



REPORT TO COUNCIL

City of Sacramento

14

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

CONSENT
June 24, 2008

Honorable Mayor and
Members of the City Council

Title: Contract: Golden Poppy Park (LY42, L19133000)

Location/Council District: 5765 Tres Pieza Drive/Council District 1

Recommendation: Adopt a **Resolution:** 1) approving the contract specifications and awarding the contract to BRC Construction for an amount not to exceed \$578,461; 2) appropriating \$87,240 of Quimby Act Fees, Fund 2508 (710), to the project; and 3) authorizing the City Manager to execute the contract for the project.

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: Golden Poppy Park is a 2.03-acre park located in North Natomas. The City Council approved the master plan for this project in Resolution 2007-891; staff is seeking approval to award a contract in order to develop 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.

In order to award the contract, staff seeks approval to augment the existing park budget by appropriating \$87,240 of Quimby Act Fees, Fund 2508 (710), to the project.

A summary of the project history is included as Attachment 1 (page 6) and a location map is included as Attachment 2 (page 7).

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 Quimby Act Fees for improvements to a park 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."

Opportunities to provide input to this master plan were provided to the community (Policy 2.0 and 13.37 of the *2005-2010 Parks and Recreation Master Plan*).

Committee/Commission Action: The Golden Poppy Park name and Master Plan (Attachment 3, page 8) were reviewed and supported by the Parks and Recreation Commission (PRC) on October 4, 2007.

Environmental Considerations: The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under sections 15301, 15303, and 15304(b) of the CEQA Guidelines. Projects exempted under Section 15301 consist of repair and minor alteration of existing structures or facilities. Projects exempted under Section 15303 consist of new construction or conversion of limited numbers of new, small structures or facilities. Projects exempted under Section 15304(b) consist of new gardening or landscaping.

Rationale for Recommendation: The formal bidding process for the Golden Poppy Park 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 May 14, 2008. The staff/engineer's estimate for this project was \$642,587. Staff received 13 bids and the results are listed below.

CONTRACTOR	Base Bid	Additive Alternate #1	Additive Alternate #2	Additive Alternate #3	Total Bid	SBE %
BRC CONSTRUCTION	\$554,861.00	\$18,000.00	\$5,600.00	\$1,500.00	\$579,961.00	95.0
STAR CONSTRUCTION	\$561,900.00	\$20,000.00	\$12,000.00	\$1,200.00	\$595,100.00	20.7
CARSON LANDSCAPE INDUSTRIES	\$564,095.00	\$20,725.00	\$11,135.00	\$1,295.00	\$597,250.00	23.9
PARKER LANDSCAPE DEVELOPMENT	\$591,347.00	\$24,412.00	\$8,746.00	\$820.00	\$625,325.00	91.8
GOLD VALLEY CONSTRUCTION	\$594,526.00	\$14,300.00	\$6,868.00	\$450.00	\$616,144.00	92.1
HEMINGTON LANDSCAPE SERVICES	\$599,226.00	\$26,372.00	\$8,591.00	\$905.00	\$635,094.00	33.5
GOODLAND LANDSCAPE	\$603,480.00	\$22,010.00	\$14,615.00	\$2,160.00	\$642,265.00	21.3
AD LAND VENTURE	\$606,929.91	\$14,945.19	\$5,178.22	\$773.13	\$627,826.45	35.4
JMS SLOVER	\$610,950.00	\$23,205.00	\$10,100.00	\$1,300.00	\$645,555.00	81.2
GSL CONSTRUCTION	\$623,924.00	\$15,500.00	\$6,350.00	\$2,500.00	\$648,274.00	0.8
MAXISTONE	\$631,250.00	\$38,000.00	\$23,687.00	\$2,050.00	\$694,987.00	2.5
ODYSSEY COMPANY	\$669,016.00	\$23,894.00	\$5,517.00	\$1,228.00	\$699,655.00	24.3
EAST BAY CONSTRUCTION	\$813,525.00	\$38,000.00	\$23,687.00	\$2,050.00	\$877,262.00	21.5

Pursuant to City Code Section 3.60.020, it was determined that BRC Construction had the lowest, responsible base bid. The project award will be for the base bid and additive alternate #1, a half basketball court, and additive alternate #2, a chain link fence, in an amount not to exceed \$578,461. The improvements to the park will consist of installing the following amenities: grading, drainage, irrigation, landscaping, concrete walkways, a fence, an adventure play area with swings, a full basketball court (half in the base bid and half from additive alternate #1), mister/spray assemblies, a drinking fountain, a group picnic area with shade shelter, benches and trash receptacles. Additive alternate #3, decomposed granite pad, will not be accepted as part of this contract, but may be installed should funding become available.

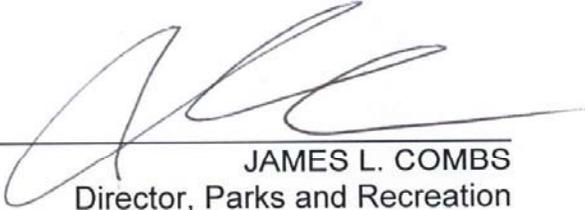
Financial Considerations: To cover the cost of development, construction, and oversight of Golden Poppy Park, staff recommends appropriating \$87,240 from Quimby Act Fees, Fund 2508 (791). In addition to the primary purpose of providing parkland acquisition, Quimby Fees may be programmed for the development or renovation of neighborhood and community parks to serve residential subdivisions within the Community Planning Area in which they are collected. Current funding for this project comes from Park Development Impact Fees, Planning Area 1 (\$708,000); over \$117,024 of that funding has already been obligated towards the construction planning process, art in public places, and staff time.

Golden Poppy Park is within and included in the Neighborhood Park Maintenance Community Facilities District (CFD) which was established to reduce reliance on the general fund for neighborhood park maintenance and to preserve the level of maintenance in the parks system. The CFD pays for a portion of the maintenance costs for neighborhood parks. The amount of funding in the CFD depends upon the year the homes in that neighborhood were built and annexed to the CFD; maintenance of parks built before 2002 and all community parks, regional parks, open space, trails and buffer areas are not covered by the CFD. The funding of park maintenance not provided for by the CFD must be supported from other sources.

Maintenance staffing for this park development has not been provided for in the Department's approved FY07/08 or proposed FY08/09 Operating Budget. Budget augmentations have also not been made to cover water and utility costs associated with development of this park. Total unfunded operating and maintenance impact is \$10,469/acre per year, totaling approximately \$21,252/year. Department staff will be working with Finance to address this funding gap.

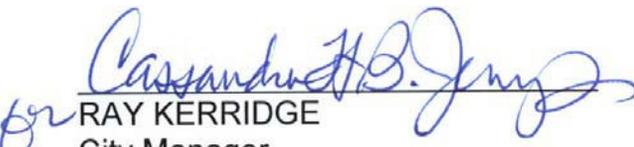
Emerging Small Business Development (ESBD): The selection of consultants and contractors for this project followed City established guidelines for inclusion of ESBD firms. At an SBE/EBE percentage total of 95% (SBE percentage is based on the base bid only), BRC Construction and their subcontractors are above meeting the City's required 20% ESBD rate.

Respectfully Submitted by:



JAMES L. COMBS
Director, Parks and Recreation

Recommendation Approved:



RAY KERRIDGE
City Manager

Table of Contents:

	Report	pg. 1
Attachments		
1	Background Information	pg. 6
2	Golden Poppy Park Location Map	pg. 7
3	Golden Poppy Park Master Plan	pg. 8
4	Resolution	pg. 9

Attachment 1

Background Information

Golden Poppy Park is a 2.03-acre neighborhood park located off Elkhorn Boulevard, east of Highway 99, at 5765 Tres Pieza Drive.

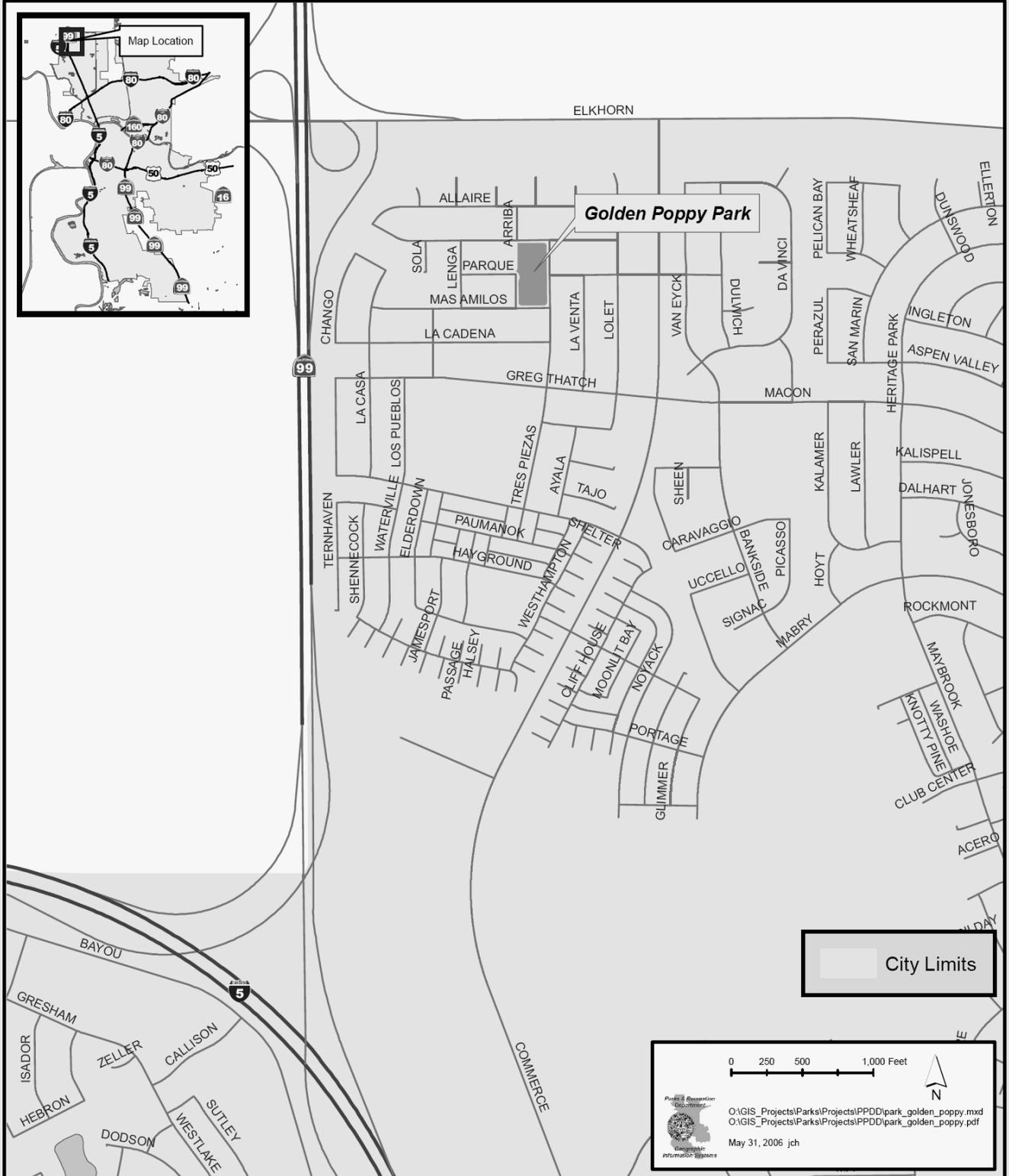
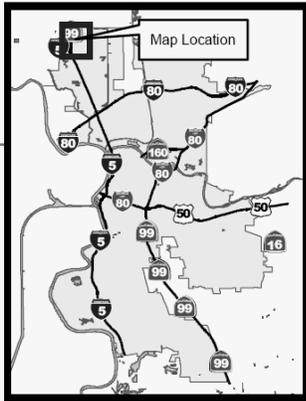
The proposed Golden Poppy Park Master Plan includes the following amenities: a continuous decomposed granite jogging trail along the park's perimeter, meandering pedestrian pathways throughout the park, an adventure play area with swings, interactive water-play misters, seating areas, a sheltered large group picnic area with picnic tables, barbeque grills, trash receptacles, a multi-purpose turf field, a full basketball court with a seating and viewing area, and landscape development of the entire site with turf mounds, canopy shade trees, shrubs, and ground cover.

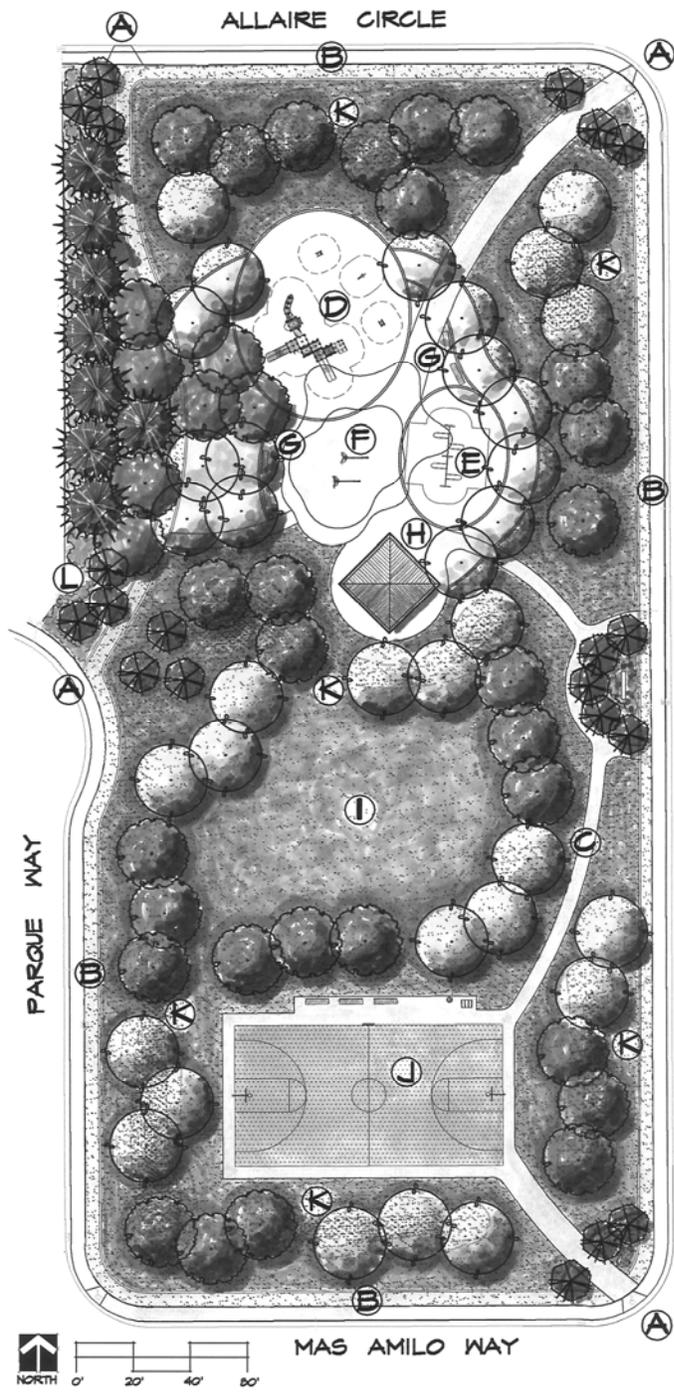
The Golden Poppy Park Master Plan was developed through the public review process which included review and support by the community on August 6, 2007, and review and support by the Parks and Recreation Commission on October 4, 2007.

Golden Poppy Park is expected to begin construction in summer of 2008 and to be completed by winter 2009.



City of Sacramento Department of Parks and Recreation Golden Poppy Park





PARK ELEMENTS

- A. MAIN PARK ENTRY**
Park signage with accent tree and shrub plantings.
- B. JOGGING TRAIL**
Continuous decomposed granite jogging trail along the park's perimeter.
- C. MEANDERING PEDESTRIAN PATHWAY**
Walking paths to all areas within the park.
- D. ADVENTURE PLAY AREA**
Playground for children ages 5-12.
- E. SWINGS**
- F. MISTER**
Interactive water play mister.
- G. SEATING AREA**
Shaded sitting areas that overlook the adventure play and mister area.
- H. GAZEBO**
Sheltered picnic facility with picnic tables, BBQ grills & trash receptacles for families or large group gatherings.
- I. MULTI-PURPOSE TURF FIELD**
Open flat turf area for active informal game play.
- J. BASKETBALL COURT**
Basketball court with seating & viewing areas.
- K. BERMING**
Earth mounds provide topography, informal seating opportunities, definition of space & buffer from the adjacent streets.
- L. NATURAL AREAS**
Dense tree groves with drought tolerant landscaping to buffer adjacent homes from the park site.



TIRE SWING



ADVENTURE PLAY (AGES 5-12)



MISTER



GAZEBO



CONCRETE WHALE

GOLDEN POPPY PARK MASTER PLAN

City of Sacramento
Department of Parks and Recreation
Landscape Architecture Section

Sacramento, CA
(2 Acres)



Date: 08/13/07

RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

June 24, 2008

APPROVING A CONTRACT: GOLDEN POPPY PARK (LY42, L19133000)

BACKGROUND

- A. Golden Poppy Park is a 2.03-acre neighborhood park located at at 5765 Tres Pieza Drive.
- B. The Golden Poppy Park name and master plan were reviewed and supported by the community and the Parks and Recreation Committee; they were approved by City Council in Resolution 2007-891.
- 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 Golden Poppy Park 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 BRC Construction was the responsible, low bidder with the base bid of \$554,861; the total bid, which included the base bid and additive alternates #1 and 2, was \$578,461.
- F. Utilizing Quimby Act Fees, Fund 2508 (710), for improvements to a park are consistent with Sacramento City Code 16.64.060 as these funds will be used for the "...improvement, and expansion of the public parks, playgrounds and recreational facilities."

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

- Section 1. The contract specifications for Golden Poppy Park (LY42, L19133000) are approved and the contract is awarded to BRC Construction for an amount not to exceed \$578,461.
- Section 2. That \$87,420 of Quimby Act Fees, Fund 2508 (710), is appropriated to Golden Poppy Park (LY42, L19133000).
- Section 3. The City Manager is authorized to execute the contract with BRC Construction for an amount not to exceed \$578,461 for Golden Poppy Park (LY42, L19133000).