



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
April 29, 2008

Honorable Mayor and
Members of the City Council

Title: Contract/Agreement: Shasta Community Park Phase 1 (LV42, L19159100)

Location/Council District: 7407 Shasta Avenue / Council District 8

Recommendation: Adopt a **Resolution:** 1) approving the contract specifications for Shasta Community Park Phase 1 (LV42, L19159100) and awarding the contract to PBM Construction, Inc. for an amount not to exceed \$2,610,217; 2) authorizing the City Manager to execute the contract with PBM Construction, Inc. for an amount not to exceed \$2,610,217 for the project; and 3) authorizing the City Manager to execute an agreement to purchase \$206,850 of Swainson's hawk foraging habitat mitigation credits from Wildlands, Inc. for the Shasta Community Park (LV42, L19159100) and the Valley Hi/North Laguna Creek Library.

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: Shasta Community Park is a 21.2-acre park located at 7407 Shasta Avenue in South Sacramento. The City Council approved the master plan for this project in Resolution 2007-736; staff is seeking approval to award a contract in order to develop the park. The formal bid process for the Phase 1 project (10.5 acres) has been completed and a bidder has been selected based on the qualifications set forth by the City.

The Mitigated Negative Declaration for the Shasta Community Park and Valley Hi/North Laguna Creek Library project requires that the City purchase mitigation credit for the impact to the Swainson's Hawk foraging habitat located on the

project site. Swainson's Hawk mitigation credits will be purchased at a local mitigation bank, located in southern Sacramento County at the Twin Cities Wetland Preserve site. The Twin Cities Wetland Preserve site is operated by Wildlands, Inc.

A summary of the project history is included as Attachment 1 (page 5) and a location map is included as Attachment 2 (page 7). A vicinity map indicating the proposed Twin Cities Preserve Vicinity Map is shown in Attachment 3 (page 8).

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.

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 Shasta Community Park name and master plan (Attachment 4, page 9) were reviewed and supported by the Parks and Recreation Commission (PRC) on February 28, 2007. They had the following two comments: to make sure that the jogging trail is continuous around the entire park and that the skate park is labeled separately from the group picnic area. The Shasta Community Park Master Plan was modified accordingly.

Environmental Considerations: The Environmental Services Manager determined the project will not have a significant impact to the environment; therefore, a Mitigated Negative Declaration was prepared. In compliance with Section 15070 of the California Environmental Quality Act Guidelines, the applicant incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Biological Resources and Cultural Resources. The mitigation measures were listed in the Mitigation Monitoring Plan which was approved by City Council in Resolution 2007-736.

Rationale for Recommendation: The formal bidding process for the Shasta Community Park Phase 1 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 March 5, 2008. The staff/engineer's estimate for the base bid on this project was \$2,862,197. Staff received 12 bids and the results are listed below.

CONTRACTOR	Base Bid	Additive Alternates A1-A6	Total Bid	SBE %
PBM CONSTRUCTION	\$2,553,304.00	\$56,913.00	\$2,610,217.00	82.2
ADLAND VENTURE	\$2,589,950.00	\$97,900.00	\$2,687,850.00	34.8
HEMINGTON LANDSCAPE	\$2,632,025.00	\$112,655.00	\$2,744,680.00	24.1
GOLD VALLEY CONSTRUCTION	\$2,662,665.00	\$72,136.00	\$2,734,801.00	74.9
PARKER LANDSCAPE	\$2,684,157.10	\$82,821.34	\$2,766,978.44	58.0
GOODLAND LANDSCAPE	\$2,718,049.00	\$145,458.00	\$2,863,507.00	74.8
VALLEY CREST	\$2,789,000.00	\$122,000.00	\$2,911,000.00	19.4
AMERICAN RIVER CONSTRUCTION	\$2,792,359.00	\$78,834.00	\$2,871,193.00	32.8
GATEWAY CONSTRUCTION	\$2,830,960.00	\$69,000.00	\$2,899,960.00	82.8
PROCIDA	\$2,855,940.50	\$140,844.20	\$2,996,784.70	28.0
ODDYSEY COMPANIES	\$3,155,007.00	\$171,267.00	\$3,326,274.00	21.8
OHNO CONSTRUCTION	\$3,420,967.00	\$119,000.00	\$3,539,967.00	31.0

Pursuant to City Code Section 3.60.020, it was determined that PBM Construction, Inc. had the lowest, responsible base bid. The project award will be for the base bid and additive alternates A1 to A6 (colored concrete pavement, additional concrete pavement, concrete split rail fencing, bleachers, sports field lighting provisions, and rebar in the concrete) in an amount not to exceed \$2,610,217.

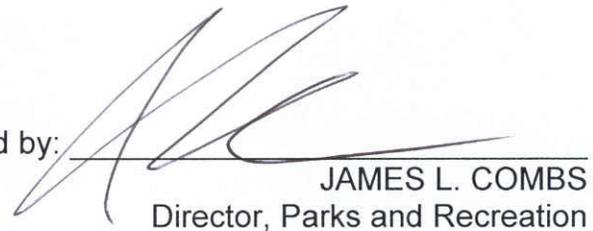
Shasta Community Park Phase 1 (Attachment 5, page 10) includes 10.5 acres of development including a regulation soccer field, a softball field, tetherball, two horseshoe courts, a volleyball court, walkways, a jogging trail with exercise stations, two children's playgrounds (based on storybook themes), a large group picnic area with two shade structures, individual picnic areas, a restroom, pathway lighting, a portion of the northern parking lot, and public artwork.

Financial Considerations: There are sufficient funds in LV42 (L19159100) to award the contract. Funding for this project came from Park Development Impact Fees (PIF), Planning Area 11 (\$3,780,000) and Quimby Act Fees (\$300,000).

Ongoing maintenance for this Phase 1 park development will be absorbed by existing Park Operations staff.

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 82.2% (SBE percentage is based on the base bid only), PBM Construction Inc. and its subcontractors are above meeting the City's required 20% ESBD rate.

Respectfully Submitted by:


JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:


RAY KERRIDGE
City Manager

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Attachment 1**Background Information**

Shasta Community Park is a 21.2-acre community park located on Shasta Avenue at Bruceville Road in South Sacramento. Cosumnes River College is on the west side of the park across Bruceville Road; the park has proposed single family homes on the north and east and proposed apartments to the south.

City staff worked with the Sacramento Public Library, Group 4 (the library's consultant), and Callander Associates (the landscape architecture consultant) to develop the Shasta Community Park Master Plan. The Valley Hi/North Laguna Library will be located on three acres of the community park site. There were three joint public meetings held on September 8, October 13, and October 27, 2006. Through this planning process, the Shasta Community Park Conceptual Plan was developed to determine the location of the library, community center, and park amenities. The Department held a final meeting on February 5, 2007, when the final park master plan was presented to the public for review and comments.

The Shasta Community Park Master Plan includes the Valley Hi/North Laguna Library (20,000 square feet) with an associated drop-off area, a community center (20,000 square feet), and joint-use 156-space parking lot. The park will also include an additional 29-space parking lot for park users, a lighted regulation soccer field, a lighted softball field, two lighted tennis courts, a youth basketball court, a neighborhood skate park, tetherball, two horseshoe courts, a volleyball court, walkways, a jogging trail with exercise stations, two children's playgrounds (based on storybook themes), a large group picnic area with two shade structures, individual picnic areas, a restroom, an outdoor reading area, an outdoor area with garden and grass berms which will be able to be used for weddings, pathway lighting, and public artwork.

Development of the park will require that full street frontage improvements (i.e., sidewalk, curb, gutter, street lights, street drainage and one street lane) be constructed on Cotton Lane, Shasta Avenue, and the future road located on the east side of the park. The City staff is currently working with Tim Lewis Communities to jointly plan and develop Cotton Lane in 2008 when the library and phase 1 of the park will also be constructed.

The library, its associated drop off-area, and 2/3^{rds} of the northern parking lot will begin construction in spring 2008 and will be completed in spring 2009. Phase 1 of the park will include development of the rest of the northern parking lot, as well as 10.5 acres of park landscape development which includes a regulation soccer field, a softball field, two horseshoe courts, a volleyball court, walking and jogging trail with exercise stations, two children's playgrounds, a large group picnic area with shade structure, individual picnic areas, a restroom, pathway lighting and public artwork. Phase 1 of the park is expected to begin construction in spring 2008 and to be complete at the same time as

the library in spring 2009.

Phase 2 includes a 29-space parking lot specifically for the park, lighting for the soccer field and softball field, two lighted tennis courts, a youth basketball court, a neighborhood skate park, a tetherball, continuation of the walking and jogging trail, an outdoor wedding area with garden and grass berms, additional pathway lighting and Shasta Avenue street improvements. The community center is expected to be constructed in Phase 3, but no funding or schedule has been identified.

The Parks and Recreation Commission reviewed the Shasta Community Park Master Plan and park name on February 28, 2007. They had the following two comments: to make sure that the jogging trail is continuous around the entire park and that the skate park is labeled separately from the group picnic area. The master plan was modified accordingly.

The Mitigated Negative Declaration for the Shasta Community Park and Valley Hi/North Laguna Creek Library project requires that the City purchase compensatory Swainson's Hawk foraging habitat at a ratio acceptable to the California Department of Fish and Game (CDFG), from an approved mitigation bank or other arrangements acceptable to CDFG prior to building/grading permits being issued.

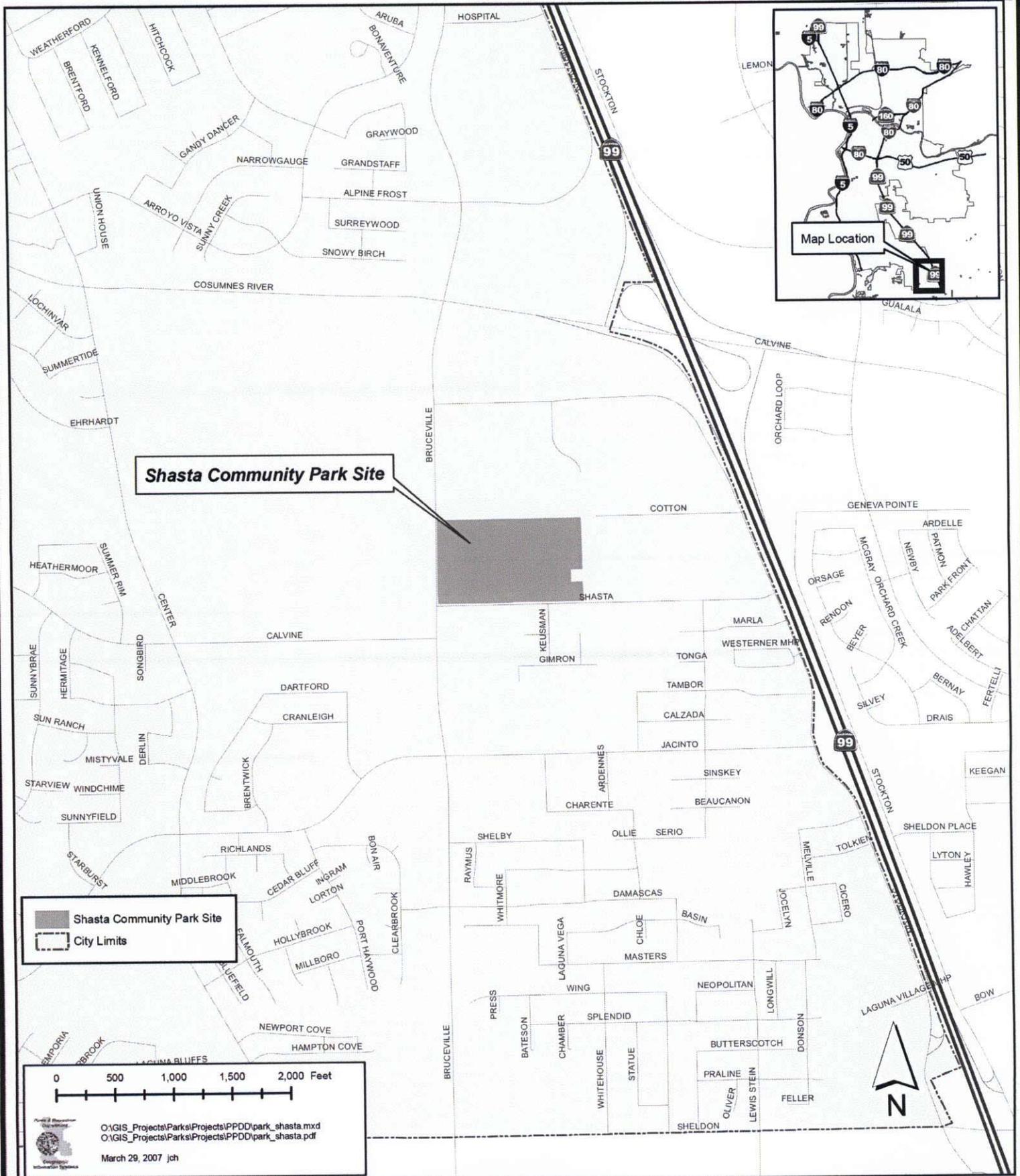
Staff consulted with the CDFG and mitigation for the park and library site at a 1:1 ratio was acceptable to CDFG, for a total of 13.79-acres of Swainson's Hawk foraging mitigation credits was acceptable. Swainson's Hawk mitigation credits will be purchased at a local mitigation bank, located at the Twin Cities Wetland Preserve site, which is operated by Wildlands, Inc. The Twin Cities Wetland Preserve site is located in South Sacramento County. The cost of the Swainson's Hawk mitigation credits are \$15,000 per acre for a total of \$206,850 for the required 13.79 acres.



City of Sacramento

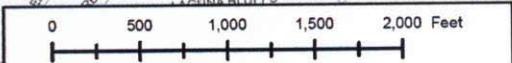
Department of Parks and Recreation

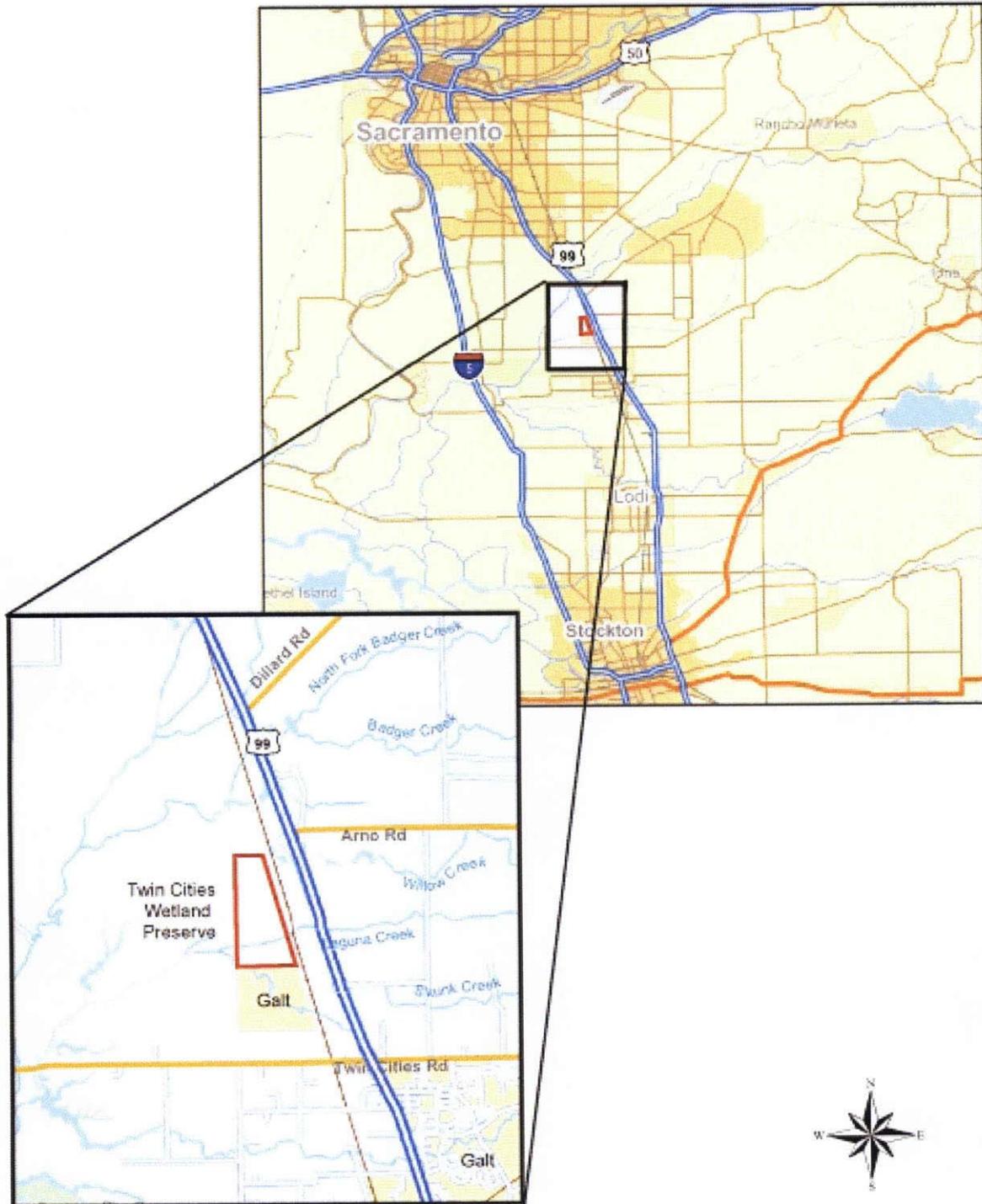
Shasta Community Park Site



Shasta Community Park Site

 Shasta Community Park Site
 City Limits





Wildlands, Inc.
Twin Cities
Wetland Preserve

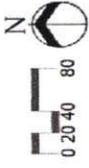
Figure 1
Study Area Vicinity

Master Plan

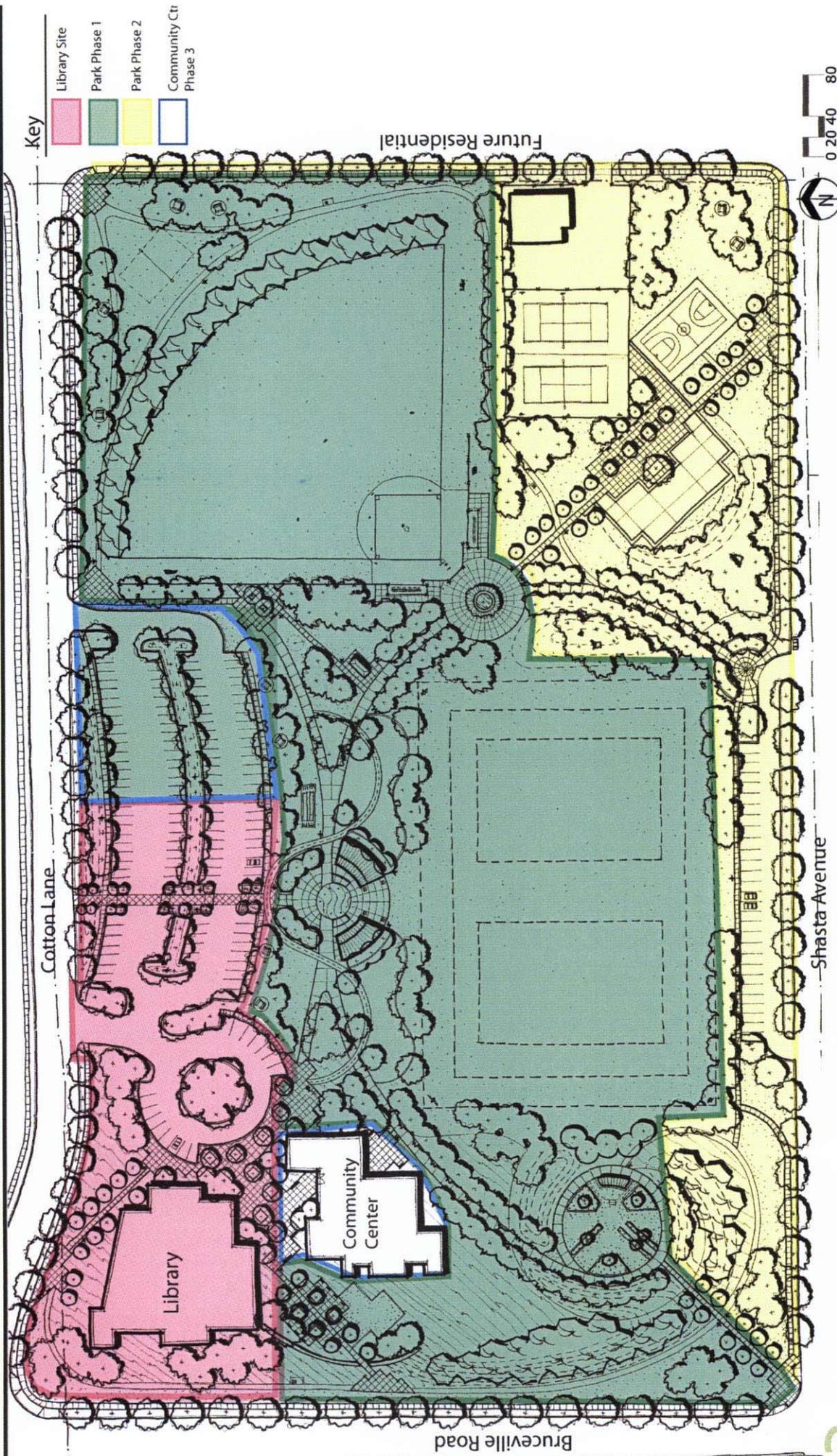


Key

- 1 Large Picnic, Barbeques, Shade Shelters, Mister/Water Play
- 2 Adventure Play
- 3 Tot Lot
- 4 Horseshoe
- 5 Tetherball
- 6 Baseball Plaza
- 7 Volleyball
- 8 Lighted Tennis Courts
- 9 Basketball Courts with Adjustable Rims
- 10 Skate Park with Plaza/Picnic Area
- 11 Rose Garden Wedding Area with Arbor and Berm Grass Seating
- 12 Landscape Berm Sound Buffer
- 13 Decorative Sound Wall
- 14 Outdoor Reading Space
- 15 Exercise Station (1 of 3)
- 16 Restrooms
- 17 Field Lights
- 18 Bioswale in Parking Lot
- 19 Native Planting
- 20 Public Art



Shasta Community Park Phasing Diagram



RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

April 29, 2008

**APPROVING A CONTRACT/AGREEMENT: SHASTA COMMUNITY PARK PHASE 1
(LV42, L19159100)**

BACKGROUND

- A. Shasta Community Park is an undeveloped 21.2-acre community park located at 7407 Shasta Avenue in South Sacramento.
- B. The Shasta Community Park name and master plan were reviewed and supported by the community and the Parks and Recreation Commission; they were approved by City Council in Resolution 2007-736.
- 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 Shasta Community Park Phase 1 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 Inc., was the responsible, low bidder with the total bid of \$2,610,217.
- F. The purchase of 13.79-acres of compensatory Swainson's Hawk foraging habitat credits is required for mitigation of loss of such habitat at the Shasta Community Park and Valley Hi/North Laguna Creek Library.
- G. There are sufficient funds in LV42, L19159100 to award this contract and to execute the purchase agreement.

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

- Section 1. The contract specifications for Shasta Community Park Phase 1 (LV42, L19159100) are approved and the contract is awarded to PBM Construction, Inc. for an amount not to exceed \$2,610,217.
- Section 2. The City Manager is authorized to execute the contract with PBM Construction Inc. for an amount not to exceed \$2,610,217 for Shasta

Community Park Phase 1.

Section 3. The City Manager is authorized to execute an agreement to purchase \$206,850 of Swainson's Hawk foraging habitat mitigation credits from Wildlands, Inc. for the Shasta Community Park (LV42, L19159100) and the Valley Hi/North Laguna Creek Library.