA W/ SEATING & DRINKING FOUNTAIN
- #3 LANDSCAPING - TREES, SHRUBS & BARK MULCH
- #4 CONCRETE PATHWAY FROM DEL PASO ROAD TO EXISTING PLAYGROUND AREA
- #5 DECOMPOSED GRANITE WALKING TRAIL
- #6 HALF BASKETBALL COURT
- #7 RESTROOMS W/ LANDSCAPING
- #8 ADVENTURE PLAY AREA (5-12 YRS.) W/ SWINGS & FIBAR
- #9 METAL SHADE STRUCTURE
- #10 VOLLEYBALL NET RELOCATION.



**WESTLAKE PARK - PHASE II  
 MASTER PLAN**



**RESOLUTION NO. 2008-**

Adopted by the Sacramento City Council

**February 26, 2008**

**APPROVING A CONTRACT: WESTLAKE COMMUNITY PARK PHASE 2 (LS78,  
L19175000)**

**BACKGROUND:**

- A. Westlake Park is a 10.56-acre community park located in North Natomas.
- B. The Westlake Community Park name and master plan were approved by City Council in Resolution 2007-244.
- C. City Code Chapter 3.60 identifies the general guidelines for completing contracts for public projects and procedures for bidding and issuing contracts over \$100,000.
- D. The formal bid process for the Westlake Community Park Phase 2 project has been completed based on the qualifications set forth by the City.
- E. Pursuant to City Code Section 3.60.020, it was determined that PBM Construction was the responsible, low bidder with the base bid of \$779,779.
- F. There are adequate funds in Park Development Impact Fees, Planning Area 10, for augmentation to LS78 (L19175000).
- G. Utilizing PIF funds is consistent with City Code Section 18.44.160 as these funds will be used within the planning area from which the development project fees are coming and are for the construction of park facilities.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

- Section 1. That \$218,779 of Park Development Impact Fees, Fund 791 (Fund 3204), is appropriated to LS78 (L19175000).
- Section 2. The contract specifications for Westlake Community Park Phase 2, LS78 (L19175000), are approved and the contract is awarded to PBM Construction for an amount not to exceed \$779,779.

Section 3. The City Manager is authorized to execute the contract with PBM Construction for Westlake Park Phase 2 (LS78, L19175000) for an amount not to exceed \$779,779.