



## REPORT TO COUNCIL City of Sacramento

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STAFF REPORT  
October 14, 2008

Honorable Mayor and  
Members of the City Council

**Title: Information: Fort Natomas at South Natomas Community Park Construction Contract Award (L19156200)**

**Location/Council District:** South Natomas Community Park - 2921 Truxel Road, Council District 1

**Recommendation:** Receive and file.

**Contact:** Jonathan Rewers, Parks and Recreation Analyst, 808-7590

**Presenters:** Jonathan Rewers, Parks and Recreation Analyst, 808-7590

**Department:** Parks and Recreation

**Division:** Office of the Director

**Organization No:** 19001411

### Description/Analysis

**Issue:** On May 26, 2008, Fort Natomas at Jefferson Park was destroyed due to an illegally set fire. The community quickly mobilized, and on May 29, 2008, a community meeting was held at Jefferson Park to discuss the rebuild of the playground as well as the response by City staff to ensure the long term safety of this signature playground facility.

On August 19, 2008, the City Council adopted a resolution (2008-586), that relocated the playground to South Natomas Community Park. In addition, the City Council authorized the City Manager to execute construction contracts in an amount not to exceed \$750,000 per single contract for the construction of the Fort Natomas Playground at South Natomas Community Park. Staff was directed by resolution to report back to the City Council with the name of the selected contractor and the contract award amount.

The selected contractor was Biundo Landscaping in an amount of \$449,234. The contract is for the infrastructure related to the community build of Fort Natomas on November 4 – 9, 2008.

**Policy Considerations:** On August 19, 2008, the City Council adopted Resolution 2008-586, which suspended competitive bidding in the best interests of the City for all contracts and agreements related to the design and construction of the Fort Natomas at South Natomas Community Park project consistent with Code Sections



3.56.230 and 3.60.170, which state that the City Council by a 2/3<sup>rd</sup> vote may suspend competitive bidding in the best interests of the City.

Staff's recommendation implements the Best Management Practices in the City Council adopted *Parks and Recreation Safety Implementation Plan* (Best Management Practices 1.1 and 1.5).

Staff's recommendation is also consistent with policies in the City Council adopted *2005-2010 Parks and Recreation Master Plan* (Policy 1.6, 13.22, 13.32 and 13.37).

Providing Parks and Recreation facilities is consistent with the City's strategic plan to achieve sustainability and livability throughout the City.

**Committee/Commission Action:** Staff's recommendation was supported by the Parks and Recreation Commission at its August 8, 2008 meeting by a unanimous vote.

#### **Environmental Considerations:**

**California Environmental Quality Act (CEQA):** On August 19, 2008, the City Council found that this project was exempt from the California Environmental Quality Act (CEQA) under the CEQA Guidelines (Tit. 14 Cal Code Reg. §15000 et seq.) section 15303. Section 15303 consists of construction of limited numbers of new, small facilities and structures.

**Sustainability Considerations:** The proposed Fort Natomas at South Natomas Community Park has been reviewed for consistency with the goals, policies and targets of the Sustainability Master Plan. Staff's recommendation will advance the Plan's goals, policies and targets by improving the wellness of residents through access to a diverse mix of recreational activities.

**Rationale for Recommendation:** Fort Natomas is a community-build playground that has been destroyed twice due to fire. With the adoption of the *Parks and Recreation Safety Implementation Plan* (PSIP) in April 2008, the Department of Parks and Recreation working with the Fire and Police Departments have made the safety and revitalization of parks a top priority. Based on staff analysis, the South Natomas Community Park is the most appropriate site, due to visibility, ease of access, proximity to a fire station and size and type of park.

The 2008 rebuild of Fort Natomas at South Natomas Community Park requires the new construction of infrastructure on site before the community build date of November 4 – 9, 2008. With only 45 working days available, staff must utilize alternate delivery methods to ensure that the contractor's work is complete prior to volunteers mobilizing on site for construction of the new Fort Natomas including suspension of competitive bidding and authorization to award a construction contract.

The selection of contractors was based on lowest quoted price based on the estimate for the project, as well as the ability of the contractor to complete all work no later than October 30, 2008. To ensure transparency in the process, the City Council

directed staff to report back with the price quotes received for the project and to identify the contractor that was selected.

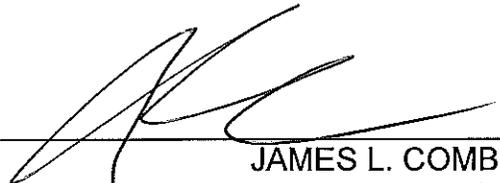
The selected contractor was Biundo Landscaping in an amount of \$449,234. Biundo Landscaping was selected for being the lowest quoted price and based on their ability to complete the project within the specified time period. The other quoted prices were as follows:

NO.	CONTRACTOR	Base Bid	Total Bid	SBE %
1	BIUNDO LANDSCAPE	\$449,234.00	\$449,234.00	67.7
2	HEMINGTON LANDSCAPE SERVICES	\$462,686.00	\$462,686.00	27.9
3	PARKER LANDSCAPE DEVELOPMENT	\$500,348.00	\$500,348.00	62.3
4	PBM CONSTRUCTION	\$519,519.00	\$519,519.00	96.9
5	GOLD VALLEY CONSTRUCTION	\$526,255.00	\$526,255.00	60.9

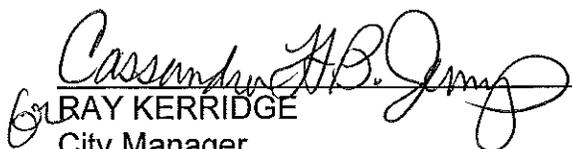
**Financial Considerations:** There are sufficient funds to award the construction contract. The total funding for this project is \$1,027,000 of South Natomas Community Improvement Funds (Fund 2021). The entire project budget will be used for infrastructure development, installation of safety enhancements (lighting, rubberized surfaces, camera systems) and materials for the community-build.

**Emerging Small Business Development (ESBD):** Even though the City Council suspended competitive bidding for the project, the selection of contractors for this project followed City established guidelines for inclusion of ESBD firms. At an SBE/EBE percentage total of 67.7% (SBE percentage is based on the base bid only), Biundo Landscape and its subcontractors are above meeting the City's required 20% ESBD rate.

Respectfully Submitted by:

  
JAMES L. COMBS  
Director of Parks and Recreation

Recommendation Approved:

  
RAY KERRIDGE  
City Manager

**Table of Contents:**

Report Pg 1

**Attachments:**

1 Background Pg 5

**ATTACHMENT 1**

**Background:**

On May 26, 2008, Fort Natomas at Jefferson Park was destroyed due to an illegally started fire. This was the second time that the playground was destroyed due to fire in the past two years.

A community meeting was held on May 29, 2008 at Jefferson Park to discuss the response by the City of Sacramento. At that meeting the Department of Parks and Recreation in partnership with the Fire Department and Police Department committed to support the community to replace this signature playground facility and to recommend enhancements to ensure its long term protection.

After an extensive analysis of the existing site, public safety and recreational issues, staff on August 19, 2008 recommended that Fort Natomas be located at South Natomas Community Park.

The 2008 rebuild of Fort Natomas at South Natomas Community Park requires the new construction of infrastructure on site before the community build date of November 4 – 9,. With only approximately 45 working days available, staff must utilize alternate delivery methods to ensure that the contractor's work is complete prior to volunteers mobilizing on site for construction of the new Fort Natomas. With such an aggressive schedule, the City Council, on August 19, 2008, suspend competitive bidding and authorized the City Manager to execute a construction contract within days of completion of construction documents and receipt of quotes from construction contractors. To ensure transparency in the process, that the City Council directed staff to return on quoted prices for the project as well as which contractor was selected.

Selection of contractors was to be based on lowest quoted price based on the estimate for the project, as well as the ability of the contractor to complete all work no later than October 30, 2008. Based on the quotes for construction of the infrastructure received Biundo Landscaping was selected and awarded a construction contract of \$449,234.

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