



## REPORT TO COUNCIL City of Sacramento

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

CONSENT  
August 26, 2008

Honorable Mayor and  
Members of the City Council

**Title: Contract: Sundance Park Phase II Project (L19165000)**

**Location/Council District:** 4742 Windsong Street / Council District 1

**Recommendation:** Adopt a **Resolution:** 1) approving the contract specifications and awarding the contract to JM Slover, Inc. for an amount not to exceed \$124,160; and 2) 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

**Dept ID No:** 19001121

### Description/Analysis

**Issue:** Sundance Park is a two acre park located in North Natomas. The City Council approved the master plan for this project in Resolution 2003-657; staff is seeking approval to award a contract to develop Phase II of the park. The formal bidding process for this project has been completed and a bidder has been selected based on the qualifications set forth by the City.

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.

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 Sundance Park name and master plan (Attachment 3, page 7) were reviewed and supported by the Parks and Recreation Commission (PRC) in 2003.

**Environmental Considerations:** This report concerns administrative activities that will not have a significant effect on the environment, and does not constitute a "project" as defined by the California Environmental Quality Act (CEQA) [CEQA Guidelines Sections 15061(b)(3); 15378(b)(2)].

**California Environmental Quality Act (CEQA):** On September 23, 2003, the City Council ratified the addendum to the Negative Declaration and determined that the environmental impacts of the proposed Sundance Park are within the scope of the analysis contained in the Negative Declaration for Gateway West PUD Project and no new impacts have been identified under Resolution 2003-657.

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 for phase two of the park have change from original approved environmental document to Section 15162 exist, additional environmental review is not required.

The Mitigation Monitoring Plan (Attachment 4, page 8) prepared for the mitigation measures identified in this report are based on the Addendum to the Adopted Negative Declaration for the Gateway West PUD. The City shall comply with the Mitigation Monitoring Plan as applicable to the proposed project.

**Sustainability Considerations:** The Sundance Park has been reviewed for consistency with the goals, policies and targets of the Sustainability Master Plan. If approved, the project will help to achieve sustainability targets by reducing greenhouse gas emissions and air pollution through the addition of trees and other plantings. This project is also using recycled content material as follows: concrete pavement (13.5%), rock base under the pavement

(10%), steel used for the shade structure post and site furnishings (45%), and steel used on the playground swings (50%). The park development is also consistent with sustainable design through the use of low water use shrubs and groundcover, and native trees purchased from local vendors.

**Rationale for Recommendation:** The formal bidding process for the Sundance 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 July 16, 2008. The staff/engineer's estimate for this project was \$147,500. Staff received eight bids and the results are listed below.

<b>NO.</b>	<b>CONTRACTOR</b>	<b>Base Bid</b>	<b>Additive Alternates</b>	<b>Total Bid</b>	<b>SBE %</b>
1	JM SLOVER INC.	\$118,980.00	\$5,180.00	\$124,160.00	98.8
2	BIUNDO LANDSCAPE	\$118,986.00	\$9,875.00	\$128,861.00	100.0
3	SAENZ LANDSCAPE CONSTRUCTION	\$120,000.00	\$18,140.00	\$138,140.00	99.3
4	PARKER LANDSCAPE DEVELOPMENT	\$126,841.00	\$5,408.00	\$132,249.00	98.7
5	GOLD VALLEY CONSTRUCTION	\$129,041.00	\$8,380.00	\$137,421.00	98.9
6	MCGUIRE-PACIFIC	\$137,900.00	\$10,930.00	\$148,830.00	82.6
7	SILVERCREEK LANDSCAPING	\$141,615.00	\$12,050.00	\$153,665.00	17.2
8	PROCIDA LANDSCAPE	\$155,703.82	\$11,715.69	\$167,419.51	24.2

Pursuant to City Code Section 3.60.020, it was determined that JM Slover, Inc. had the lowest, responsible base bid. The project award will be for the base bid and additive alternates A1 through A4 (demolition of the existing sand area within the play area, installation of swings, rubber mats under the swings and playground wood fiber). Phase II improvements will develop 0.90 acres of the two acre park and will consist of site clearing and grubbing, temporary construction fence, site staking, erosion and sediment control, site grading, an aggregate base, colored concrete flatwork, 9" mow curb, concrete flatwork, 8' picnic tables, single grills, trash and recycling receptacles, a shade canopy over the group picnic area, an automatic irrigation system, trees, large shrub and groundcover areas, and landscape maintenance.

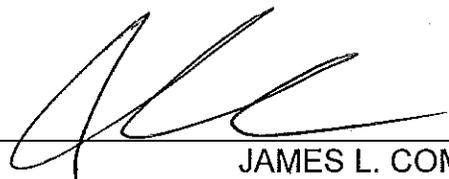
**Financial Considerations:** There are sufficient funds in L19165000 to award the contract. Funding for this project came from Quimby Act Funds (\$222,000).

Sundance 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.

Development of Parks and Recreation creates an ongoing cost for park maintenance and utilities based on the size of the park. Maintenance staffing for this park development has been previously provided for in the Department's Operating Budget.

**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 98.8% (SBE percentage is based on the base bid only), JM Slover, 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**

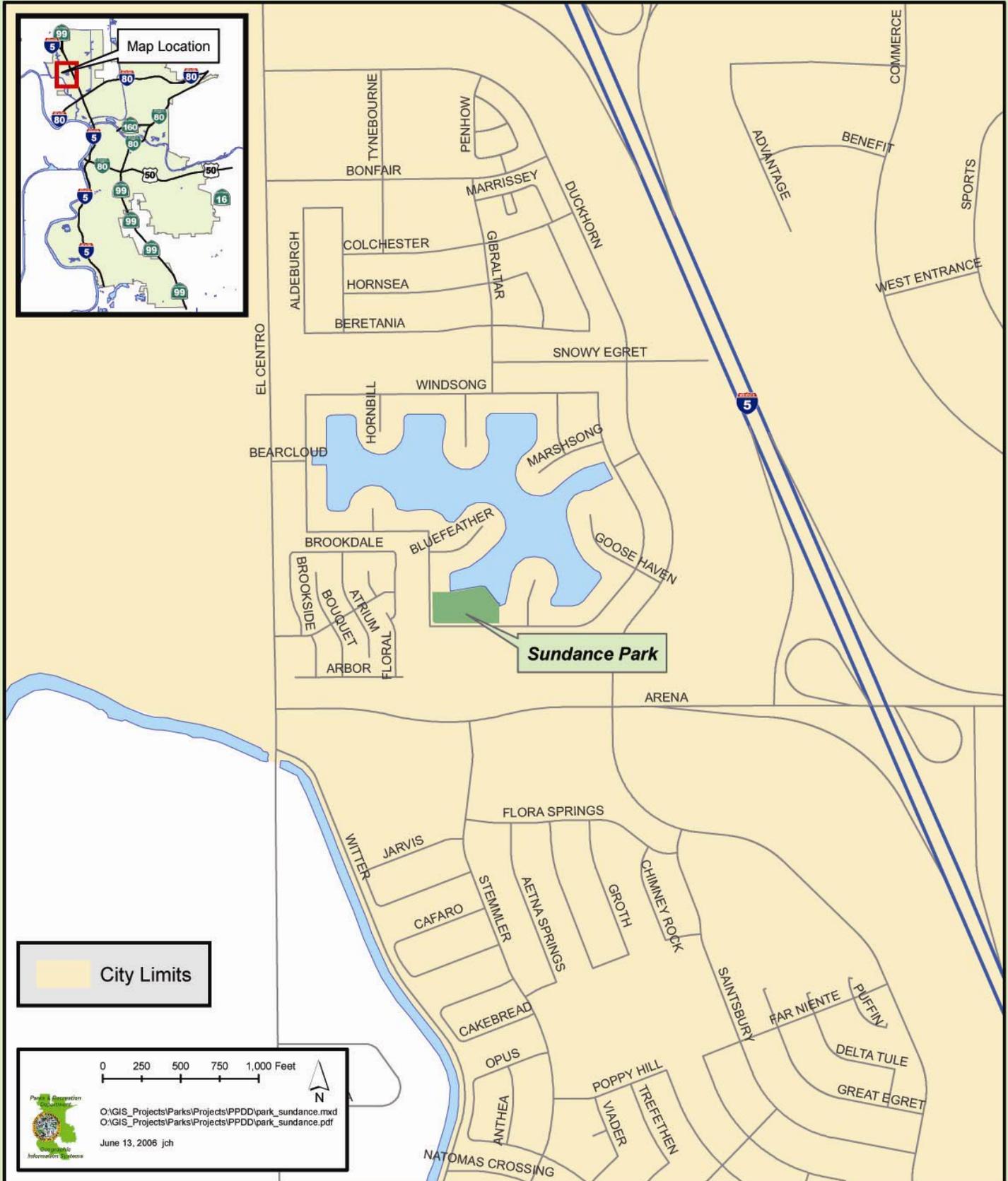
Sundance Park is a two acre neighborhood park located in the Natomas Park Development area in North Natomas at 4742 Windsong Street. The master plan and park name were approved by Council on September 23, 2003. Phase I was completed in 2005 and consisted of developing 1.1-acres of park land which included basic landscaping, a tot lot with sand area, walkways, a lawn volleyball court, a picnic area, a bench, and a drinking fountain.

On June 6, 2006, the Department of Parks and Recreation held a community meeting with the Natomas Park neighborhood to review the existing conditions and the proposed improvements to Sundance Park. The neighbors and City agreed to make the following improvements for Phase II consists of developing 0.90-acres of the park which will complete the park development and consist of: site clearing and grubbing, temporary construction fence, site staking, erosion and sediment control, site grading, aggregate base, colored concrete flatwork, 9" mow curb, concrete flatwork, 8' picnic tables, single grills, trash and recycling receptacles, shade canopy over the group picnic area, automatic irrigation system, trees, a large shrub and groundcover areas and landscape maintenance.

Phase II is estimated to be completed in the winter of 2009.

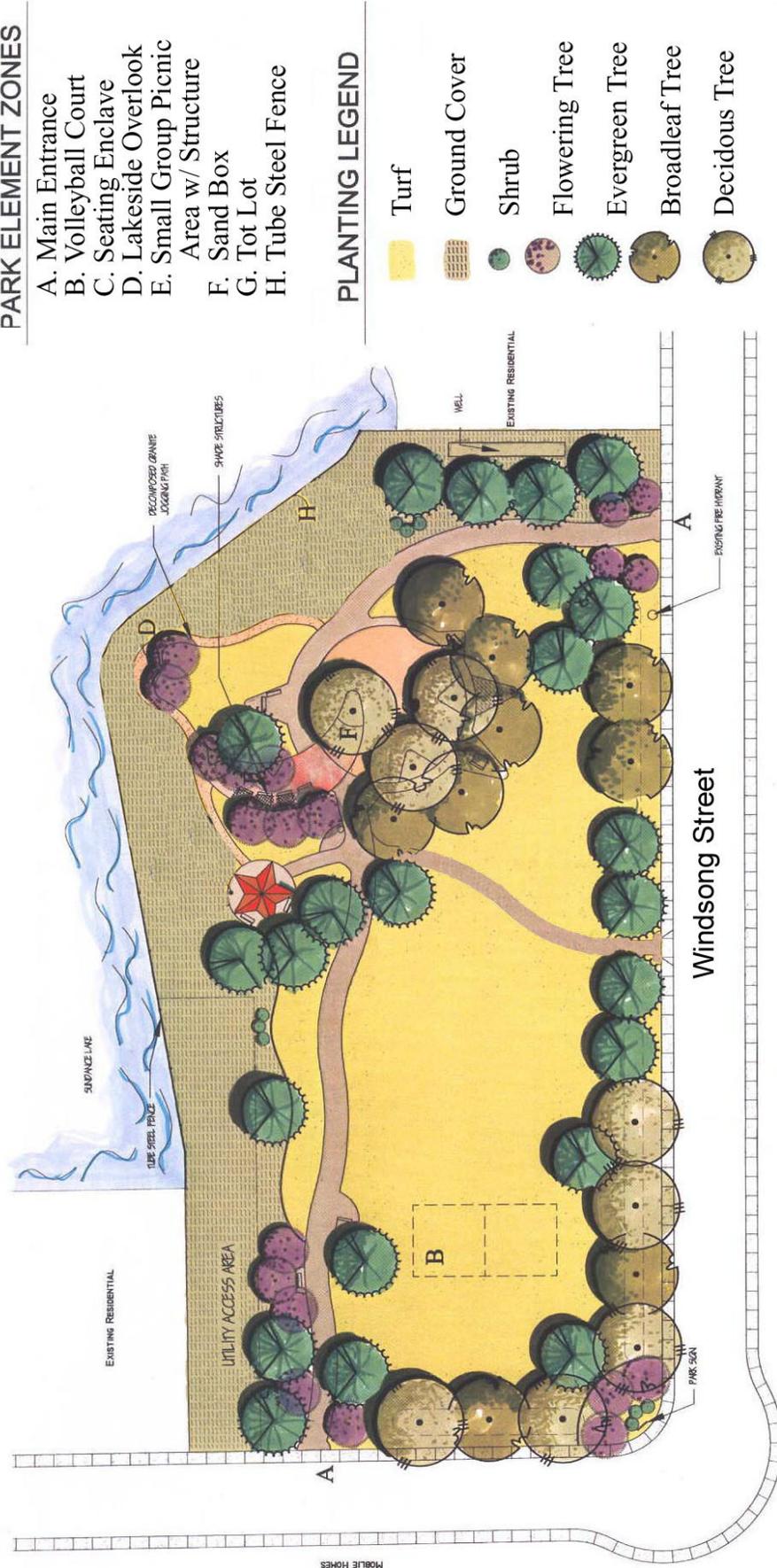


# City of Sacramento Department of Parks and Recreation Sundance Park



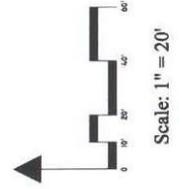
# Sundance Park Master Plan

## Master Plan (2 Acres)



City of Sacramento  
 Department of Parks and Recreation

August, 2001



**Attachment 3**

**Sundance Park Mitigation Monitoring Plan**

In January 1989, Assembly Bill 3180 went into effect requiring the City to monitor all mitigation measures included in this Negative Declaration. For this project, mitigation reporting will be performed by the City of Sacramento, Department of Parks and Recreation in accordance with the monitoring and reporting program developed by the City to implement AB 3180.

This Mitigation Monitoring Plan is being prepared by the Department of Parks and Recreation, pursuant to the California Environmental Quality Guidelines, Section 21081. The Department of Parks and Recreation will submit its completed Monitoring Plan to the Environmental Planning Services for inclusion in the annual report to the City Council.

**Project Number:** L19165000

**Project Name:** Sundance Park

**Project Location:** The project site is located at Windsong Street, in the Gateway West PUD.

**Project Description:** Sundance Park (CIP L19165000): The City of Sacramento, Parks and Recreation Department is proposing to develop an approximate 2.0+/- acre site for park uses. Improvements would included a volleyball court, open turf area, a seating enclave, lakeside overlook, group picnic area with shade structure, sand box and tot lot, paving, fencing, accesses, and signage.

<b>MITIGATION MONITORING PLAN</b>					
<b><u>Check list for Sundance Park (L19165000)</u></b>					
<b>Mitigation Measure</b>	<b>Reporting Milestone</b>	<b>Reporting / Responsible Party</b>	<b>Initials</b>	<b>Date</b>	<b>Remarks</b>
<b>Cultural</b>					
1. If subsurface archaeological or historical remains ( including unusual amount of bones, stones or shells) are discovered during excavation or construction of the site, work shall stop work immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues	During Construction.	Dept. of Parks and Recreation Contractor.			
2. In the event human remains are discovered during excavation, work must stop immediately and the county coroner must be contacted. Section 5067.94 and 5097.98 of the Public Resources Code require consultation with the Native American Heritage Commission, protection of Native American Heritage Commission, Protect of Native American remains, and notification of most likely descendents. SB 447 (Chapter 404, Statues of 1987) also protects Native American remains or associated grave goods.	During construction	Dept. of Parks and Recreation Contractor			

**RESOLUTION NO. 2008-**

Adopted by the Sacramento City Council

**August 26, 2008**

**APPROVING A CONTRACT: SUNDANCE PARK PHASE II (L19165000)**

**BACKGROUND**

- A. Sundance Park is a two acre neighborhood park located in North Natomas.
- B. The Sundance 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 2003-657.
- C. Pursuant to California Environmental Quality Act (CEQA) section 21081.6 and CEQA Guidelines section 15091, a mitigation monitoring plan is adopted for the Project Modification to require all reasonably feasible mitigation measures be implemented, as set forth in the mitigation monitoring plan, by means of Project Modification conditions, agreement, or other measures.
- D. 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.
- E. The formal bid process for the Sundance Park project has been completed based on the qualifications set forth by the City.
- F. Pursuant to City Code Section 3.60.020, it was determined that JM Slover, Inc. was the responsible, low bidder with the base bid of \$124,160.
- G. There are sufficient funds in L19165000 to award this contract.

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

- Section 1. The contract specifications for Sundance Park (L19165000) are approved and the contract is awarded to JM Slover, Inc. for an amount not to exceed \$124,160.
- Section 2. The City Manager is authorized to execute the contract with JM Slover, Inc. for an amount not to exceed \$124,160 for Sundance Park Phase II (L19165000).

