



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
 October 21, 2008

Honorable Mayor and
 Members of the City Council

Title: Contract: Robla Community Park Phase III Project (L19155100)

Location/Council District: 625 Bell Avenue / Council District 2

Recommendation: Adopt a **Resolution:** 1) rejecting all bids from the July 30, 2008, bid opening; 2) authorizing re-advertisement for bids; 3) approving the contract specifications and awarding the contract to Parker Landscape Development for an amount not to exceed \$219,455; and 4) 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: 19001121

Description/Analysis

Issue: Robla Community Park is an 18.5-acre park located in North Sacramento. The City Council approved the master plan for this project in Resolution 2001-621; staff is requesting that City Council reject all bids from the first bidding on July 30, 2008, authorize re-advertisements for bids, and award a contract 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.

A summary of the project history is included as Attachment 1 (page 5) and a location map is included as Attachment 2 (page 7). This project includes placing shade canopies over the adventure play area, the sand play area, the tot lot and the skate park. It also includes placing low wattage, solar security lights throughout the park.

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 Robla Community Park name and master plan (Attachment 3, page 8) were reviewed and supported by the Parks and Recreation Commission (PRC) on October 10, 1999.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed project is exempt from CEQA under Section Number 15303. Section 15303 consists of construction of limited numbers of new, small facilities or structures.

Sustainability Considerations: The Robla Community Park Phase III project has been reviewed for consistency with the goals, policies, and targets of the City Sustainability Master Plan (SMP). If approved, the project will advance the goals, policies, and targets of the SMP by improving the health of residents through access to a diverse mix of wellness activities. This project is using recycled steel for the shade structure and site furnishings (45%). The shade canopy covers are partially made from recycled plastic bottles. The security lighting will be powered by solar.

Rationale for Recommendation: The formal bidding process for the Robla Community Park Phase III 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 30, 2008. The bids were rejected in part based on inconsistencies in the Special Provisions regarding pre-qualifying and "or equal" language on the restroom and shade structures line items. For more information, please refer to the Background section on page 5.

The formal bidding process for the Robla Community Park Phase III project was reposted in accordance with City Code 3.60 and Administrative Policy Instruction #48. The second bid was posted and bids were open on September 10, 2008.

The staff/engineer's estimate for the rebid project was \$300,000. Staff received

The staff/engineer's estimate for the rebid project was \$300,000. Staff received five bids and the results are listed below.

NO.	CONTRACTOR	Base Bid	Total Bid	SBE %
1	PARKER LANDSCAPE CONSTRUCTION	\$219,455.00	\$219,455.00	100.0
2	BRC CONSTRUCTION	\$228,000.00	\$228,000.00	82.0
3	SOLO LANDSCAPING	\$233,850.00	\$233,850.00	77.2
4	PLANNED ENVIRONMENTS	\$322,097.00	\$322,097.00	66.9
5	ADLAND VENTURE	\$328,047.09	\$328,047.09	84.1

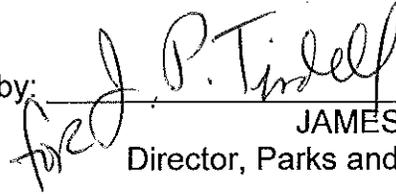
Pursuant to City Code Section 3.60.020, it was determined that Parker Landscape Development had the lowest, responsible base bid. The project award will be for the base bid only.

Financial Considerations: There are sufficient funds in L19155100 to award the contract. Funding for this project came from 2006 CIRBS Ser A Cap Proj's, Fund 3004 (\$270,690), Park Development Impact Fees, Fund 3204 (\$222,986), Other Capital Grants, Fund 3704 (\$8,990), CIP Reimbursable Fund, Fund 3702 (\$56,000), and Quimby Act, Fund 2508 (\$56,000).

The development of Phase III does not create any net new impact to park maintenance services provided by existing park operations staffing.

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 100% (SBE percentage is based on the base bid only), Parker Landscape Development 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

The City of Sacramento acquired the 18.5-acre site in October 1999. The master plan, environmental documents and Phase I development plans were approved by City Council on September 11, 2001, Resolution No. 2001-621.

The development of Robla Community Park has three phases. Phase I developed eight acres of the park and improvements included grading, drainage, an automatic irrigation system, landscape and turf planting, concrete walkways, street frontage and sidewalk improvements, a 40-car parking lot, a baseball field, soccer fields, children's playground, and a group picnic area. Phase II was approved by Council on June 28, 2005, Resolution No. 2005-512, and developed approximately three acres of the park. The improvements consisted of grading, drainage, irrigation, landscaping, concrete walkways, interpretive trail connections, an overlook, native grass plantings, benches, interpretive signage, and a skate park. Phase III will include shade canopies over the skate park, tot lot, and adventure play areas as well as security lighting throughout the park.

The Phase III project was posted and the bids were opened on July 30, 2008. The bids were rejected in part based on inconsistencies in the Special Provisions regarding pre-qualifying and "or equal" language of the restroom and shade structures line items. The City does not, nor is it required to, prequalify products. Language in Item No. 11-Restroom Section D.4 and Item No. 10-Skate Park Shade Structure Section D.4 stated that "or equal" dealers shall submit their qualifications at least 10 days before the bid opening. This language was not intended to have been in the Special Provisions. There has been a history of conflicts between two prefabricated restroom vendors and several bidders were unclear how to bid the restroom line item. There was also concern about the skate park shade structure that listed Trico USA as the manufacturer and to contact Above All Shades regarding this product or an equal. It was discovered during the bid analysis that Above All Shade required the contractors to use Above All shades to install the product. This resulted in an unacceptable increase in the line item price compared to contractors that submitted an equal product with their price. Several contractors thought they had to use Above All shades to install the product. The project was rebid with the restroom building removed as a line item and the shade structures were specified with a basic specification.

The Department of Parks and Recreation Landscape Architecture Section (LAS) has clarified the pre-qualifying language in the Special Provisions for future projects. LAS is also planning to develop engineered drawings for restrooms that will allow the City to have contractors build restrooms on site. This should result in cost savings to the City and eliminate the ongoing conflicts between the two restroom companies that have submitted cost quotes to contractors in the past.

The Robla Park Phase III rebid was posted and bids were open on September 10, 2008.

Contract: Robla Community Park Phase III Project (L19155100) October 21, 2008

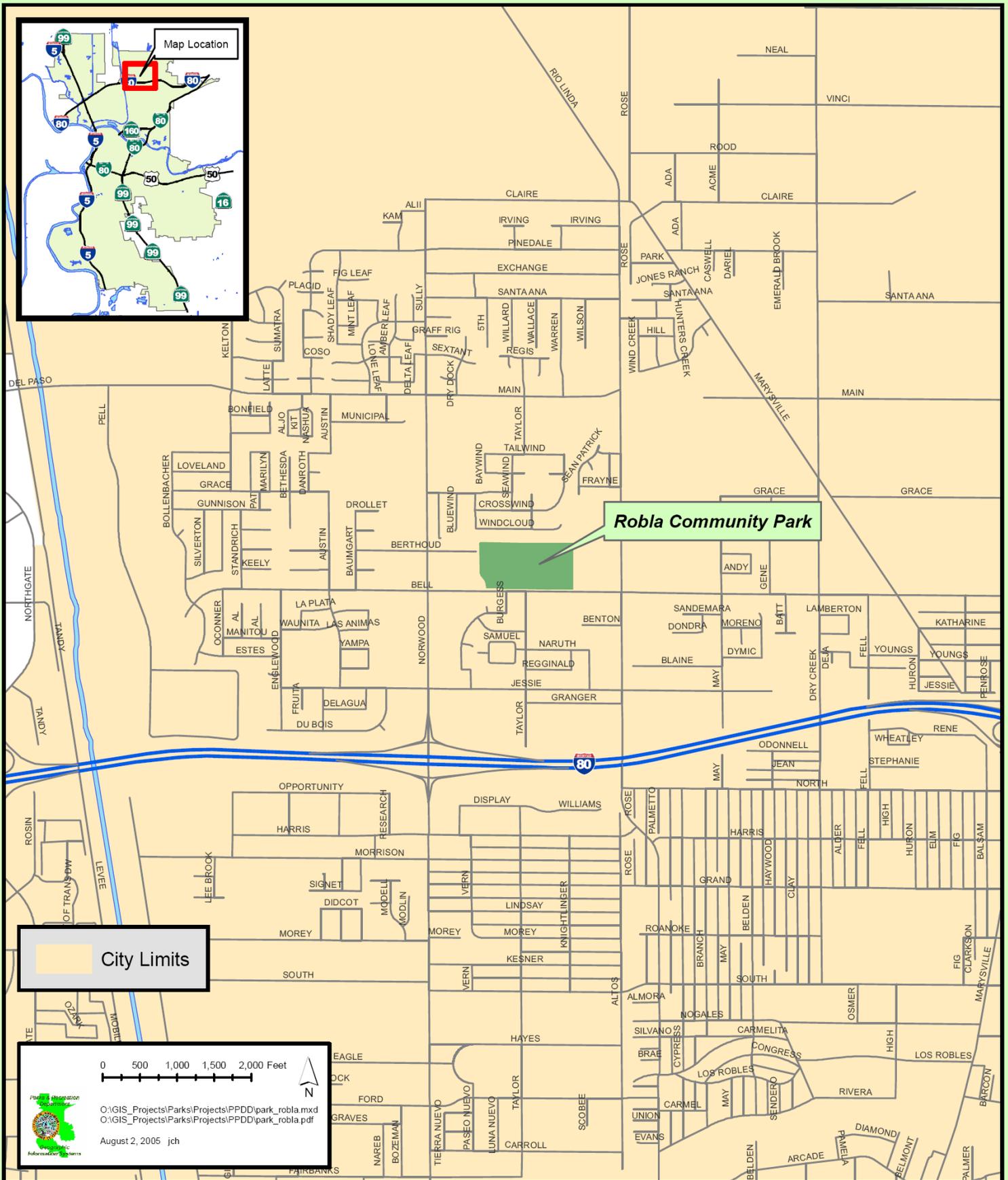
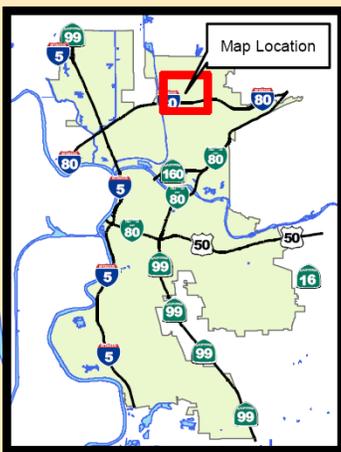
Construction of the shade structures and security lighting will be completed by year end 2008. The restroom project will go out to bid in the spring and the construction will be completed during the summer of 2009.



City of Sacramento

Department of Parks and Recreation

Robla Community Park





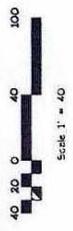
Magpie Creek

Bell Avenue

ROBLA COMMUNITY PARK

MASTER PLAN

August 5, 1998



RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

October 21, 2008

**APPROVING A CONTRACT: ROBLA COMMUNITY PARK PHASE III PROJECT
(L19155100)**

BACKGROUND:

- A. Robla Community Park is an 18.5-acre community park located in North Sacramento.
- B. The Robla 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 2001-621.
- 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. City Code section 3.60.140 allows the City Council to reject any and all bids.
- E. City Code section 3.60.150 provides that in the event the City Council rejects any and all bids the City Council may re-advertise for bids.
- F. The formal bid process for the Robla Community Park Phase III project has been completed based on the qualifications set forth by the City.
- G. Pursuant to City Code Section 3.60.020, it was determined that Parker Landscape Development was the responsible, low bidder with the base bid of \$219,455.
- H. There are sufficient funds in L19155100 to award this contract.

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

- Section 1. All bids from the July 30, 2008, bid opening are rejected.
- Section 2. Re-advertisement of bids is authorized.
- Section 3. The contract specifications for Robla Community Park Phase III (L19155100) are approved and the contract is awarded to Parker Landscape Development for an amount not to exceed \$219,455.

Contract: Robla Community Park Phase III Project (L19155100) October 21, 2008

Section 4. The City Manager is authorized to execute the contract to Parker Landscape Development for an amount not to exceed \$219,455 for Robla Community Park Phase III project (L19155100).

